

MINUTES OF THE BOARD MEETING HELD
ON WEDNESDAY THE 18TH AUGUST, 1971.

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A meeting of the Board of Capital Development Authority was held on Wednesday the 18th August, 1971 at 9.00 A.M. in the Conference Room. Maj. General Bashir Ahmad, Chairman, CDA, presided. Following were present :-

1. Member (Tech)
2. Member (Admn)
3. F.A/Member
4. Commissioner, Rawalpindi Division
5. Director General Works
6. Secretary
7. Director Coordination & Municipal Administration
8. Director Horticulture
9. Director Architecture
10. Director Finance
11. Director Public Relations
12. Director Audit & Accounts
13. Addl: Director Lands
14. Addl: Director Reh:
15. Law Officer

Following decisions were taken in the meeting :-

270/934/71

1.

Installation of lights in the children park and pedestrian street between 'I' type houses near Kohsar Market

11012 Hmt

7/11 M.A

3) 312 1/2

450. Fina

Director Horticulture proposed vide. the summary on the captioned item that lights in children park near Kohsar Market in E-6/3 may be installed as a large number of ladies and children come for walk or play in the evening. The Board approved the proposal.

2701/934/712.

7/11 Fina

Review of Awards under Section 36(3) of the CDA Ordinance - the case of Reventie Estates Chak Shahdad, Rawal, Samba, Korak and Majuhan

1) 11012 A7 A

2) 312 1/2

3) 312 1/2

4) L.O

The summary on the captioned item was presented by the Addl: Director Lands. The Board considered the entire issue again whether review petitions should be filed in all cases where amount awarded is more than the average price worked out by the Accounts Wing. The Board found that large number of awards were given in the past about the villages under issue. In some cases 3 or 4 awards were given and

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prices so awarded were equal to the price awarded in cases under examination now. CDA did not challenge these awards and paid the price accordingly. The price per kanal now awarded in many cases is the same as awarded in the year 1961-62. Therefore, the question before the Board at this stage is not only to see what was the average price in the years 1954-58 per kanal but to consider other factors i.e. the reasonableness of the price per kanal of the awarded amount as compared with the market value, particularly in view of what CDA paid on previous occasions, the difficulties of the expropriated owners who have not been paid although the land has already been acquired and future effect of the acceptance of the price per kanal at this stage. The Board considered that the matter should be re-examined in the light of the directions given by the Board, by a sub-Committee consisting of Secretary, Addl: Director Lands and representative from Accounts Wing. The matter may be brought up before the Board again along with the recommendations of the Committee. Regarding the award of land falling in Revenue Estate Chak Shahdad, it was, however, decided that review petition should be filed against the order of the Commissioner because he has exceeded the limits prescribed in law and issued directive to the D.C. that he should visit the spot and pay the price of the land according to the present classification.

24.2/484/71 3. Layout Plan of Sector E-9

544/18F-4771
 Summary on the captioned item was presented by the Director Planning. The layout plan of Sector E-9 was explained to the Board. The salient feature of the plan was that Class V Centre has been omitted because the Blue Area runs along two sides of the Sector. Some of the functions of community buildings and social services were also transferred and located in Blue Area. The Board felt that whereas the shopping centre of Class V Centre was not needed, it was essential that other service and community buildings should be provided in the sector and, therefore, the plan to this extent may be modified. While considering the lay out of this sector, a question arose whether we should reserve some plots for Government housing. This question has acquired added significance as CDA is developing sectors on self-financing basis. If we reserve plots for the Government, the economics of the sector will be affected as money will not be available immediately. On the other hand, the Government

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housing accommodation will have to be given priority because if no reservation is done at this stage, the distance from the Secretariat Buildings to the places of residence will be so large that it will be difficult for the employees to commute easily from between offices and residence. Tentatively, it was felt that Government needs about 12000 plots for housing from 'A' to 'D' category. These include requirement of plots for the officials of the Cabinet/Foreign Office Block when constructed in Islamabad, employees of the Supreme Court, employees of the AGPR and employees of other attached departments when shifted from Karachi. After considering all pros and cons, the Board felt that the Government housing requirement should be met in the following manner :-

- 1) The allotments made in E-8 should be cancelled in due course and maximum area in the sector be reserved for the Government housing,
- 2) Besides the reservation made in G-8 for CDA Colony, one sub-sector should be reserved in G-9 for Government housing,
- 3) A sub-sector should be reserved in each future sectors, to be developed, for Government housing,

The Board felt that as far as the officials of the attached departments are concerned, the decision of the Board was that the offices of attached departments would be constructed in the mauve area and the matching accommodation shall be provided in the nearby sector. Therefore, there should be no difficulty in meeting the requirements of the attached departments at any time because more sectors will be continued to be developed and land made available. The problem of finding places for residential accommodation is primarily of the employees who are going to work in the present Secretariat Buildings complex. Thus for the employees of the Cabinet/Foreign Block, Supreme Court, National Assembly Secretariat and Comptroller and Auditor General office, there would be sufficient space available in E-8, G-8 & G-7.

Any other item

Total planning of Class-V Centres

Director Architecture pointed out that the individual purchasers are submitting plans and designs of the buildings to come up in Class V Centres which do

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454/MF 27/11

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not bear relationship to each other. As such the conceptional requirement of Class V is being effected. He proposed that CDA should give the design of the buildings itself so that effect is not marred and proper facade and relationship of the building to another is maintained. If necessary, the terms & conditions may be changed. The Board approved the proposal.

MUNAWAW