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CONFIDENTIAL

**MINUTES OF THE MEETING OF THE BOARD OF
CAPITAL DEVELOPMENT AUTHORITY HELD AT
10 A.M. ON SATURDAY, THE 4TH APRIL, 1970**

A meeting of the Board of Capital Development Authority took place at 10 A.M. on Saturday, the 4th April, 1970. Major General Bashir Ahmad, Chairman, CDA presided. Following attended :-

1. Member Administration.
2. Member Technical.
3. Financial Advisor/Member.
4. Secretary.
5. Director General Works.
6. Statistical, Programming & Coordination Officer.
7. Director Horticulture.
8. Director (Water & Sewerage)
9. Director Public Relations.
10. Addl: Director Rehabilitation.
11. Deputy Director (U.P)
12. Administrative Officer.
13. Assistant Financial Advisor (Works)

The following items were considered:-

- i) Establishment of an Agricultural Estate in Islamabad.
- ii) Entertainment grant enhancement of.
- iii) Petrol pumps sites in Islamabad,
- iv) Allotment of plot No.233-A Sector Shalimar 7/4, Islamabad.
- v) Any other item.

I. ESTABLISHMENT OF AN AGRICULTURAL ESTATE
IN ISLAMABAD

Host
14.8.70 (Rel)
(vP)

A summary presented by the Additional Director Rehabilitation was discussed. Protracted discussions took place because of lack of detailed data regarding the economics of this scheme. However, the Board decided in principle that the Pakistan National Oils may be requested to prepare a detailed scheme. While preparing the detailed scheme the following points which were raised during discussion may specifically be looked into and the Board apprised of the position along with the detailed scheme :-

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- i) If the scheme is going to be an economic proposition phase wise.
- ii) Would the Pakistan National Oils be ready to undertake management agency of the farm and pay to C.D.A. what otherwise the land would fetch as market rent, charge a fixed amount as management fee and the rest is shared amongst themselves by the allottees.
- iii) How much machinery is going to cost and how much expenditure will be incurred on development by C.D.A. or by Pakistan National Oils and how much the farmer will be required to pay, for the following items:-
 - a) Rent to C.D.A. or P.N.O.
 - b) On organisational expenditure of the P.N.O.
 - c) For development charges.
- iv) Financial implications would be clearly spelled out keeping in view the rising cost of the machinery, low allotment unit, and non-availability of irrigation water in times to come.
- v) Since the entire land has not been acquired and the delay is likely to happen in the way of acquisition of land and compensation thereof by C.D.A., the Pakistan National Oils experts should ^{be asked to} give an alternative scheme also on a minimum unit was economically viable part scheme if the entire scheme as a whole is not planned and implemented for the time being.

awarded by the Secretary

II. ENTERTAINMENT GRANT - ENHANCEMENT OF.

A summary presented by the Administrative Officer was discussed and the Board observed that the expenditure should be economised on items like biscuits etc. However, the entertainment grant was enhanced to Rs. 100 from Rs. 80/-

III. PETROL PUMP SITES IN ISLAMABAD.

A summary on the captioned subject was presented by D.D(U.P). In the light of the experience in other towns the Board decided that henceforth all available plots for putting up petrol pumps should be offered through advertisement to the highest bidder. These plots should be advertised as and when necessary. The lease of the plot should be given to the highest bidder either at an auction or by calling of sealed bids. The bidder however, will be given sufficient time to negotiate with various O.I. Companies for getting agency of the petrol before he is called upon to enter into an agreement with the CDA.

IV. ALLOTMENT OF PLOT NO.233-A, SECTOR SHALIMAR-7/4, ISLAMABAD.

The proposals presented in the summary were accepted.

V. ANY OTHER ITEM

a) DISPOSAL OF LOW LYING UN-ALLOTTED PLOTS.

Member Administration pointed out that there were sufficient number of low lying un-allotted plots which could better be disposed off either after filling up the low lying area or by changing the gravity in the drainage system. These plots are lying in sector Shalimar-6, Shalimar-7 and Shalimar-8. It was considered appropriate to get the details worked out as change in gradient and consequent replacement, wherever the drainage has been laid would probably be un-economical. The Board decided that the Estate Officer and the DD(UP) would provide necessary information regarding un-allotted plots to Director Designs and Director Works who would work out the economics of either filling the plots or changing the gravity in the drainage system. It was also decided that henceforth the Planning and Design Directorates would keep in view the gradient of land while designing the sewerage and water supply systems.

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b) APPLICATIONS FOR ALLOTMENT OF
PLOTS IN ISLAMABAD.

The Chairman observed that roughly about 1200 applications were pending for allotment of plots in Islamabad whereas a large number of allottees have not yet built their houses. On a query the S.P. & C.O. informed that the development cost per square yard was Rs. 19 in Islamabad. This development cost appears to be much excessive vis-a-vis the development cost in Lahore which is Rs. 7/0 per square yard. It was also observed that when a plot was surrendered by the allottee only 1% is deducted and the rest is refunded. Obviously the contributory cause for non-development of Islamabad is the high cost of land and the terms and conditions for allotment coupled with the ease with which the non-builders can make away and surrender the plot. The Board, therefore, observed that the Estate Officer and the Deputy Director (U.P) will give some thought to the matter and suggest ways and means how the terms and conditions can be made realistic and easier where possible and what incentive should be offered to the private builders to build houses in Islamabad.

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1. DP (UP)

2. Estate Officer