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MINUTES OF THE MEETING OF THE BOARD OF CAPITAL DEVELOPMENT
AUTHORITY HELD AT 9.00 A.M. ON TUESDAY THE 5TH MAY, 1970. — 18

A meeting of the Board of Capital Development Authority took place at 9.00 A.M. on Tuesday, the 5th May, 1970. Major General Bashir Ahmad, Chairman CDA presided. Following attended :-

1. Member Administration.
 2. Member Technical.
 3. Financial Adviser/Member.
 4. Secretary.
 5. Director General Works.
 6. Director Public Relations.
 7. Director Municipal Administration.
 8. Director Architecture.
 9. Addl: Director (Lands).
 10. Addl: Director (Reh:).
 11. Estate Officer.
 12. Deputy Director (U.P.).
 13. Town Planner.
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✓ 1. ACQUISITION OF LAND FOR THE SOUTHERN 300'
STRIP OF RIGHT OF WAY OF I-J. PRINCIPAL ROAD.

Mr. Ishtiaq Ahmad, D.D.(U.P) presented a summary for the acquisition of land on the south of I-J Principal Road adjacent to it, covering an area of about 300 ft.wide. The Board considered the argument put forth for the acquisition of area south of I-J Principal Road and found it is not essential under the CDA Ordinance to acquire the entire land for exercising the Building Control or Regional Planning. Also at present the Authority is not in a position to acquire additional land. Under the Ordinance, the Authority can also prepare a Master Programme or scheme in order to exercise Building Control and ensure proper growth and Planning of the city even without acquisition. The Board therefore, decided a scheme for the development of this land should be prepared and regulations drawn. Director Municipal Administration shall arrange the display of posters on the boards fixed at various places prohibiting the residents to undertake construction unless permission has been obtained. Once this Zonal scheme has been drawn, the C.D.A. should regulate the construction in this area.

✓ 2. PROVISION OF FACILITIES IN THE UNDER DEVELOPED
SECTORS & AMENDMENTS TO THE TERMS AND CONDITIONS
OF ALLOTMENT OF PLOTS IN ISLAMABAD.

Another summary presented by the Estate Officer was considered. The Board found that inter-alia one of the causes has been the lack of availability of services in the sectors opened up for development. The Board, therefore, decided that henceforth sectoral development should be so tied that the services are also made available before the actual allotment starts. The Board, therefore, considering the slow progress and recommendation made by the committee decided as under :-

- 1). A schedule of services to be extended in a particular sector should be drawn, if necessary in consultation with other departments and services extended to the sectors opened up for Development according to schedule so drawn.

- ii). Availability of services should primarily precede the sectoral development.
- iii). Sectoral development may be adjusted if necessary for taking up part development of the sector.
- iv). It should be examined legally whether it would be possible to deduct 10% surrender fee instead of 1% deducted at the moment from the existing allottees.
- v). Secretary should address a letter to the Finance Ministry that House Building Finance Corporation should be moved to authorise the Zonal Manager, West Pakistan to exercise enhanced powers for advancing loans to the intending builders in Islamabad area so that reference made to Dacca for the sanction of loan beyond 20,000/- is avoided.
- vi). The scheme for grant of plots on easy instalments to retired, retiring Government servants, Army Officers, and special categories of the public should be examined and recommendations put up to the Board. This has been considered necessary in view of the fact that presently the house builders in Islamabad are those who want to rent out their houses. This temporary shortage of houses is not going to last long and therefore, will not be an incentive to the private builders for ever. It is, therefore, necessary to attract population in the residential sectors who would like to build their own house and live therein.
- vii). Director Public Relations should take up necessary steps to ensure publicity, so that people are attracted to construct and live in Islamabad.
- viii). Closely associated with it the Board considered is the question of development of blue area. The Director General Works was advised to extend services immediately in the Blue Area so that the main commercial centre starts growing.
- ix). It may further be examined whether it would be possible to attract banks to advance loans for the private sector for construction purposes.

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3. REFUSE BINS - DISPOSAL OF

A summary under the captioned items was presented by D.M.A. The Board noted that refuse bins were manufactured with a view to supply one to each house constructed by the Government. The manufacturing cost was to be debited to the construction cost. It appears that the policy was not followed and instead these were offered for sale to the residents. Obviously no one will be prepared to pay Rs.20/- for the refuse bin however sophisticated and good these have been. The Board therefore, decided not to auction the refuse bins as these would hardly fetch any reasonable return. These should be supplied to the Houses being constructed under crash programme and in other public sector. The cost of the refuse bins should be debited to the construction cost. All these refuse bins should, therefore, be transferred to the Director General Works for use.

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37/70. 4. ESTABLISHMENT OF ANOTHER POULTRY & VEGETABLE FARMING SCHEME.

A summary presented by Mr. Shakar Hassan Add; Director (Reh.) was considered at length. As usual the scheme was discussed only in principle. Details of the economics of the scheme with the terms and conditions and technical aspects of the scheme are yet to be worked out. Mr. Shakir Hassan would prepare a self contained scheme and process it through normal channel. The Board approved in principle the size of the plot and the general layout of the plots in the area.

37/70. 5. ISLAMABAD RAILWAY LOOP, SPUR & HALT.

A summary under the captioned item was presented by D.D.(U.P) as Dr. Mrs. Farhat Malik had proceeded on leave. The Board noted with concern the non-implementation of the decision taken at the President level. The Board, therefore, decided that attention of the Railways Authorities should be drawn to the decision in this regard. The Railway Authorities should be requested to declare station near Lohi Bher as halting station for all mail express trains. This would cater for the needs of Islamabad. Director General Works should connect this Railway Station with Islamabad Highway. In the meantime Secretary should take up with the Railway Authorities regarding construction of spur which would serve the industrial area. If necessary, a meeting with the Vice Chairman Railway Board may be arranged.

37/70. 6. ANY OTHER ITEM.

The Board observed that there were no medium class Restaurant and Motels in Islamabad. There are number of places which can be developed as tourists resorts in due course. Secretary should take up the issue with the Department of Tourism for constructing motel type restaurants near Rawal Lake or a floating restaurant in Rawal Lake.

37/70. PROGRAMME REGARDING CONSTRUCTION OF/LOW COST HOUSING.

The Chairman pointed out that the low cost housing construction company has represented that it would probably become difficult for them to undertake construction unless the entire area on which 800 quarters are to be constructed is ready for development. It was explained to the Board by Add; Director Reh. and the Director General Works that 327 plots would be available in Sector I-9 by the time these are constructed upon the services will be extended to I-10 and more plots will be available for construction. The Board decided that we should ensure that development of I-10 sector is ahead of the construction programme of the company otherwise it would be difficult to enforce the terms and conditions of construction on the company.

GRANT OF FIXED T.A. TO FIELD OFFICERS

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The Board was of the view that there should be a uniform policy regarding fixed T.A. One of the easy solutions can be that C.D.A. should provide Government conveyance for undertaking journeys within 5 miles of the capital area. In that case the fixed T.A. should be stopped. F.A./Member however, observed that he is already examining this issue. The matter, therefore, was postponed for examination. F.A./Member would submit his recommendations in due course.
