

CONFIDENTIAL

MINUTES OF SPECIAL BOARD MEETING
HELD ON SATURDAY, 20TH FEBRUARY, 1971.

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A Special meeting of the Board of Capital Development Authority was held on Saturday, the 20th February, 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 (Adm.).
3. F.A. Member.
4. Director General Works.
5. Secretary.
6. Director Planning.
7. Director W&S.
8. Director Finance.
9. Director Buildings.
10. S & P Officer.
11. Estate Officer.

Following decisions were taken :-

2309/416/711. Disposal of residential plots in Islamabad.

118/88-Cor 1/68

The Board felt that one of the fundamentals of sound Town Planning is that the land must return to the Metropolitan Authority after at least 90 or 100 years so that a city could be replanned according to the needs of the time. In all cities and Cantonments of Pakistan and in all new cities abroad, the residential plots are allotted on the basis of 99 years lease, but in Islamabad the residential plots were being sold. This was reportedly done in the beginning with a view to attract the people as a measure of incentive. It was considered desirable that the plots should be allotted on lease so that the land could revert to the Authority after 99 years. After some consideration it was decided that as an interim measure all residential plots in the new sectors and model villages in Islamabad should henceforth be allotted on 99 years perpetual lease. In the mean time the matter may be referred to the Government if necessary. In view that the development cost etc. of the plots would be charged in the form of premium, only nominal annual ground rent should be fixed.

JPL
Dir Fin
Estate Officer

Contd..P/2.....

2310/416/71 2. Development of Sectors Ramna 8 & Ramna 9.

416/84-Contd

DSW
DPL
Estate Officer

In view that these Sectors have to be developed on self-financing basis, it was considered desirable that the development and lease of residential plots should be so phased as to ensure full utilisation of the developed areas and smooth construction of houses by the allottees.

After detailed discussion it was decided by the Board that development of the area of private plots in sub-Sectors Ramna 8/1 & 2, falling between the two nullahs, running north-south through these sub-sectors, should be undertaken in the first instance. The development of part of sub-Sector Ramna 8/4, where construction of T&T housing was already in progress, should also be undertaken simultaneously.

In order to determine the scope of further phases of development, it was decided that applications should be invited through an advertisement on a prescribed form wherein the applicants should specifically indicate the date when they would be in a position to undertake the construction of their houses. In the application form, an undertaking should also be obtained from the applicants to the effect that if they failed to undertake and complete the construction of houses within the promised time, they would be liable to pay the penalty to be specified later. The Estate Officer was directed to device an application form urgently and expedite issue of the advertisement.

In order to ensure that facilities like gas, electricity, telephones and schools etc. are also timely provided by other agencies, the Director General Works was directed to take up the matter with respective agencies and ensure that necessary action is taken by them to achieve the desired purpose.

2311/416/71 3. CDA Housing Colony.

18/84-Contd/71

DSW
Dir Fin
DPL
Estate Officer
Admin Officer

It was noted that the CDA has not so far constructed any houses for its employees, which should have been rightly done in the very beginning. Presently the CDA is paying a considerable amount as rent for the private houses, and a

large number of CDA employees were still without residential accommodation and experiencing great hardship on that account. The efforts of the Authority for construction of houses had in the past failed for want of funds for the purpose. The Board felt that it would be economical and also otherwise desirable to undertake construction of at least 50% of the CDA's residential requirement by taking loan from the banks, or sale of debentures. It was, therefore, decided that a reference, giving complete details of the rent paid by the Authority for houses and the amount required for the construction of CDA Colony, should be made to the Government by the Finance Wing seeking approval to the proposal of construction of these houses by raising loan from the banks.

2312/416/71 4. Development of Blue Area.

287/8F - Govd/71

The Chairman enquired as to when the development of the Blue Area could be started. The L.G.W. informed that the design of services had just been completed and estimates will now be prepared, which would be submitted within a period of one month. It was noted that the allottees of plots in Blue Area could not undertake construction of buildings and they were complaining for delay in the development of the area. The Board, therefore, desired that the preparation of estimates and sanction thereof should be expedited, so as to ensure that the work must commence during the next month.

Sheikh