

MINUTES OF THE BOARD MEETING HELD ON  
WEDNESDAY, THE 19TH MAY 1971.

15

A meeting of the Board of Capital Development Authority was held in the Conference Room at 9.00 A.M. on 19.5.1971. Maj. General Bashir Ahmed was in the chair.

Following attended the meeting :-

1. Member (Tech)
2. Member (Admn)
3. F.A/Member
4. Director General Works
5. Secretary
6. Director Architecture.
7. Director Planning
8. Director Coordination & Municipal Administration
9. Director Municipal Admn.
10. Director Public Relations
11. Director Finance.
12. Director Audit & Accounts
13. Director Design.
14. S & P Officer
15. Establishment Officer
16. A.F.A. (Works)

Following decisions were taken in the meeting.

2349/423/71 1. Naming of markets in Islamabad.

452/84. Coord/69

Dir. Plg.  
Dir. P.R.

Summary on the captioned item was presented before the Board by Director Public Relations. It was felt that the existing pattern of naming the streets, bazars is not convenient to the public. It was, therefore, decided that a more thorough exercise should be carried out by the Director Planning and Director Public Relations on the following lines :-

- a) The streets and the bazars may either be named or given progressive numbers and duplication of the same number and name should be avoided in the sectors.
- b) A list of the names after rivers, hills, heroes may be drawn for selecting a particular name while naming a particular street or a bazar,
- c) In future, the question of naming various streets and bazars should be considered at

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24/5/71  
A.C.O.

the time of developing the sector.

When the above exercise is over, if necessary, the matter should be put up to the Design Committee in case any policy decision is reversed or amended or modified or sought for.

2350/423/71 2. Grant of fixed travelling allowance to Officers/Staff of C.D.A.

1/BF-Coord/71

The summary on the captioned item, along with the report of the Sub-Committee was presented by the Establishment Officer. The Board, after considering the report in detail, accepted the recommendations of the Sub-Committee with the following observations item-wise :-

1. DGW
2. Dir. Fin.
3. Dir. AFA
4. Dir. Design
5. Establishment Officer
6. AFA (W)

- 1) Approved.
- 2) F.A/Member shall review the cases of the officers drawing special pay in lieu of the fixed T.A. No. omnibus decision for grant of travelling allowance when the nature of the job does not entail such a duty is feasible and proper.
- 3) Approved subject to any exception to be worked out individually.
- 4) Approved.

Regarding the deputationists, the matter shall be further examined individually by F.A/Member.

Any other item

2351/423/71 1. Development of Sector I-14

565/BF-Coord/71

1. DGW
2. DPL
3. Addl. Dir. RA
4. Estate Officer
5. S+P Sec.

The Secretary explained the salient features of the PC-I form for I-14. What it visualises is a shift from the existing policy of developing the sector as a whole in the beginning providing for all services and embarking upon a new approach of phased development programme. Obviously, a number of questions will arise that how to project the cost of various services to be provided, say over a period of 20 years, what is to be the mechanism of charging the development cost, how much is to be charged in the beginning at the time of allotment and how the payment should be staggered and finally whether it is desirable to have such a colony of displaced persons in the sectoral area and not in the villages. The urgency of having a departure from the existing pattern/orders is because there are large number

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of villages in the foothills of Margalla whose land has been acquired but the expropriated owners are not prepared to vacate nor they are prepared to go to a colony which is away from Islamabad and Rawalpindi. Obviously I-14 was selected as one of the sectors which is more near to R'Pindi than Islamabad and which in addition to the Industrial units, would house the industrial labour. It was, therefore, considered that the expropriated owners would readily move to this sector provided the land is given on reasonable rates, the payments can be staggered and the services can be developed not immediately but pari pasu in due course.

Keeping in view the above objective, the Board decided that :

- a) All the points raised above should be carefully considered by the Sub-Committee and proper recommendations made to the Board,
- b) The Sub-Committee may also see if it is possible to plan a colony outside the sectoral area within the Federal Territory at some conveniently located site.

2352/423/71 2. Planning of Sector F-9

544/84-Genl/69

Director Planning read out a note on the rationale of future detailed planning of the sector. M/s. Doxiadis Associates in their Master Plan of Islamabad gave broad indications that of the plot sizes and drew a low, medium and large size plots curves. They also prepared a detailed plan of the 4 sectors but no detailed thinking was done for planning the sectors in future. The time has now come to prepare a long term prospective plan for the development of the various sectors. In this context, a review is considered necessary regarding the policy hitherto followed for the development of the various sectors in regard to the plot sizes, composition of population, services, open parks etc. and to enunciate a more realistic policy.

*JPL*  
*Jin Hort.*  
*Estab. Officer*  
*F.W.*  
*S+P Sec.*

Question which needed decision was whether F-9 which was supposed to be a residential sector according to Doxiadis Plan and subsequently decided to be a park should be allowed to remain as park or should be developed as a residential sector. In the Doxiadis Plan, part of Sector E-10 was designed to be a park where the land is broken and not fit for residential colony. F-9 is comparatively flat with less broken land and more suitable for residential colony rather than to be park. The back-ground that how it was

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decided to be a park rather than the residential sector was not available nor Director Planning could give any sound rationale of changing the original master plan.

The Board, therefore, decided that Sector F-9 should be developed as residential sector.

2353/423/71 3. Raising of Per Sq.Yd. cost of the  
168/BF-Corrd/69 surrendered plots in Sector F-6 & G-6

F-6 & G-6 sectors are fully developed sectors. Occasionally one or two plots are surrendered which have not yet been built up. There is a great demand for these plots. Mostly the people who have been allotted plots in Sector F-8 ask for exchange in these sectors. Whereas these sectors are fully developed, the price per sq.yd is less as compared to F-8 or G-8 because these sectors were developed long ago when the development cost was low. Original cost per sq.yd. was about Rs. 20/-, but the Government in the beginning decided to give subsidy and plots were sold at the rate of Rs. 12.50. The Board, therefore, considered that the original justification for full subsidy for the surrendered plots no longer exists. After discussing the question at length, the Board decided to raise the price per sq.yd. in Sector G-6 & F-6 from Rs. 12.50 to Rs. 16/- per sq.yd. with immediate effect for future allotments.

2354/423/71 4. Allotment of Shopping Centres in  
452/BF-Corrd/69 Class-III

Hitherto the land in Shopping Centres in Class III is being allotted at the rate of Rs. 25/- per sq.yd. There is a great demand for shopping sites in Class III Centres as the shopping sites are small. It is necessary to exploit the source through the sale of land and derive maximum revenue. Before a policy decision is taken that what the market would fetch for the sites in Class III centres, the Board <sup>decided</sup> to have reaction of the public. It is decided that applicants whose applications are pending with us should be informed that plot sites are available for sending their bids. It should be suggested that reserve price per sq.yd. will be Rs. 100/- and in case we find a proper response then suitable price per sq.yd. for commercial sites should be fixed.

2355/423/71 5. Fish Market  
361/BF-Corrd/70

In the last meeting of the Board, a decision was

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1. JGW
2. Dir. Fin.
3. JMA
4. Estate Officer

taken that we should construct fish, vegetable and fruit market comprising small shops at various places. It was indicated that on the pattern of Tollinton Market, Lahore, the building should be simple and less costly. In the building there shall be small "tharas" of 6' x 6'. DGW, in response to that decision, submitted an estimate of Rs. 1,10,000 to cover an area of 2200 sq.yds. The per sq.ft. cost thus worked out was roughly about Rs. 50/- The Board thus found the estimate un-realistic. The estimated cost of the two shopping centres should not be more than Rs. 20,000 to 25,000/- each. The Board, therefore, decided that estimate should be revised in the light of the discussion of the Board and submitted to Finance Wing in due course.

2356/423/716.

Design of the Dust Bins.

468/18F-Corrd/68

Mr. Abdul Qadir, Landscape Archt., presented a revised design of the dust bin. The Board observed that the problem is not of the design of the dust bins but the problem is of the system as a whole. These dust bins cannot be cleared as they are not being washed and unless there is a system to wash the bins, the things stick on and are decomposed in due course and as such produces un-wholesome smell for the locality. In this respect, attention was drawn to the earlier decision of the Board. The Board, therefore, decided that the policy decision taken in this behalf to re-organise the entire system should be looked into again and proper answer found to make the system efficient.

1. DMA

2. Dir Archt.

3. Dir Hort

4. Landscape Archt.

DMA