

MINUTES OF MEETING OF THE BOARD OF CAPITAL  
DEVELOPMENT AUTHORITY HELD AT 9.00 A.M. ON  
TUESDAY, THE 7TH JULY, 1970.

CONFIDENTIAL

Meeting of the Board of Capital Development Authority  
was held on 7.7.1970 at 9.00 A.M. Major General Bashir Ahmed,  
Chairman, CDA, presided. Following were present :-

1. Member (A).
2. F.A./Member.
3. D.G.W.
4. Secretary.
5. Director Arch:
6. Director Public Relations.
7. Director Horticulture.
8. Director Coordination (M.S).
9. Director Municipal Administration.
10. Addl: Director Lands.
11. Addl: Director Reh:.
12. Deputy Director Arch:
13. Estate Officer.

Following decisions were taken :-

(1) Design of Secondary School in Shalimar 7/4

Approved.

(2) Terms & Conditions for allotment of plots  
in low cost housing scheme in Islamabad.

Approved with the following observations :-

Para 1, line 2nd, add words after "through":

"personal contact or by beat of drum",  
and delete words from "a".....to "CDA".

Substitute the 4th line of 2nd sentence  
with the words "model villages", instead of  
"colonies".

Para 2 - In the opening sentence, in between words  
"conditions and", add "priorities".

In 2nd sentence (3rd line), add "Coordi-  
nation Director" in between the words "consists  
of" and "Director Horticulture".

Para 3 -In first line, substitute "or" with  
"whose" and add word "is" after "house".

Add clause (f) to be read as under:

(f) those who have been paid compensation  
less than Rs.2,500/-.

Para 4 - Shall be substituted as under:

"The allotment shall be valid  
for 6 months unless the allottee  
has constructed a house and shifted  
on the plot within the stipulated  
period, failing which the allotment  
shall be automatically cancelled."

Para 5 - Add word "not" between words "shall" and "transfer" in the first line.

After "the" fullstop add the following :-

"Requests for transfer will be considered only in case of built up properties. Except where the transfer is by inheritance, the transferee will have to pay 5% of the lease money as transfer surcharge. Transfer shall only be permissible among the displaced persons from Islamabad".

Para 6 - In the 3rd line, substitute "(e)" with "(f)".

Para 7 - Shall be re-worded as under :-

"The allotment shall be made to the displaced persons who are residing in the acquired houses and are required to be evacuated immediately".

Para 8 - Shall be re-worded as under :-

"The allotment shall be in the form of lease for a period of 90 years".

Para 9 - The first sentence shall be re-worded as under :-

"Lease money will be charged at rates prescribed by the Authority."

Para 11 - This shall be re-worded as under :-

"The payment shall be made preferably by cheque/drafts to be tendered to the Estate Officer, CDA. The allottees may also make payment to the bank to be credited into CDA Account."

Para 13 - Sub-clause (a) shall be worded as under :-

"(a) within a week of the date of allotment or payment of instalment 25% of the value of the plot, take possession of the land allotted to him, failing which the possession shall be deemed to have been taken over immediately on the expiry of this period."

Sub-clause (b) - deleted.

Sub-clause (c) - to be substituted as under:

"(c) Within 6 months from the date of allotment construct and complete the building fit for immediate occupation."

Para 14 - This shall be re-worded by the Estate Officer on the lines of the standard clause incorporated in such agreements already in vogue.

Para 18 - First sentence from "The" to "it" shall be deleted.

Para 23 - This shall be substituted by the following :-

"In case of breach of any of these terms & conditions on the part of the allottee, or any violation of the CDA Ordinance, rules made thereunder, directions given or instructions issued regarding land use, including non-payment of any amount due from the allottee for a period of two months, the Authority shall without prejudice to any other remedy or waiver of any provision, have the

right to demolish the entire construction or portion thereof, forfeit 10% of the price and enter upon the plot and take possession of the same and of any structure, building, construction or other material lying thereon".

(3) Terms and conditions for allotment of plots in Dairy Colony

Para 1 - This should be re-worded as under :-

"Applications for allotment of plots in Dairy Colony shall be invited by the Director Horticulture by personal contact on the prescribed application form. The particulars entered in the application shall be checked by the Directorate of Horticulture so as to verify the title of the applicant for allotment of plot with reference to the terms and conditions hereinafter mentioned. The allotment shall be made by the Director Horticulture."

Para 3 - Delete the word "land" in the first line.

Para 5 - To be deleted.

Para 6 - In the last line, substitute "two months" by "ten days".

Para 7 - Delete lines starting with the word "without" and ending with "approve" in 3rd line.

Para 8 - To be deleted.

Para 9 - To be re-worded as under :-

"The allotment shall be in the form of annual licence".

Para 10 - Shall be substituted as under :-

"Licence money will be at the rate of Rs.20/- per year."

Para 11 - To be deleted.

Para 12 - To be re-worded as under :-

"Payment shall be made in cash to Director Horticulture or his authorised representative."

Para 13 - To be deleted.

The existing heading of para 14 shall be re-captioned as "Schedule for Completion".

Para 14 - Clauses (b) & (c) shall be deleted.

Para 15 - Shall be substituted by the following :-

"Only temporary construction shall be allowed. No permanent structure shall be put up.

Para 18 - Shall be substituted by the following :-

"The allottee shall not :-

- a) use the plot for any other purpose other than keeping cattle,
- b) sub-divide the plot or alter any of the dimensions, or
- c) amalgamate the plot or any part thereof with any adjoining plot for any purpose whatsoever."

Para 19 - Shall be deleted.

Para 21 - In the 5th line, delete the words beginning from "the" and ending with the word "thereon".

Para 24 - Shall be re-drafted taking care of the following conditions :-

The licence shall be subject to cancellation in case :-

- a) a licensee fails to abide by the terms & conditions of the licence,
- b) fails to keep the premises clean and in hygienic condition,
- c) fails to maintain personnel and animals hygiene as prescribed by D.G.M & H.S.
- d) fails to keep the milk in hygienic condition,
- e) transfer the licence etc.

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