

**MINUTES OF THE MEETING OF THE BOARD OF  
CAPITAL DEVELOPMENT AUTHORITY HELD AT  
9. A.M. ON TUESDAY, THE 14TH APRIL, 1970. — 12**

A meeting of the Board of Capital Development Authority took place at 9.A.M. on Tuesday, the 14th April, 1970. Major General Bashir Ahmad, Chairman, CDA presided. Following attended :-

1. Member Administration.
2. Member Technical.
3. Financial Adviser/Member.
4. Secretary.
5. D.G.W.
6. S.P & C.O.
7. Director Horticulture.
8. Director Public Relations.
9. Director (W&S).
10. Director Architecture.
11. Director Municipal Administration.
12. Director Medical & Health Services.
13. Addl: Director Lands.
14. Addl: Director Rehabilitation.
15. Deputy Director (R.P.).
16. Deputy Director (U.P.).
17. Law Officer.
- 18.

Following items were included in the agenda :-

- i. Approval of building plans - Pakistan Industrial Gases Ltd., sector I/11, Islamabad.
- ii. Sketch scheme for Presidential Estate Housing.
- iii. Provision of Public Toilets in Islamabad.
- iv. Cinema site in sector Ramna-7.
- v. Recovery of royalty and malkana from M/S East & West Stone Crushers.
- vi. Size of low-cost housing scheme, their location and provision of basic amenities.

**I. APPROVAL OF BUILDING PLANS - PAKISTAN INDUSTRIAL GASES LTD., SECTOR I/11, ISLAMABAD.**

A summary presented by Director Architecture was considered. The Board approved the proposal with the condition that the overall services are so planned by the owner that these are integrated in the services when expanded by the CDA and the owner shall not claim re-appropriation of the cost on these services or demand a rebate in the price being charged for the plot allotted to him now or in future.

**II. SKETCH SCHEME FOR PRESIDENTIAL ESTATE HOUSING.**

Another summary presented by Director Architecture relating to Presidential Estate layout was considered and approved in principle. The Board, however, observed that internal lanes should be so replanned that when needed the vehicles can freely move particularly fire fighting machinery, cars or any other truck for the transportation of luggage.

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### III. PROVISION OF PUBLIC TOILETS IN ISLAMABAD

A summary presented by Deputy Director Urban Planning was considered and the proposals contained were approved. It was further decided that small overhead tanks should be provided so that water continues to flow 24 hours. The existing arrangement of water supply in the toilets is very unsatisfactory. It was further decided that Deputy Director Urban Planning should examine the possibility of :-

- a) Setting up of toilets and lavatories as a part of initial development so that labourers working on various construction works in various sectors can use these.
- b) A restaurant at Rawal Lake in collaboration with the department of Tourism or otherwise.

### IV. CINEMA SITE IN SECTOR RAMNA-7.

A summary presented by Deputy Director Urban Planning regarding provision of Cinema site in Ramna-7, was approved. It was further decided that the possibility of developing a cinema site in Blue Area should immediately be examined and the case put up to the Board.

The Board observed that the organization of clubs with Indoor Game particularly in Low Income Group categories in various sectors appears to be unsatisfactory. It should be looked into whether the provision of a small club for In-Door Games has been made in each sector, if any of the club is functioning and who are running these clubs.

The basic idea is to improve the existing recreational facilities for these Low and Medium Income Group employees.

### V. RECOVERY OF ROYALTY AND MALKANA FROM M/S EAST & WEST STONE CRUSHERS.

A summary presented by the Director General Works was considered by the Board and the proposal contained therein was approved in principle. However, Financial Adviser/Member should check whether the C.D.A. would incur any loss or liability due to reduction in the rate and should also check if the total amount recovered in the past were credited in the Provincial treasury or were lying in the C.D.A. accounts and the refund was not made out of the C.D.A. funds.

### VI. SIZE OF LOW COST HOUSING SCHEME, THEIR LOCATIONS AND PROVISION OF BASIC AMENITIES.

A summary for the setting up of Low-Cost Housing Scheme was discussed at length. In view of the urgency to shift the displaced persons from sectors under development, the following decisions were taken by the Board :-

1. One colony each shall be set up in Frash and Sehala areas. The exact location shall be fixed in normal course after selection of site.

- ii. Each colony shall accommodate 2000 to 2,500 families to start with an ultimate provision of accommodating 3,000 families.
- iii. Priority should be given to the development of a colony in Schala area because of the availability of water and the industrial complex for employment of the labour.
- iv. The colony shall be developed in phases, according to demand and speed of construction of houses.
- v. Provision for watersupply shall be made on the basis of requirements of five gallons per head.
- vi. A small link road shall be provided to the colony site in the form of paved road with the ultimate objective of spending very little amount on pacca road and other services.
- vii. The allotment shall be made to those persons who are presently residing in their houses in the sectors in Islamabad and are being shifted out of their houses now.

The 2nd priority shall be given to those displaced persons who have already been shifted from their houses and who do not own any house in Rawalpindi or Islamabad.

- viii. Allotment shall be made on the basis of one plot to one family. The lease shall be for a period of 60 years, extendable as mutually agreed. No lessee shall be allowed to sell or transfer the plot to any other person including the displaced persons. Whenever the lessee wanted to transfer the plot he can sell it back to the C.D.A.
- ix. Conditions of allotment shall be drawn in detail and put up to the Board for approval.
- x. It was further observed that there is natural tendency for the growth of the town near G.T. Road, the Board, therefore, decided that the possibility of re-settling half of the displaced persons in 'II' Sectors from 14 to 16 may be examined.

VII.

ANY OTHER ITEM

i). Presently there appears to be shortage of accommodation for low income group plots. The Board, therefore, decided that plots for low income group people namely Barbers, daily wage earners employed in shops and restaurants etc., should be created and offered for sale either on lease or hire purchase basis.

ii). The Secretary should check up from the Cabinet Division whether the decision of constructing and maintaining mosques by CDA in Islamabad was on permanent basis. In the meantime however, the decision that all Imams shall be appointed by the Administrator Auqaf should be adhered to.

Regard the appointment of Imam in the mosque situated in Government Hostel, Director Maintenance may be asked to move the Auqaf Department to take over the Mosque formally and appoint an Imam there.

iii) Cycle Tracks. Cycle tracks should be provided from air port to 'O' point. The expenditure should be kept to the minimum.

iv) Construction of Footpaths in Islamabad

It was observed that there were no footpaths on many roads in Islamabad. Steps should be taken to construct footpaths along the roads.

v) Irregularities in Purchase Directorate.

A number of irregularities in making purchases, accepting material below specifications and signing and changing the contracts without the knowledge of the Authority were brought to the notice of the Board. Financial Advisor/Member was requested to look into the matter and advise what action should be taken to check these malpractices in future and safeguard CDA's interests.

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It was also billing the Government servants at subsidized rates. For the purpose of budgeting, therefore we must bill according to the actual rates prescribed in this behalf and necessary subsidy may be claimed from the Central Government so that our budget indicate the factual position regarding income and expenditure of water supply scheme. It was further decided :-

- i) The rates will be revised w.e.f. 1st August, 1970.
- ii) For domestic consumption the rates would be Rs. 1.50 per 1000 gallons.
- iii) There will be no discrimination between the Government and the private citizens. However, the Government servants will not get the bill beyond paisas 60 per 1000 gallons (unless the Cabinet Secretary so directs) and the rest of income which could accrue had the subsidy of paisas 90 per 1000 gallons not being given should be claimed from the Government. Similarly although class IV employees will not pay anything, but the amount of the bill shall be added in the amount claimed as subsidy from the Central Government.
- iv) The flat rate shall be enhanced to the same ratio as increased in per thousand gallons rate.
- v) The Flat Rate for industrial and commercial plots shall be revised by 150%.
- vi) The rates for Dhobies will remain as at present.
- vii) Rates for use of water in office buildings, public places, social institutions will be raised by 200 percent.
- viii) The next budget should indicate the break up on proforma basis and the Government should be billed for purposes of budgeting of public utilities, services, fire fighting, grassy plots, Mosques, schools, Sectt Buildings, etc.

2112/373/77 IV. FINALISATION OF COMPLETED WORKS ACCOUNTS AND  
 77/81 MAY 69 FIXATION OF STANDARD RENT OF GOVERNMENT HOUSES  
 BUILDINGS UNDER FR.-45(A) & (B).

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Yet another summary presented by Mr. Saleemullah Shah, AFA(W) on the captioned item was considered and it was approved that henceforth the accounts shall be finalised within four months of the construction of the houses.



ESTABLISHMENT OF AN AGRICULTURAL STATE IN ISLAMABAD.

Mr. Shaker Hassan, Addl. Director Rehabilitation presented the summary on the establishment of Agricultural State in Islamabad. This item had once before been discussed in the Board meeting held on 4th April, 1970. At that time inter-alia it was decided to examine the economics of the scheme its feasibility, to implement as a part scheme instead of whole and the various agencies which could take up this scheme. The Board observed the real perspective of proposing such a scheme was lost sight of. The objective of the Board was not only to make money, but to achieve the purpose for which the National Park area has been set apart. This area has to cater for various recreational and aesthetic requirements like Botanical Garden, Zoo, Picnic Spots etc.

The promotion of agriculture in the suburbs of Islamabad along with the rehabilitation of displaced persons has to be examined in this context. The scheme as it envisaged lay greater stress on rehabilitation of displaced persons and on agriculture. Such a scheme if implemented is likely to create problems in the form of ejection of lessees and tenants at a future date. Obviously the Authority had not acquired the land and paid compensation in order to create another problem, however, remote it may be for itself in the form of ejection of tenants etc. The Board, therefore, decided that since it is not within the scope of the Authority to establish agricultural farms, the scheme should be re-cast keeping in view the entire objective of National Park. If considered feasible the A.D.C. should also be approached for putting up an agricultural farm in which case the land will be given to A.D.C. on lease. The CDA though its Director Horticulture should prepare a scheme including promotion of agriculture and afforestation, may be on a smaller scale to develop scenic beauty and picnic spots keeping in view that such a scheme should be self financing and selfpaying.

The A.D.C. has asked for 500 acres of land for setting a sprinkling irrigation farm. Rep: of A.D.C. Dr. Abdullah is coming on 24th April to discuss a scheme with the Chairman, CDA. The Board approved in principle that A.D.C. should be given another 500 acres of land for setting up a Sprinkling Irrigation Farm.

✓ v. ANY OTHER ITEM.

a) Mosquito & Fly Nuisance

The Director General Medical & Health Services highlighted various factors which were responsible for the mosquito and fly menace in Islamabad area. The Board decided that Director Municipal Administration should issue notices to the Authorities of A.D.C. Dairy Farm for disposing their Cow Dung in proper form. Similarly Director Municipal Administration should give notice to the concerned directarates to clear the choked sewers and connect the un-connected awers up to a certain date. A copy of such notices should also be sent to the Chairman. The D.G.M & H.S. should in the mean time organise spraying parties in private houses and would put up case for more staff if needed.

b) Lack of medical facility in sector I-9.

This question needs to be looked in to by D.G.M.&H.S. However, if necessary he should contact some industrialist who would make available some room for the visiting C.D.A. Doctor till proper dispensary is built up. An M.I. Room and a Medical Attendent should be located at once.

c) Water scarcity

A large number of complaints of insufficient water supply continues to crop in. One factor responsible appears lack of propoganda on our part i.e. a large number of people did not know to whom they should complain. Therefore, they generally give a ring to Chairman or Secretary CDA. It was decided that a small poster giving the telephone numbers of complant centres should be printed and distributed to each house that in time of water scarcity they should inform these centres. In the same poster names of the Director/Deputy Director concerned along with their telephone numbers should be intimated.

d) Extension of facilities in sector F-7 and F-8

It was pointed out that basic services have not yet been extended in these sectors and other sectors likely to be developed. As a result of which a large number of houses acquired by the Government have not been occupied by the officers. Whereas efforts will be made by the Director General Works to complete construction of roads, watersupply and drainage system, it needs to be checked up from WAPDA and Telephone Departments as to what extent their schemes tally with our progress of work. If necessary a meeting should be arranged with the counter part in those departments and the provision of basic services are cleared without further delay.

A large number of roads are being cut by Sui Gas/WAPDA Authorities while giving gas and electric connections. It should be examined how coordination can be ensured between CDA and other bodies so that excessive cutting of road is avoided.

✓ e) Theft of Manhole covers.

A large number of manhole covers are being stolen and manholes are left un-covered. It is one of the responsibilities of the CDA to keep the manholes covered. Special squads should be organised to detect the theft and to put the manhole covers.

✓ f) Railway Line.

The Board was informed that the preliminary survey had been done and earth work had also been completed by the Railway Authorities, but the laying of railway track has not yet been started. Secretary should verify the present stage of the case.

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g) C.D.A. WORKERS UNION DEMANDSDemandBoard decision

✓ 1. Extension of free medical facilities to all the employees immediately rather than w.s.f. 1.7.1970.

The Board observed that CDA is catering for the medical facilities of the entire population of Islamabad. Therefore, the labourers are also covered by these medical facilities and the point of its extension to all the labour therefore, is not understandable. However, intensive medical facility should be given to those categories of employees as were already decided by the Board in its meeting held on 19.1.1970 w.s.f. 1st May, 70 instead of 1.7.1970.

2. Overtime

The Board decided that any one who works for more than 8 hours should be paid over time under normal rule and regulations. However, efforts should be made to organise the works in such a manner that no one is required to work for more than 8 hours.

3. Minimum wages to all categories of employees.

The matter has already been referred to the Government and the Govt. decision should be awaited.

4. Allowances.

- Islamabad allowance
- West Pakistan allowance.

The Board decision arrived at on 19.1.1970 should be adhered to. The decision of the Board of CDA dated 19.1.1970 holds good.

## 5. Family allowance.

The decision of the Board that it should be checked from DGW and Director Audit and Accounts if any category is being paid this allowance still holds good and the matter be brought before the Board after the above information is available.

## 6. Recreational Allowance.

The existing categories which are being given this allowance should continue to receive. The allocation for the next financial year should be so made that pro-rata distribution is made to all the categories of employees covered by the existing rules of recreational allowance.

| No. | Demand  | Board decision  |
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|     | <p><u>Other allowances.</u></p> <p>a) Cycle repairing allowance</p> <p>b) Good conduct pay.</p> <p>c) Annual increment i.e. pending cases relating to grant of annual increment on account of 10% adhoc relief invages.</p> | <p>This allowance is not paid anywhere. It cannot be allowed.</p> <p>It is not paid in Pak: P.W.D. Therefore, cannot be allowed. However, honorarium should be awarded to workers for good work.</p> <p>Annual increments: The action suggested by the Secretary to Director Maintenance should be adhered to. The arrears on account of increments in pay should be cleared in the least possible period.</p>  |
| 8.  | <p>Revision of pay scale of Beldars, Chowkidars, peons and mates.</p>   | <p>The question of revision of pay is linked up with minimum wages as well as revision of schedule of rates. Therefore, demands No. 8 and 25 should be considered while revising the schedule of rates in the light of Govt. policy by the D.G.W. The D.G.W.'s recommendations should be finalized by 10th June so that financial effects are also worked out by the beginning of the new financial year and there is not much difficulty in fulfilling higher commitments if made on account of revision of schedule of rates. Therefore, demands Nos 8 &amp; 25 should be considered by the committee appointed against Item No.24.</p> <p>In the meantime it should also be checked that what are the pay scales of Beldars, Chowkidars, peons malis watchmen and coolies in Pak: P.W.D.</p> |
| 9.  | <p>Grant of earned leave.</p>   | <p>The decision of the Board arrived in its meeting on 19.1.1970 should be adhered to.</p>  |
| 10. | <p>Change of duty hours of Horticulture Dte.</p>  | <p>Director Horticulture should re-organise his working hours in a manner that no one is called upon to stay on duty for more than 8 hours.</p>   |
| 11. | <p>Promotion policy - incentive for workers.</p>  | <p>No preference can be given to labourers only because they happen to be in employment of CDA. However, preferential treatment should be given if other things being equal to the labourers fulfilling the minimum requirement and qualify in the trade tests vis-a-vis others.</p>  |

Decision of the CDA Board and their implementation,

There has been no specific reference to any decision. However, directors should again be instructed upon to implement the Board decision particularly in relation to work-charged employees without delay.

Provision of residential accommodation or house rent for those who are not provided accommodation to all employees of workcharged staff.

The decision of the Board to allow house rent to workcharged w.e.f. 1st July, 1970 should be advanced and this facility should be extended w.e.f. 1st May, 1970 to the work-charged staff.

Transport facility for the labour injured while on duty or in case of death.

Transport facility for the injured while on duty should be allowed.

Uniform for Horticulture Guards.

Uniforms should be allowed to Horticulture Guards. The number of uniforms and the period determining the life of the uniforms should be worked out keeping in view the life of uniform fixed in other department like Forest.

Termination of services - services should not be terminated while the case is pending in the criminal court rather the man should be suspended.

Each case should be considered on merits and no umbrella protection can be given.

Creation of regular cadre - The staff of the directorates likely to continue may be made regular.

Since the life of the CDA itself is temporary, it is very difficult to convert the workcharged in regular establishment. The matter may be examined further by P.A., keeping in view budget pattern.

Provision of ceiling fans to be provided in labour quarters

It should be ascertained from PAK: P.W.D. if ceiling fans have been allowed by PAK: P.W.D. to its workcharged employees quarters. If so, financial effects should be worked out and the matter be brought up before the Board again.

Identity Cards.

The Board does not feel it necessary to issue Identity Cards. Workcharged employees can hardly have any utility of these Identity Cards. On the other hand they may have to pay for the cost of Identity Card which would be wasteful.

Pay scale of the Hort: Dto staff should be revised according to the Schedule of wages rates 1965 Part I, page 3.

The schedule of rates of 1965 para 3 gives rates of arboriculture staff. PA/H should study it further and put up his recommendations to the Board for final decision.

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1. Mohd Anwar should be paid Rs.4000/- as compensation. Reference be made by the heirs of Mohd Anwar to Compensation Commissioner under the Workman's Compensation Act. Whatever award given by the Commissioner should be readily deposited by the CDA with the Compensation Commissioner.
2. Disbursement of pay by 3rd of each month. The Board decided that pa. should be disbursed by 3rd of each month to the workcharged staff.
23. Protection of pay-scales of work charged staff made regular. Each case will have to be examined on merit because under the existing financial rules even a temporary employee drawing higher pay scale cannot be given the same pay scale when absorbed on regular basis. No umbrella principle therefore, can be laid protecting the pay of work-charged staff or other temporary staff.
24. Schedule of Rates for wages should be revised. D.G.W. should complete the revision of schedule of rates by 10 June, 1970. While fixing the schedule of rates he should keep in view the comparable rates of wages fixed in Pak: P.W.D.
25. Higher pay-scales of malies, Watchman and coolies of all directorates. It should be examined by the committee headed by the D.G.W.
26. Re-instatement of three malies and one guard dismissed by Director Hort: should be re-instated. Director Horticulture may look into the case of dismissed malies and pass suitable orders in this respect.

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