

CONFIDENTIAL

CAPITAL DEVELOPMENT AUTHORITY
(Coordination Directorate)

--

Minutes of the Executive Meeting of the
Board of Capital Development Authority.

The Executive Meeting of the Board of CDA was held at 0930 hours on March 17, 1986, which was presided over by the Chairman and attended by the following :-

1. F.A/Member.
2. Member Engineering.
3. Member Flanning.
4. Member Administration.

The items which came under discussion are given in the succeeding paragraphs.

I. OLD POINTS.

5063/729/86.
630/BF-.

1. Bridge over Sohan River.

The Chairman directed to follow up approval of PC-I with the Government.

Action: Dy. Director (F&E).

2. Khokhas-cum-Dukanchas.

5064/729/86.
612/BF-.

Chairman desired submission of a detailed summary in regard to 'A', 'B', 'C' and 'D' type Khokhas-cum-Dukanchas showing work orders issued, number of Khokhas-cum-Dukanchas completed, number of Khokhas-cum-Dukanchas to be re-structured and or re-located. The details of balance work and sites available etc.

Cost Analyst should work out the revised annual rent including 'D' type Dukanchas on the basis of guide-lines given to him. Rental charges of Khokhas-cum-Dukanchas should be finalized immediately and possession of completed Khokhas-cum-Dukanchas be handed over to Dy. Director General (Municipal Administration). Out of twenty (20) 'A'

Contd.....P/2.....

AGENDA ITEMS.

1. The Report of Commission in respect of I-8 Flats.

5068/729/86.

47/BF-.

The report submitted by the Commission was considered by the Board and the following decisions were taken :-

- i. The reduction in cost proposed by the Commission i.e. Rs.10,245.18 for the three rooms flat and Rs.6,413.45 for the two rooms flat would put a further financial burden on CDA. However, as a gesture of good will for the allottees the Board approved the proposed reductions. It was further decided that the left over cost of escalation shall now be recovered in four equal instalments in one year. Director Estate Management informed that nearly hundred flats are yet to be handed over to the allottees. Member Engineering pointed out that the contractor is pressing hard for taking over the possession of the remaining completed flats. It was decided that no further possession shall be handed over to the allottees unless the escalated amount is fully recovered. However, it was decided that in case the flats are complete in all respects, possession should be taken over by CDA and the Chowkidars already held on the strength of CDA should be deputed to look after these flats.
- ii. A task force comprising one Officer each from Estate Management Directorate and Finance Wing under the supervision of FA/Member shall exclusively devote their full time efforts to finalize the remaining loan cases concerning I-8 Flats with H.B.F.C. The progress of the

Contd.....P/4.....

task force shall be watched by the FA/Member on a weekly basis.

- iii. Chairman decided that all the construction defects in I-8 flats, shall be got removed systematically by the Works Directorate under their supervision and the expenditure will be borne by the contractor. Regarding design defects it was decided by the Chairman that these will be looked into by Member Engineering and Member Planning. A detailed report alongwith cost estimates shall be prepared. However, work on rectification of design defects shall only start if the allottees of the flats are willing to bear the extra cost involved.
- iv. It was decided that the un-developed state of the area around these flats, will be graded and developed by the CDA. Member Planning and Member Engineering shall visit the site to prepare a comprehensive scheme in this respect.
- v. Board decided that in case the allottees are not prepared to accept the revised cost proposed by the Commission and approved by the Board, their allotments will be cancelled and the possession taken over by them declared invalid. The flats thus got vacated from such allottees shall be offered to other Government servants. In case the number of interested Government servants is more than the number of flats available the allotment will be decided through open public ballot. However, it was decided that before such flats are offered the prices shall be revised on the basis of the then prevailing market value.

- vi. The Board appreciated the hard work done by the Commission in preparing the report. It was termed as a very good effort which has tried to disentangle the various issues involved.

Action: Member Engineering.
Member Planning.
FA/Member.
DDG (Design).
DDG (Planning).
DDG (Works).
Director Works.
Director Environment.
Dir: Estate Management.

5069/729/86.

531/BF-.

2. Transfer of Stone Crusher at Suniary and other location.

The summary prepared by the Regional Planning Dte: was considered by the Board. It was agreed that suniary quarrying and crushing come under the classification of Industrial activities, the transfer fee fixed in the Land disposal policy i.e. Rs. 11/-, 15/- and 25/- on first, second and third transfer respectively shall also apply in the case of transfer of crusher plants. It has further been decided that the transfer of stone crusher plots in the suniary area shall be allowed on the rates specified in the agreement already signed. Subsequently fresh agreement shall be executed with the new allottees on the basis of rates indicated in the land disposal policy. In case where no agreement exists, the rates indicated in the land disposal policy shall apply even in the first instance.

Action: Member Planning.
DDG (Planning).
Dir: Estate Management.
Cost Analyst.

5070/729/86.
659/BF-.

3. Re-development plan of old village Noor Pur Shahan.

The development plan for the old village Noor Pur Shahan presented by Member Planning was considered by the Board and was approved. Since all the land and built up property stands acquired in Noor Pur Shahan village, therefore, the development plan prepared by the Planning Wing intends to retain maximum number of existing houses and to provide the following services to the residents of that area:-

- a. Water supply/Electricity (door to door).
- b. Metalled roads/paths are also to be constructed. The residents will pay for the services to be provided by the CDA.
- c. About 40 plots have already been allotted in this village. We may honour this allotment.
- d. Small pedestrians are to be provided.

Action: Member Planning.
Member Engineering.
DDG (Works).
DDG (Planning).
DDG (Services).
Dir: Estate Management.

5071/729/86.
520/BF-.

4. CDA Model School.

Member Administration informed that the work on the CDA Model School is complete in all respects and opening ceremony may be arranged in the middle of April, 1986 i.e. after start of the classes. It was further decided to obtain the date and time from the Minister of Education to grace the occasion.

Action: Director T&E.
Dir: Public Relations.

5072/729/85.

CDA-29(16)-
Coord/79.

5. Establishment of Family Planning Unit
in Medical Centre G - 9 , Islamabad.

The working paper prepared by the Director Health Services on the subject was considered by the Board. The Board agreed to establish a family planning unit at CDA Medical Centre G-9; Islamabad in association with the Distt: Population Welfare Officer.

Action: Director Health Services.

K.H.Khan/*.

