

CAPITAL DEVELOPMENT AUTHORITY
(COORDINATION SECTION)

No. CDA-7/BF-Coord/73. Islamabad, May , 1974.

Subject:- DEMANDS OF DISPLACED PERSONS. 25

Chairman had appointed a committee on 10.5.1974 to examine the demands of the displaced persons of Islamabad. The committee submitted its recommendations on May 14, 1974 which were considered in the Special Board Meeting held on 17th May, 1974 and following decisions were taken:-

i) Payment of compensation.

The Board is fully cognisant of this problem. The Administrative and the Finance Ministeries have been approached for allocation of total amount for immediate payment to the expropriated owners.

ii) Determination of compensation.

It was wrongly presumed by the Committee that the Authority had recommended to the Town Planning & Agro-villes Division that even the old compensation rates should be revised to bring them at par with the present market value. This would involve the Government with additional liabilities of crores of rupees, which would not be possible to discharge. The CDA has already moved an amendment in the Ordinance, whereby future acquisition will be made on the market value.

iii) Assessment and enhancement in respect of built up property.

- (a) Awards pending for payment of trees and built up areas etc. should be given higher priorities for clearance.
- (b) Assessment for land, built up area and trees should be made at one time, and compensation should also be made at one time.

iv) Patta

The present practice that the ex-owners are allowed to continue cultivation on payment of Rs. 20/- per acre as patta levy annually should continue at least for one year and it should be revised by 15th April 1975, because the immediate ejectment might cause un-rest except in case of F-10 and G-10 since F-10 is to be developed by 30th December, 1974 and G-10 may be by June, 1975.

v) Ejectment.

The recommendation of the committee that:-

- (a) no ejectment should take place until full compensation

is paid.

- (b) ejection can, however, be made any time under pressing circumstances with the approval of the Board.

These recommendation were accepted with the remarks that no ejection had ever taken place where full compensation had not been paid. The CDA is facing difficulties even in ejecting those persons to whom full compensation has been paid long ago and their area is immediately required for development purposes.

vi) Rehabilitation.

- (i) The Displaced Persons should be given preference in the allotment of commercial, residential and industrial plots on normal prices.
- (ii) The Displaced Persons should be given preference in the recruitment.
- (iii) Displaced Persons colonies which are being created in 'I' Series should further be expanded to ensure reservation and availability of 6,000 plots for displaced persons. The other colonies should be developed in sectors I-14 and I-15. The model villages schemes should be activated and properly projected. Land is available for allotment in Jhang which is being allotted to entitled persons of the first phase till December, 1967. Entitled persons of the second phase are not being issued permit because they were paid additional compensation of 25%. About 40,000 acres of land is still available in Jhang which is hardly adequate for the first phase requirements. The present practice should continue. However, efforts should be made to secure at least 60,000 acres of more land to satisfy the requirements of second phase entitled persons. The total number of effected persons is 55,000. It is unfair to allot to some and deny to the others.

vii) Advisory Committee As it was likely to complicate the issue rather than solving them, the proposal was not accepted. The Chairman informed that all the local elected re-presentatives were in communication with him and he has always listened them frequently and patiently and every effort has been made to solve the genuine demands of the oustees of Islamabad.

(Khalil Ahmad)
Asstt: Coord: Officer

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