

MINUTES OF THE MEETING OF THE BOARD OF
THE CAPITAL DEVELOPMENT AUTHORITY HELD
AT 8.00 A.M. ON TUESDAY THE 2ND MAY, 1967.

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The following were present :-

1. Chairman.
2. F.A./Member.
3. Member (Administration).
4. Director General Works.
5. Director Works.
6. Director Planning.
7. Director Audit & Accounts.
8. Deputy Director (Arch.).
9. Law Officer.
10. Estate Officer.
11. Statistical, Programming & Coordination Officer.

1. Payment of repair charges for damaged equipment - unsettled insurance claims.

The summary dated 1.5.1967 was considered. During discussion, the following points were made :-

- i. The repair work/replacement is done by the local contractors against contract with the CDA. Once they have done their job, according to the terms of the contract, their claim is established.
- ii. The CDA has two separate contracts, one with the Insurance Corporation for claim against the damages and the other with the local contractors for payment of work/replacement done by them.
- iii. If the payment of CDA's claim is delayed by the Insurance Corporation, it is not a fault of the contractor and, therefore, he should not be made to suffer.

DECISION

The Board decided that payment to the local contractors be made without waiting for remittance of the claimed amount from the Insurance Corporation. The Board also decided that the question of settlement of outstanding claims should be taken up with the Insurance Corporation at the Government level.

2. Display of photographs and paintings in the Secretariat Buildings, Islamabad.

The summary prepared by the D.G.W. was considered. During discussion, the following points were made :-

i. Photographs and paintings are not included in the list of furniture items for which Government sanction is available.

ii. C.D.A. should provide only such items of furniture which are included in the approved list. For other items a reference should be made to government for decision and issue of sanction.

iii. Photographs of the approved type had to be provided before the move or else people would have brought in their own photographs of the Quaid-e-Azam and the President all of which are not the approved ones or of good designs.

iv. In the case of Phase-I buildings the demand for furniture had been much in excess of the quantities estimated earlier. The furniture for the Phase-II buildings cannot be provided within the sanctioned amount.

DECISION

The Board approved the expenditure of Rs. 7,500 for fixing the photographs of the Quaid-i-Azam and the President, and decided that an estimate for the photographs already fixed should be prepared and submitted to Government for approval and issue of sanction. As regards paintings, which is an expensive item, the Board should view no expenditure. If any painting has already been ordered, the estimate should be submitted to Government for approval and grant of special funds for it.

It was further decided that estimates for additional quantities of furniture should also be prepared and submitted to Government for issue of sanction.

3. Approval of plans and designs of the Government buildings by the C.D.A.

The summary dated 25-4-1967 was considered. During discussion, the following points were made :-

i. The Act provides exemption from the municipal laws within the territorial limits of a municipality. Islamabad has not been declared a municipal area yet, and CDA's Buildings & Zoning Regulations are also not municipal laws. The Act, therefore, does not apply to Islamabad.

ii. The K.D.A. had expressly exempted the government buildings from the operation of their Buildings Regulations, 1961 for the reason perhaps that the Government Building Act did not apply.

iii. Building Regulation No. 3 applies to 'every person', which includes Government also.

22/6/67

18/6/67

to the Govt. for decision?

17/5

ready to submit

19/6

20/6/67

18/6/67

16/7

21/7

iv. The Buildings and Zoning Regulations are intended to ensure that Islamabad develops planned and proper lines. If individuals are allowed to do anything they like, the entire effort to develop the city according to the plan would be wasted.

v. In the larger interest of Islamabad every building, whether private or Government, shall conform to the Regulations.

DECISION

The Board decided that a suitable reply be sent to the Rehabilitation & Works Division in the light of the above discussion, saying that the Act of 1899 is not applicable to government buildings in Islamabad, instead Islamabad Buildings Regulation No.3 is applicable to all buildings including the government buildings.

4. Allotment of plots to M/s. Pakistan Housing Development Corporation Ltd. in sector G7-4

The summary dated 29.4.1967 was considered. During discussion, the following points were made :-

- i. These plots are meant for construction of low income class houses. The scheme was that these companies would build the houses and sell on easy instalments. The intention was that in this way the low income class would also be able to own property in Islamabad. If double storey flats are built by these companies, it would be difficult for them to sell a flat each to the people for whom they are intended and, therefore, the whole purpose of the scheme would be lost.
- ii. In sector G7-3 all houses are single storey, except a few along the north service road. In sector G7-4 also single storey houses have been/are being built around the area proposed for these companies.
- iii. These are only a few plots, and it will not make any difference if single storey development is allowed.

DECISION

The Board decided that the private companies may be allowed to build single storey houses on the plots allotted to them in sector G7-4.

5. Premium to be charged from the State Bank of Pakistan for the plots sold to them in the Public Buildings area.

The summary submitted by the Estate Officer was considered by the Board and after some discussion it was decided that a chronological table, for all the agencies, containing the following information be prepared and the case re-submitted for consideration by the Board :-

- i. The dates when the rate of Rs. 30/- was offered
- ii. The dates when the rate of Rs. 100/- was intended
- iii. The dates when payments were made by the five agencies mentioned in para 3 of the summary.

*Take this action?
Letter from
17/5*

*This has
already been
dealt with
Kul
18/6*

Ali Officer

28/6/67

BF/67

Ali Officer

iv. The date when a draft agreement @ Rs. 30/- was sent to State Bank.

v. The date on which the State Bank was permitted to start construction.

vi. The date when the State Bank started construction.

6. Rehabilitation concession for the land owners whose land holdings have been acquired partly.

The summary submitted by the Deputy Director (Rehabilitation) was considered. During discussion, the following points were made :-

i. People whose land has been partly acquired and only small portion of their land has been left unacquired, have a genuine case if they were to become entitled to rehabilitation on acquisition of the remaining portion of their land.

ii. C.D.A. cannot acquire land at the request of the owners. Land can only be acquired if required for the Islamabad project.

iii. Cases where only upto one kanal of land has been left unacquired, and if that is acquired the owner would become entitled to rehabilitation under the CDA scheme, could be considered on humanitarian grounds.

iv. CDA could decide to acquire such pieces of land for stock planting by the Horticulture Directorate.

DECISION

The Board decided that the remaining land of only such extreme hardship cases, where a person can become entitled to rehabilitation by the acquisition of land upto only $\frac{1}{2}$ kanal, should be acquired for stock planting by the Horticulture Directorate. The Deputy Director (Rehabilitation) may put up such individual cases to the Board for approval before their remaining land is acquired.
