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CONFIDENTIAL

MINUTES OF THE MEETING OF THE BOARD OF
CAPITAL DEVELOPMENT AUTHORITY HELD AT
9 A.M. ON TUESDAY, THE 12TH MAY, 1970

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A meeting of the Board of Capital Development Authority took place at 9 A.M. on Tuesday, the 12th May, 1970. Major General Bashir Ahmed, Chairman, C.D.A. presided. Following attended :-

1. Member Administration.
2. Member Technical.
3. Financial Advisor/Member.
4. Director General Works.
5. Secretary.
6. Dy; Director General Works.
7. Statistical, Programming & Coordination Officer.
8. Director Public Relations.
9. Director Audit & Accounts.
10. Director Architecture.
11. Director Designs.
12. Director Buildings.
13. Director Works.
14. Director Horticulture.
15. Director Machinery Pool Organisation.
16. Director (W & S).
17. Addl. Director Lands.
18. Deputy Director (Urban Planning).

4/11/70
9/6-Extnd/6/1
Mr. H.
Dir (Arch)

I. DESIGN OF MOSQUE FOR AHLE HADITH IN
SECTOR RAMNA-6/1 ISLAMABAD.

The summary containing the proposal for the construction of Ahle Hadith mosque in Ramna-6/1 was presented by Director Architecture. It was explained that the policy decision to construct a mosque for Ahle Hadith having a space for more than 800 persons at the time of prayer had already been taken. The design of the mosque which inter-alia had a provision of rooms for Darul Mutalia had been modified and provision of rooms deleted. In the revised design Ahle Hadith had asked for a space for about 100 ladies. The Director Architecture suggested that since open space was available it would not be difficult to make provision for 50 ladies in the prayer hall. The Board approved the proposal with the provision if it was feasible the area of the mosque should be extended and

a 'C' type mosque be constructed. If, it is not possible to extend the area feasibility of changing the design and having a double storey mosque may be considered.

II. LANDSCAPE DESIGN OF OPEN SPACE IN FRONT OF THE CIRCULAR RESTAURANT IN RAMNA-6 KENDRO.

The summary under the captioned subject was presented by Sh. Abdul Qadir, Landscape Architect. The Board approved the landscape design as a temporary measure treating it as a drainage scheme for the area. The Board, however, observed that a Geologist be engaged to determine the source of seepage of water and its future effects on the soil so that any possible damage to any adjoining buildings is taken care of.

III. TRANSFER OF ADMINISTRATIVE CONTROL OF THE GOVERNMENT HOSTEL ISLAMABAD FROM C.D.A. TO THE ESTATE OFFICE.

The captioned items was explained by the Secretary in the Board meeting. It was observed that the management of hostel was closely linked with its maintenance. Its maintenance cannot be compared with the maintenance of an office building where the work is of a seasonal nature. In case of hostel the maintenance and management is minute to minute affair. All the items of fittings, furniture and fixtures in the rooms are part of maintenance work and the same are also part of the management work. The impression that only reservation of rooms is management is erroneous. It was, therefore, very difficult to segregate the management and the maintenance part regarding the operation of the hostel. Any divorce of the two would mean endless difficulties and mis-management. The Board, therefore, decided that the Government may be apprised of the Board and the C.D.A. did not subscribe to the view of parting with the management of the hostel, since the task is well within the charter and capabilities of C.D.A.

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It was also observed that a large number of defaulters have not yet paid the rental charges of the hostel. The rules of allotment of accommodation in the hostel need to be looked into again. It was, therefore, decided that rules of allotment for officers who intend to stay on semi-permanent basis should be revised so that there is no difficulty in regard to recovery of rental and other charges from the defaulting officers. The expenditure should be cut down and a budget prepared for running of the hostel on no Profit no loss basis.

IV. CONSTRUCTION OF C.D.A. OFFICE BUILDING IN ISLAMABAD.

The summary under the captioned item was presented by Mr. Ishtiaq Ahmed, D.D.(U.P) who gave a detailed background of the history of the various alternative sites examined for the location of the CDA offices. Keeping in view the future expansion of the city, the Board approved the site earmarked for for the construction of CDA offices. The Chairman however, would like to pay a visit to the proposed site and the M.P.O. sheds in order to adjust the Sheds which should not be visible from the CDA offices.

V. APPROVAL OF BUILDING PLANS FOR BLOCK NO. 24 RAMNA-6, KENDRO.

The summary under the captioned items was presented by Director Architecture, who observed that the only difficulty which he has noticed in the building plan is the location of lavatory which either should be placed on the outer side of the building or should be mechanically ventilated. The Board approved the design in principle with the observation that the Director Architecture will see that the observation made by him in the Board meeting are kept in view by him while approving the design finally.

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WHOLE SALE FRUIT AND VEGETABLE MARKET
IN ISLAMABAD.

Mr. Ishtiaq Ahmed, D.D(U.P) presented a summary regarding layout of the Fruit and vegetable Market. His main stress was that since the shifting of the market from I-11 to H-8, H-9 or I-9 would be departure from the original Master Plan, the master may be examined thoroughly by a sub-committee. He further explained that in a meeting held under the presidentship of the Commissioner, the master plan for the city of Rawalpindi has been drawn and the concept of development of the twin cities have been completely ignored. The site earmarked by the SDA in the Master Plan for the Fruit and Vegetable Market was to cater for the requirements of both the towns as whole sale market which would no longer hold good as municipal authorities have decided to establish fruit market within Rawalpindi municipal area.

The Board weighed the arguments put forth by Mr. Ishtiaq Ahmed, . The Board found that there was no major departure from the original layout. Since it is not possible to plan the Fruit and Vegetable Whole sale Market for both the towns at the proposed place earmarked in I-11, it is all the more reasonable for the C.D.A. to change the site so that the Fruit & Vegetable Market for Islamabad is established with least possible delay. It was, therefore, decided that the Member (T) would appoint a committee to examine whether the Fruit and Vegetable Market should be shifted to H-8 H-9 or I-9 without disturbing the overall institutional plans given in the Master Plan in this area. A specific time shall be prescribed.

The Board further noted that the green belt along the southern side of Peshawar-Islamabad Highway was proposed in the original layout. Adjacent to the green belt towards further south is the area reserved for educational institutions and further in the continuity is the industrial area. Since educational institutions like schools, colleges and Poly Techniqu cannot be grouped with industries, the institutional planning does not seem to be very happy. It, therefore, needs to be examined why academic institutions should not be brought near the road railways, factories etc and why the green belt is not proposed in between the

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areas occupied by institutions and industrial and communication area to make a wedge between the two. It was, therefore, decided that the matter should be looked into at the time of examining any other institution in the area.

On a specific query raised by the Chairman regarding shopping centre in Shalimar-6 i.e. K-6 a lively discussion ensued about the execution of planned and un-planned schemes. The general impression was that un-planned scheme however, small their magnitude may be, should not be undertaken without specific approval of the Government. This impression, however, was found to be in conflict with the legal requirements of the Ordinance. Section 11 of the Ordinance lays down how the Master Plan will be prepared and approved. Section 15 deals with the powers of the Authority to incur expenditure. Section 42 empowers the Authority to set up a Central Development Authority Fund comprising of the grants from the Central Government, Loans Grants from Local Bodies, as well as sale proceeds of movable and immovable properties, foreign loans and loans obtainable from the Government. Section 43, sub-section 3 lays down the procedure of sanction of the schemes by the Central Government. Obviously if any scheme costing less than Rs. 25 lacs and is within the over all scope of the Master Plan approved under section 11 can be executed by C.D.A. without any reference to Government and perhaps it will not be necessary to send PC-I Proforma to the Central Government for specific sanction. Otherwise the Authority becomes purely a subsidiary department of the Government without any freedom of action within the overall Master Plan. The Board further felt that such freedom of action is also necessary as priorities may change during the process of examination and projects of low priority and of smaller magnitude may have to be taken up early. The construction of class IV shopping centre in Shalimar-7 is an example in point. It could not be imagined that the private sector would be slow in constructing shops in certain un-developed sectors and for want of this facility a large number of Government Officers have not yet occupied the houses already acquired by the Government.

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It was, therefore, decided that Secretary should look into the past history that why schemes below h. 25 have been sent to the Planning Commission and the Central Govt for sanction. It should further be verified that if financial safeguard Ordinance is still operative, under which certain restrictions were imposed on the autonomous bodies regarding their freedom to spend. In the meantime Secretary should, however, take up with the banks if they would be prepared to advance loan as deposit work to be undertaken by the CDA on behalf of the allottees/fail to pay back to the bank. On the basis of the loan if agreed to be advanced by the banks to the allottees, the CDA would undertake the construction of shopping centre on their behalf as deposit work for ensuring harmony according to the approved design and would sell the land as well as the shop to the individual allottee.

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The CDA would
take to repay
loan of the bank
in case the
allottees

VII. SELECTION OF SITE FOR THE OFFICES OF
PAKISTAN ATOMIC ENERGY COMMISSION.

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The summary on the captioned subject was presented by D.D.(U.P). The Atomic Energy Commission can be categorised as a building of National Importance and can suitably be located on Capital Avenue Central Square. However, thinking appears to have been done on the question of institutional planning in this area as there was no other proposal on anvil that which other buildings shall be located within the Central Square. The Board decided to approve the site with the provision that the building of Atomic Energy Commission will have to conform to the general pattern of development of C.D.A. in the Central Square. The Board further decided that the Secretary would appoint a committee to consider which of the buildings can be categorised as of National Character and keep room for these buildings in this Square.

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Mr. Ishtiaq and Director Architecture would personally go and explain the position to the Chairman Atomic Energy Commission that the proposed building on the plot adjacent to Central Square shall have to conform to the General Design laid down by Doxiadis in this respect.

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VIII. RECOVERY OF HIRE CHARGES OF MACHINERY
ISSUED TO M/S MIR ASLAM KHAN AND SONS FOR
CONSTRUCTION OF DIVERSION TUNNEL AT SIMLY.

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B.W.
in MPD
in (H.S.)
Finance wing.

The summary under the captioned items was initiated by D.G.W. The Board observed that the facts given in the summary were not sufficient enough to warrant a decision. It came to the notice that the charges being worked out are according to practice in vogue. No specific rules have been prescribed that how the charges for transportation of a particular machinery should be levied in case the machine goes out of operation after 5 to 10 hours of its commissioning. It is also not clear that how many machines were involved which went out of operation at Simly Dam immediately after their commissioning, and often these machines have to be sent back to M.P.O. at Islamabad and how much transportation charges the contractor had to pay to C.D.A. It appears that the entire case needs to be looked into from different angle i.e. correct billing for hiring charges. Member Technical would, therefore, look into the entire case and he would correct the billing in consultation with F.A/M. If he finds handicapped, he would like to consult the past precedents in this behalf and also practice in vogue in other agencies. If necessary, the case may be brought back before the Board by Member Technical along with suggestions.

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