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MINUTES OF THE MEETING OF THE BOARD OF CAPITAL  
DEVELOPMENT AUTHORITY HELD AT 9.00 A.M. ON TUESDAY  
THE 2ND JUNE, 1970. — 26

A meeting of the Board of Capital Development Authority took place at 9.00 A.M. on Tuesday, the 2nd June, 1970. Major General Bashir Ahmad, Chairman, CDA presided. Following attended :-

1. Member Administration.
2. Member Technical.
3. Financial Adviser/Member.
4. D.G.W.
5. Secretary.
6. Director Public Relations.
7. D.M.A.
8. Director (W&S).
9. Director Horticulture.
10. Addl: Director (Reh.).
11. Deputy Director (UP).
12. Landscape Arch.

1. PRELIMINARY PROJECT REPORT ON THE ISLAMABAD  
PARK CONSERVATION AND LAND MANAGEMENT  
PROJECT.

A summary containing the revised scheme for conservation and land management in Islamabad Park Area was introduced by Mr. Korejo, Director Horticulture. The Board examined the economics of the scheme and felt that the scheme was viable financially. According to the existing practice CDA only charges Rs.7/- as licence fee per acre. In this way the acquisition cost of land will be recoverable in 460 years, / Conservation. Board, therefore, approved the scheme with the following amendments :-

- 000/-  
per
- a). Minimum of  $\frac{1}{4}$  of the Development Charges (Rs.1000.00 per acre) shall be recovered from the allottees at the time of making allotments.
  - b). The development shall be undertaken from the fund so generated.
  - c). The minimum income which CDA expects on account of lease of irrigated land should be Rs.6,000.00 in 30 years besides recovering the development cost in full. This means that the lease money should be Rs.200.00 per acre per annum. However, after working out the details of the expenditure and survey it may be provided for :-
    - i). No recovery of the lease money in the first two years of allotment.
    - ii). The lease money should be raised after five years, according to slab provided in the agreement keeping in view the minimum income which CDA expects in 30 years.
  - d). In case of Barani land the CDA expects a minimum income of Rs.1800.00 per acre during the period of 30 years. The lease money, therefore, may be charged as under :-
    - 1). For the first five years the lease money may be charged at the rate of Rs.30.00 per acre.

- ii). For next five years the lease money may be charged at the rate of Rs. 60.00 per acre.
- iii). Thereafter the lease money may be charged at the rate of Rs. 70.00 per acre, or more if possible.
- e). The lease money will be increased to the same extent as in case of irrigated land if the irrigation is extended at any time.
- f). The Range Management scheme will be prepared side by side with the above scheme.
- g). When the survey of the area has been done it would then alone be possible to determine how many land owners whose land stood acquired will be ejected and who have not yet been provided land in the Colony Districts. Among other things being equal, the sitting displaced persons should be allotted land if they are prepared to pay at the rates fixed by the C.D.A.
- h). Action should be taken immediately to eject those owners who have already been paid compensation, and are not willing to join the proposed scheme.
- i). "For the land already acquired by CDA and not being utilised the annual lease i.e. temporary licencing money shall be as under:  

For barani land - Rs. 20/- per acre.  
For irrigated land Rs. 50/- per acre.

This rate is instead of current rate of Rs. 10/- per acre for temporary annual licence fee".

It was observed that the A.D.C. had asked for 500 acres of land for sprinkler irrigation. The area which they have asked for is fully irrigated. For sprinkler irrigation it is not necessary to provide table lands fit for irrigation or is being irrigated. Additional Director Rehabilitation should check up with the A.D.C. that why they demand irrigated tract and why they should not be given some other piece where they can conveniently practise sprinkler irrigation.

The lease money chargeable from A.D.C. will not be less than Rs. 200.00 per acre for irrigated land.

## 2. PROPOSAL TO INSTALL A SCULPTURE NEAR SECRETARIAT 'P' BLOCK, ISLAMABAD.

The summary under the captioned item was presented by Mr. M.K. Pasha, Landscape Architect. The Board felt that no thinking had been done about the theme for setting up a monument or sculpture at the proposed place. The Board, therefore, decided that the summary be re-cast with the theme of monument or sculpture so that the Board can take a decision in this behalf.

3. LANDSCAPE DESIGN OF THE MEDIAN STRIP OF  
8TH AVENUE BETWEEN RAMNA-7 AND RAMNA-8.

The proposals contained in the summary introduced by Mr. M.K.Pasha, Landscape Architect were approved.

4. PROPOSED RESTAURANT ON SHAKARPARIAN HILLS.

It was felt that the summary introduced by Mr. Anwar Saeed, Director Architecture under the captioned subject should not have been brought before the Board because the terms of agreement for setting up a restaurant does not allow provision of a building for which plans were submitted to him. The Plans should be returned with the observation that it was not in accordance with the terms and conditions of the agreement.

5. ANY OTHER ITEM

Development of Communication Centre -  
Construction of Bus Stand.

The Secretary, CDA brought to the notice of the Board that the Administrator, Municipal Committee, Rawalpindi had proposed to construct a Bus Stand and develop the Communication Centre in Islamabad provided the Municipal Committee, Rawalpindi is allowed to undertake construction of Bus Stand and CDA also joins the Municipal Committee in this project. The Board felt that it would be a sound economic investment to construct the Bus Stand and to shift all the Bus Stands from Rawalpindi Municipal Area. The Board, however, felt that with the shifting of all the Bus Stands from Rawalpindi Municipal Area to the Communication Centre as provided in the original plan for both the towns, the traffic hazard at the crossing of Shakrah-i-Pelhvi and Shahrah-i-Kashmir would multiply. Obviously some over-head bridge will have to be constructed to provide a free way. The Board, therefore, decided as under :-

- i). C.D.A. and Municipal Committee, Rawalpindi should construct the Bus Stand jointly.
- ii). Management and control on the Bus Stand shall vest with C.D.A.
- iii). The construction cost of over-head bridge on the crossing shall be shared by Rawalpindi Municipal Committee and the C.D.A.
- iv). Until this overhead crossing is constructed the Rawalpindi Municipal Committee should:-
  - a). Open the road linking Sir Syed Road and Islamabad Highway which passes through Ojri Camp.
  - b). Or construct a road through the Agricultural estate to link these two roads.
- v). CDA should request the Rawalpindi Municipal Committee to deposit some portion of the rough cost estimate on the construction of Bus Stand.



II. To consider the proposal of WAPDA about Mr. Shamsul Mulk.

The Board considered the proposal of WAPDA for sending Mr. Shamsul Mulk on temporary duty in U.S.A. in regard to the design and construction of Simly Dam. In view of the position explained by Mr. Irshad, Chief Engineer, WAPDA it was decided that Mr. Shamsul Mulk should accompany the WAPDA team for consultation and design of Simly Dam in U.S.A.

III. To consider the proposal for levying taxes proposed by D.M.A.

The Board considered at length the working paper placed by D.M.A. in the meeting of the Board, and decided as under:-

1). Tax on the annual value of the buildings and lands.

Rules should be framed to levy this tax. The tax will be at the rate of 20% of the rental value for those buildings which have been rented out, 10% for the self occupied building and 2½% for those buildings under self-occupancy the rent of which has been assessed at Rs.100.00 or less:-

- a). ~~Additional 5% surcharge from buildings whose rent/rental value is over Rs.2,000/-~~ } *deleted with P-38*
- b). A rebate of 10% of the total amount recoverable as house tax shall be given for furnished buildings if given on rent. *C/386/SM-Cont*
- c). No rebate shall be given for fixtures which should always be considered as part of the building.
- d). The tax shall be assessed on the rental value of the building and not according to the construction cost of the building.
- e). There will be no rebate whether the shop is being run by the owner himself or rented out.
- f). House tax shall be levied on all buildings regardless of the owner. However, in case of buildings of the Central Government and all other departments it would be deemed that the owners are residing themselves in the buildings and hence the rate of tax shall be 10% of the rental value.
- g). Full tax shall be levied on the buildings, properties, shops, markets transferred or sold by CDA or by the Government, whether propriety rights have been obtained by the transferee or not because they are deriving full benefit and question of levying tax to the extent of the ownership in the party does not arise.
- h). No tax shall be leviable on vacant houses.

ii) Tax on transfer of immovable property.

Rs. 7½ per square yard is being charged by the Estate Office on transfer of land. This income should legitimately belong to Municipal and should be credited to Municipal budget.

Besides 5% should be charged on the sale of the Commercial properties from the transferees and 1% in case of residential buildings.

iii) Tax on application for the erection and re-erection of buildings.

Since it is already being charged by the Estate Office, the tax should not be imposed.

iv) Octroi Fee.

Since the business has not yet fully developed in Islamabad, Octroi tax should not be levied.

v) Tax on export of goods from the Municipality.

There has not been much industrial production in Islamabad, therefore, the tax should not be levied.

vi) Toll Tax.

The Board decided that this tax should not be imposed for the time being. It may, however, be considered at a suitable time.

vii) Tax on professions, trades and callings.

This tax should be levied on all categories. The Provincial Government had already imposed this tax on the Government Servants, who are paying income tax. Therefore, this tax should henceforth be recovered from the Government Servants by CDA. The rules should take care that tax on merchants should be so levied that the bigger the merchant, the greater tax he pays as they are not paying octroi.

viii) Tax on births etc.

Since a fee is being charged, therefore, no tax should be levied.

ix) Tax on advertisements.

This tax should not be levied. However, Board of Standard Size should be designed for display of various localities specifically in the Embassy Area.

x) Tax on animals.

It has already been levied.

xi) Tax on Cinema Houses.

There is only one cinema and the rate of tax proposed is very low, therefore, no tax should be levied for the time being.

xii) Tax on Boats.

There are no prospects for the imposition of this tax and, therefore, should not be levied.

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xiii). Lighting rate and fire rate.

Since House Tax is being charged, the question of imposing separate rate does not arise.

xiv). Conservancy rate.

The conservancy rates were already being charged from Government Servants. The following slab should be adopted henceforth :-

(i) For A & B type Qrs.	= Rs. 1/- P.M.
(ii) For C.D.E. -do-	= Rs. 2/- "
(iii) For F -do-	= Rs. 4/- "
(iv) For G -do-	= Rs. 5/- "
(v) For H -do-	= Rs. 8/- "
(vi) For I -do-	= Rs. 12/- "

For private plots the following slab should be adopted :-

(1) Plots less than 250 sq.yds.	Rs. 1/-
(ii) Plots 250 - 500	" Rs. 2/-
(iii) Plots 500 - 1000	" Rs. 4/-
(iv) Plots 1000 - 1200	" Rs. 5/-
(v) Plots 1200 - 1500	" Rs. 8/-
(vi) Plots 1500 - 2000	" Rs. 10/-
(vii) Plots 2000 - 2500	" Rs. 12/-
(viii) Plots above 2500	" Rs. 15/-

xv) For the execution of any works of public utility.

No tax should be levied.

xvi) Rate for the provision of water works or the supply of water.

Since water rate is being charged already no other tax, be levied.

xvii) Fees for the benefit derived from the Public Utility Works.

No fee should be charged.

xviii) Market Fee.

No fee should be charged.

xix) Fee for fairs, agricultural shows, industrial exhibitions etc.

No fee should be charged.

xx) Royalty for stones.

It may be examined if CDA is competent to charge royalty under the preservation of landscape Act and further action should be taken in the light of the legal provisions.

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