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CONFIDENTIAL.

CAPITAL DEVELOPMENT AUTHORITY
(Coordination Directorate)

MINUTES OF THE EXECUTIVE MEETING OF THE BOARD
OF THE CAPITAL DEVELOPMENT AUTHORITY.

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A special Executive Meeting of the Board of the Capital Development Authority was held at 1400 hours on November 25, 1985 in connection with the presentation of the review of Master Plan by the Director Regional Planning of the Planning Wing of the Authority. The meeting was presided over by the Chairman and attended by the following :-

1. Member Engineering.
2. Member Planning.
3. Member Administration.
4. Dy. Director General (Development), CDA.
5. Dy. Director General (Design), CDA.
6. Dy. Director General (Services), CDA.
7. Director Regional Planning.
8. Director Urban Planning.
9. Director Coordination.

Copies of the proposal for review of Islamabad Master Plan prepared by the Director Regional Planning were circulated amongst the participants.

2. The Chairman gave a detailed and exhaustive background of the Islamabad Master Plan prepared originally by M/s. **DOXIADIS ASSOCIATES** in 1960 and circumstances leading to the review of the Plan. The Chairman apprised the Members of the Board and other participants that the original Master Plan, a 20 years time frame, had expired in 1980. Its review, therefore, is already some what delayed. The review of the Master Plan should as a matter of fact have been initiated by 1978. Since 1983 efforts were being made by the Authority for the review of Master Plan through the Consultants. Several proposals, on the invitation of the CDA, were received from the National and International Consultants. Considerable time had been wasted in carrying out negotiations

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specifically with a consulting firm from a Middle East Country. One of the major snags was the component of foreign exchange as a foreign consulting firm had quoted prohibitive price for review of the Master Plan. Subsequently, therefore, negotiations were carried out with NESPAK and PEFAC. In their case too, due to involvement of high cost for consultancy services, their engagement for the job had to be discarded. Further, if the proposal was taken up with ECNEC the task was likely to be delayed considerably. Comprehending the entire situation the Board of the Authority decided that within the re-organized structure of the Authority whereby an independent Directorate of Regional Planning had been created, the job of review of Master Plan of Islamabad should be made the responsibility of that Directorate. The Chairman also apprised the Members that in the case of preparation of the Traffic Engineering Plan the Authority had tried to engage a Consultant. In view of the cost hazards this proposal as well could not go through. Eventually this task was also entrusted to the Traffic Engineering Cell created by the Authority and satisfactory progress was being achieved at one third of the cost compared to the one demanded by the Consultant. A preliminary report on Traffic/Transportation studies was expected to be made available during December this year.

3. The Chairman, therefore, directed that for the review of Master Plan of Islamabad a comprehensive study of the character of site, physical and psychological needs of the population and requirements of the Government should be taken into consideration upto the year 2010. The Chairman while appreciating the proposal for the review of Islamabad Master Plan prepared by the Director Regional Planning directed that the work should begin in real earnest from December, 1985 and spelled out the following guidelines for the review of the plan :-

- i. Proposed requirements of professional and supporting staff as embodied in the proposal of D.R.P. be phased out according to various stages of the plan. As far as possible the staff be re-assigned from within the Authority. To begin with a proposal based on the skeleton staff which is required immediately by Director Regional Planning be submitted to Member Administration within a week.

- ii. A questionnaire be designed by D.R.P. covering various elements of the plan for collection of relevant data which should also take into account the various fields/services necessary for future development, such as, housing, Mass transit, industrial development and public utilities like water, power, sewerage, gas, telephone, etc. Answers to the questionnaire must be obtained within the specified period and statistical compilation be done within the framework of prescribed time schedule ;
- iii. Each Wing, Directorate and other Offices of the Authority should be visited by D.R.P. to check up and compare the old forms, charts and should also consult the literature available in the library of the Authority;
- iv. Proper use should be made of the report of German Consultant concerning Traffic Study and proposal covering Inter-city as well as Intra-city problems;
- v. Review of the Master Plan should be broken up according to the component studies as mentioned in the proposal of D.R.P. covering the period upto 2010.
- vi. The important basic principle which should be constantly kept in mind is to study the growth pattern of population with a view to maintaining control on its future growth. The growth in all probability would begin to diminish as the city reaches the level of one million.
- vii. Attention should be paid to the development of Industry and Agro-industry and to what extent its development should take place in and around Islamabad.
- viii. Over a period of 20 years a rising ratio of buildings would be coming up. It has to be proposed as to what should be the ratio of the buildings.

- ix. The setting up of the Cement Plant is an important factor leading to change in the shape of the original Master Plan of Islamabad. It would affect the development of three Sectors.
- x. The distribution of water from Rawal, Simly and Khanpur Dams should clearly be brought out as to the extent of periods and parts of Islamabad which will be fed through these sources. The Japanese regional study should also cover the period upto the year 2010. The probability is that water will also be required from INDUS and from JHELMUM rivers ~~[also]~~ by the year 2020. A study be carried out and incorporated in the plan as to how water should be conducted from these two sources.
- xi. The existing railway line should not be changed.
- xii. After 12 series Sectors we would have to develop our Plan by following the geo-physical contours as most of those series comprise of broken areas.
- xiii. In the Plan the aspect of separation of Municipal Services at the proper stage and handing them over to the District Administration should also be kept in view.

4. The Chairman directed that henceforth the Director Regional Planning should work independently and devote himself exclusively to the review of the Master Plan and be detached totally from other assignments. He should have a separate Budget, proper Office accommodation, Transport, Office Equipment, etc. Space requirements for Office accommodation be carefully worked out by D.R.P. and submitted to the Member Administration immediately. Budget proposal covering all the aspects be realistically revised and submitted for approval.

5. Before concluding the meeting, the Chairman directed that the review of Master Plan of Islamabad MUST be completed by the end of 1987 so that it could be incorporated in the Seventh Five Year Plan.
