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MINUTES OF THE MEETING OF THE BOARD OF CAPITAL DEVELOPMENT
AUTHORITY HELD AT 9.00 A.M. ON TUESDAY, THE 28TH APRIL, 1970.

A meeting of the Board of Capital Development Authority took place at 9.00 A.M. on Tuesday, the 28th April, 1970. Major General Bashir Ahmed, Chairman, CDA., presided. Following attended :-

1. Member Administration.
2. Member Technical.
3. Financial Adviser/Member.
4. Director General Works.
5. Secretary.
6. D.G.M & H.S.
7. S.P & C.O.
8. Director Public Relations.
9. Director Health.
10. Director Municipal Administration.
11. Director (W&S).
12. Director Architecture.
13. Director Horticulture.
14. Addl: Director Rehabilitation.
15. Addl: Director Lands.
16. Director Works.
17. Deputy Director (Arch.).
18. Deputy Director (U.P.).
19. Deputy Director Works.
20. Law Officer.
21. Town Planner.

Following items were included in the Agenda :-

1. Visit of Chairman, CDA to CDA Offices.
2. Design of Primary School in Ramna-7/3.
3. Additional requirements for the Supreme Court Building at Islamabad.
4. Design of Blue Area Building.
5. Location of MNA's Hostel and a staff house.
6. Taxi Stand in Ramna-6/1-4.
7. Construction of 800 houses for sale to the Islamabad Displaced persons.
8. Scheme regarding renting out the acquired built-up property.
9. Site for the office of the Rawalpindi and Hazara (Hill Tract) Improvement Trust.

VISIT OF CHAIRMAN, CDA TO CDA OFFICES.

Mr. Anwar Saeed, Director Architecture presented a summary on the captioned subject. The Board approved the design of the proposed addition of terrace at the back of the building (Fire Head-quarter Building).

2. DESIGN OF PRIMARY SCHOOL IN RAMNA-7/3.

Another summary on the captioned item was presented by Mr. Anwar Saeed, Director Arch. The Board approved in principle the design proposed by Mr. Anwar Saeed. However, the Board desired that the height of Class Rooms should be 12 feet and comparative cost of construction should be lower than the cost of construction of such schools by Pak P.W.D.

3. ADDITIONAL REQUIREMENTS FOR THE SUPREME COURT BUILDING AT ISLAMABAD.

The proposal contained in the summary under the captioned subject was approved with the following observations:

- a) The architect should be requested to provide the facilities asked for by the Supreme Court in the main building so that the design of the Supreme Court Building is inflated and the building becomes more prestigious.

✓ 4. DESIGN OF BLUE AREA BUILDING.

Mr. Anwar Saeed, Director Arch. highlighted the difficulties which are likely to be faced while following the design of the Blue Area given by the Doxiadis. *Parallel design* given by Mr. Anwar Saeed was also placed before the Board. The Board considered and observed - that in order to preserve the total affect of the design, a change should not be made at the initial stage without giving trial to the design and layout as originally proposed. The Board therefore, decided that for few sectors we should follow the design given by Doxiadis regarding Blue Area. The service should immediately be provided.

A question however, cropped up whether Islamabad affords sufficient attraction to the private interests to construct multi-storeyed buildings, i.e., 8 to 10 storey high. The Board decided that for the time being we should limit our thinking to 4 storeys. The C.D.A. should set apart a revolving fund of 1.5 crores. Out of this fund a building should be constructed and sold to the parties who before undertaking construction deposit a percentage of the cost of building and the plot. If C.D.A. does not find required number of intending purchasers for one block of buildings, the CDA will not undertake construction. The Board further desired that P.C.I. Proforma should be prepared and sent to Government for a loan of Rs. 1.5 crores. The future construction of block in the Blue Area shall be undertaken out of this fund as and when the fund is reimbursed.

5. LOCATION OF MNA'S HOSTEL AND A STAFF HOUSE.

The captioned summary was moved by Mr. Ishtiaq, D.D.(U.P). The Chairman enquired whether we had done some thinking on institutional planning in the Central Square. It was observed that much thought had not been given to this aspect. The Board, therefore, tentatively approved the two alternative sites for MNA's Hostel near the Shahrazad Hotel and the other in the Blue Area in Central Square. In the meantime, D.D.(U.P) shall give some thought to the concept of institutional planning in the Central Square befitting to the entire Presidential Estate Complex.

6. TAXI STAND IN RAMNA-6/1-4.

The summary introduced by D.M.A. was deferred with the observation that Director Arch: shall visit the spot and advise whether the construction of a resting Shed and a banteen in this Taxi Stand should be allowed. And if so, what type of building should be raised keeping in view the design of other buildings in the area.

It was further decided by the Board that Taxi Drivers looked lousy without proper uniforms. The matter should be taken up by the D.M.A. with Secretary R.T.A. and traffic police so that the drivers are in proper uniform.

The Chairman observed that the standard of cleanliness nearabout the Taxi Stand was much below average. The Board, therefore, decided that the DMA should look into this and the D.G.W. should undertake to cement pavement or cover with bitumen the entire kacha footpath area around the Taxi and Bus Stand.

7. CONSTRUCTION OF 800 HOUSES FOR SALE TO THE ISLAMABAD DISPLACED PERSONS.

The summary introduced by Mr. Shaker Hassan Addl: Director Rehabilitation was approved with the following observations :-

a. Director General Works shall work out a schedule of payment keeping in view the actual work done in the field and the time factor which is favourable to CDA as proposed in the summary.

b. The company shall not be allowed to sell more than 20% of the constructed plots. In case of default the plots and the houses shall be surrendered to the CDA which shall dispose it off itself. It was found necessary because in case the company was allowed to sell out plots in case of default, the company would purchase all from the displaced persons and sell the houses at most exorbitant price and in this way the entire purpose of low Cost Housing Scheme be defeated.

c. The price of Rs. 14/- per square yard to be charged from the company for 20% of plots falling in the quota of the company for disposal should be verified by F.A./Member and who fixed this price and when.

8. SCHEME REGARDING RENTING OUT OF THE ACQUIRED BUILT UP PROPERTY.

The Board considered the present arrangement most unsatisfactory in regard to acquisition of the land and handing over the property. It was revealed that there was no proper system in which the land acquisition collector (D.O., CDA) after acquisition makes over the entire acquired property to an independent wing of the CDA. What was happening was that after acquisition he continued to look after the property. The result of such a mixing of the job is nothing but confusion & mismanagement. The land acquisition Collector is required to give a clear cut physical possession of the land so acquired. Where the two functions are so mixed up as these are now in CDA., the physical possession is not

given too much importance. Thus difficulties crop up at subsequent stage when the land is needed for some scheme and all sorts of civil litigations start. This has been experienced by all Improvement Trusts and in K.D.A. The Board, therefore, decided to take the following action :-

- a) As soon as the land is acquired, clear out physical possession should be taken. No one should be allowed to stay in the houses after the payment of compensation. The Building whether required by the Board should not be rented out to purchasers of malba.
- b) Secretary should prepare a scheme to bifurcate the land Directorate so that one Wing is concerned with management of land on behalf of the CDA and the other should concern with land acquisition. There should be a proper coordination between land management officer and the Director Horticulture so that the action to save land from soil erosion is taken. Whenever the land is needed for any scheme, the land management officer shall hand over the possession of the same to the concerned Directorate.

9. SITE FOR THE OFFICE OF THE RAWALPINDI AND HAZARA (HILL TRACT) IMPROVEMENT TRUST.

The present site proposed was not suitable for the office of the Rawalpindi and Hazara (Hill Tract) Improvement Trust. D.D.(U.P.) should suggest alternative plot near 'O' point in the area where other Government Offices are being proposed to be built.

10. ANY OTHER ITEM.

- a. To consider the question of cancellation of 800 acres of land given to Mr. M.B. Qureshi.

Mr. Qureshi was given 800 acres of land to set up a Dairy-cum-meat farm in 1968. Mr. Qureshi, deposited Rs. 30,000/- and thereafter he did not pay the premium of the land nor he took measures to implement the scheme. Mr. Qureshi had now come up with the request that since he has arranged formation of a limited company which would undertake to execute the scheme and would also pay the entire premium at one time.

Mr. Qureshi was given land for 30 years lease on a average price of Rs.1600/- per acre and Rs.10/- as ground rent. The lease was extendable for another two terms. The Board felt that the terms did not even cover the cost of acquisition if the price paid to the owners plus interest accruable to the Authority over 30 years were calculated. Nor it was good scheme to deprive the small holders through acquisition and to create the big landlords in the vicinity of Islamabad. The Board also felt that the present offer of Mr. Qureshi if accepted would mean that like the past the Board would be giving land to individual and companies without taking into consideration the intending bidding firms and individuals in this field. Therefore, the Board decided that the offer of the party should be out right rejected. The Board would, however, take the decision regarding the cancellation at a latter stage when the Director Horticulture had prepared a scheme about the

utilisation of this land for vegetable and fruit growing. The economics of the scheme shall be presented to the Board. In the mean time the Addl: Director Reh: will also prepare an alternative scheme of utilizing this land in small patches in which CDA is not required to commit financially and also get a suitable return.

Director Horticulture who was also present in the meeting was directed to conduct a feasibility study and bring it up before the Board in the next meeting.

b. Construction of 200 beded hospital.

The priority of constructing 200 beded hospital was considered, particularly keeping in view the 500 beded hospital of the Central Government which is likely to be constructed soon, the object was to assess the urgency of constructing 200 beded hospital by the C.D.A. when another 500 beded hospital is likely to be constructed by the Central Government. It transpired that the Central Government Hospital at Rawalpindi and Poly Clinic at Islamabad only cater for the employees of the Central Government. No medical aid is extended to the employees of the Authority and other departments including the public in general. Secondly the CDA has from 1st July, 1970 to provide medical facilities to its rural population also. It was, therefore, observed that the urgency of constructing 200 beded hospital is unquestionable. The Board decided to go ahead with the scheme.

c. Construction of quarters for M.P.O.

A scheme prepared by the Director Arch: inter-alia envisaged the construction of about 40 temporary houses in 200 beded hospital area for MPO Staff which would be demolished after 20 years. The Board decided that No construction should be undertaken on temporary basis which has to be demolished at any subsequent stage. The Director Architecture and Deputy Director Architecture were advised to prepare a housing scheme in sector G-9 area for labourers of M.P.O.

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