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**CAPITAL DEVELOPMENT AUTHORITY**  
(Coordination Directorate)

Minutes of the meeting  
of C. D. A Board.

The Board meeting was held on Monday the 12th February 1990 at 10.00 A.M in the Conference Room of the Capital Development Authority. The following attended:-

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| 1. Chairman.                           | - In chair.           |
| 2. Administrator, ICT.                 | - Ex-officio Members. |
| 3. Commissioner, Rawalpindi.           |                       |
| 4. Member Administration.              |                       |
| 5. F.A/Member.                         |                       |
| 6. Member Engineering.                 |                       |
| 7. Member Planning.                    |                       |
| 8. Member/D.D.G(Services).             |                       |
| 9. D.D.G (Planning).                   |                       |
| 10. D.D.G (Personnel).                 |                       |
| 11. Secretary, CDA.                    |                       |
| 12. Director (U.P).                    |                       |
| 13. Director Master Plan Cell.         |                       |
| 14. Director Estate Management.        |                       |
| 15. Director Roads.                    |                       |
| 16. Director W&S(Development).         |                       |
| 17. Director Public Relations.         |                       |
| 18. Director P, E&C.                   |                       |
| 19. Director Water Supply.             |                       |
| 20. Director Municipal Administration. |                       |
| 21. Deputy Director (I.P).             |                       |

2. The meeting started with the recitation from the Holy Quran. The Board took up consideration of the summaries included in the agenda circulated on 1st, 3rd and 6th February 1990. The gist of discussion and decisions follows:-

1. Priority assignment to meet public demands - water supply connection to villages.

Member/D.D.G (Services) was considered. In consideration of the fact that provision of water supply to the habitats which had come up in an around Islamabad un-authorisedly either on the land already acquired by CDA or on the land which was to be acquired by the CDA, sooner or later would amount to granting permanence to such habitats, it was decided not to extend this facility as a matter of policy. CDA should restrict water supply to the Model Villages which had been planned in the Islamabad Capital Territory. As suggested by the Administrator, ICT a list of Model Villages already planned/developed by the Authority would be provided to the ICT Administration.

Action: Member/DDG(Services).  
Director Water Supply.

2. Permission for the construction of a foot Bridge and Addl: Govt. Housing in Sector G-7/3.

5390/764/90  
630/BF.

The summary submitted by the Planning Wing on the subject was considered. The Board approved the construction of foot bridge across a Nullah in Sub-Sector G-7/3 to provide facility of pedestrian traffic to the residents of the area.

Action: DDG(Planning).

3. People's Works Programme - Noorpur Shahan.

5391/764/90  
630/BF.

The background of the case was briefly explained to the Board by Member/DDG(Services). After due consideration the following

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decision was taken by the Board:-

- i) As already decided on a similar summary CDA would restrict water supply to the Model Villages planned/developed by the Authority. However, it was agreed that the existing water supply arrangement to Village Noorpur Shahan may continue but no additional water connections could be allowed from the existing sources.
- ii) A new source by digging a shallow well/tubewell be developed by the People's Works Programme in which CDA may render technical assistance if so desired by the Administrator, People's Works Programme.

Action: Director Water Supply.

4. Balance work of construction of parking in South of Fazal-ul-Haq Road in Blue Area, F-6/G-6, Islamabad.

5392/764/90

548/BF.

The salient features of the summary were explained to the Board by Director Roads.

In consideration of the fact that the proposal involved the provision of parking by converting the green area, it was felt desirable if decision was taken by the Board after inspecting the site. A site visit would be arranged by DDG(Planning)/Director Roads on a date and time convenient to the Board Members.

Action: DDG(Planning)  
Director Roads.

5.

Restoration of allotment of plot  
in Sector G-8/4, Islamabad.

The background of the case was explained to the Board by Director Estate Management. After detailed discussion it was decided as under:-

- i) The allotment of five blocks withdrawn on 2.5.1989 from the Director General, Post Offices be restored subject to the condition that approved plans for the construction of buildings for which this land was allotted were available with the said Department failing which the status-quo should be maintained.
- ii) The above decision will apply in all similar cases and may therefore, be deemed to be a policy decision.

Action: Director E.M.

6.

Write off sanction of infructuous  
expenditure of Rs.6,36,974/29.

5394/764/90  
764/EM.

The background of the case was explained to the Board by Director W&S(Development). In consideration of the fact that recovery from the original contractor was not possible being not alive and there appeared no other alternative to make the loss good, it was decided to write off the amount involved i.e. Rs.6,36,974.29 so as to settle the draft para.

Action: Director W&S(Dev).

7.

Request for water supply connections  
(Public Taps) for Haq Bahu and Benazir  
Colonies.

764/90

2/BF.

The summary on the subject submitted to the Board by Director Water Supply was considered. In the light of the decision taken on a similar summary i.e. that CDA would not provide water facility to habitats other than the Model Villages planned/developed by the Authority itself, it was decided not to extend water facility to Haq Bahu and Benazir Colonies, their status being un-authorised.

Action: Director Water Supply.

8.

Allotment of Cold Storage in  
Sector I-11/4, Islamabad.

5396/764/90

690/BF.

Brief background of the case was explained to the Board by Member (Planning). Administrator, ICT was of the firm opinion that the industrial area in Islamabad had already been over planned and in his opinion, there was hardly any justification for the creation of additional industrial plots. Sighting as an example, he said, that 16 Flour Mills were already operating in the industrial area of Islamabad and the 17th was in the process of being established. This number, he said, was much beyond the actual requirement of the Islamabad area. After detailed discussion it was decided that the matter should, in the first instance, be referred to the Committee constituted for the scrutiny of applications for the allotment of industrial plots in Islamabad so as to determine

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as to whether there was genuine need for the creation of more plots for Cold Storage or the plots already provided for the purpose were sufficient to meet the storage demand of Islamabad.

Action: Member (Planning)  
Director E.M.

9. Restoration of allotment of four 'A' type Blocks in Sector G-8/2, Islamabad.

5397/764/90  
690/BF.

The decision taken on the summary relating to the restoration of allotment to the Director General, Post Offices will hold good in the present case as well.

Action: Director E.M.

10. Book entitled "Islamic World" - publishing of.

5398/764/90  
764/BM.

The summary presented to the Board by Director Public Relations was considered. It was felt that the book entitled "Islamic World" proposed to be published by Mir. Bahadur Hussain Khan will be of little value to the Authority. It was further observed that in-so-far as enhancing the image of Islamabad in the outer world was concerned, it was for the Ministry of Information or the Tourism Division to take care of this aspect. Therefore, it was decided to drop the proposal.

Action: Director Public Relations.

11. Payment of Water charges in r/o of Union Council Bharakau, Islamabad.

5399/764/90  
412/BF.

The proposal made in the summary by Director Water Supply was considered. The Administrator, ICT agreed to prevail upon the Union Council,

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Bharakau to pay the outstanding dues in respect of water charges to CDA without further delay.

Action: Director Water Supply.

12. Land for the Offices of Islamabad Administration.

400/764/90  
690/NF.  
The salient features of the summary were explained to the Board by Member Planning with the help of charts/plans. He said that in view of the decision that Sector F-9 would be developed exclusively as a park and no buildings would be allowed there, it was decided to shift the location of Offices of the Islamabad Administration to a site in Sector F-10 which was at a short distance from the site earlier proposed for the purpose. The Administrator, ICT was of the view that the location of the Offices of the Islamabad Administration should be away from commercial activity and at the same time should be located close to the developed sectors of Islamabad. 2-3 possibilities for locating the Offices of Islamabad Administration i.e. in Sector F-10, the area reserved for future expansion of Administrative Sector or along the site earmarked for CDA Headquarters were examined. After some discussion it was agreed that the Board would visit all the proposed sites before taking a final decision in the matter. The site visit would be arranged by DDG(Planning) on the date and time convenient to the Members.

Action: Member Planning.  
DDG(Planning).

01/764/90  
764/BM.Re- location of the proposed new  
Islamabad International Airport.

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The salient features of the summary were explained to the Board by Director Master Plan with the help of the Islamabad Master Plan. After detailed discussion it was decided that the location of a new Airport at the site already selected for the purpose may not be changed for the following reasons:-

- i) The apprehension that the site selected for the new Airport would interfere with the metropolitan urban development of the twin cities was not well founded in the context of foreseeable future, as it was likely to take 25 to 30 years for the development of two cities to reach a point when the location of the new Airport could restrict the development process. And by then the site already selected would have served the purpose well.
- ii) The acquisition of land for the site already selected had commenced and the Aviation Division had also taken in hand the work of preliminary site planning and therefore, the shifting of site at this stage would involve infructuous expenditure which would not be administratively feasible.

Action: Director Master Plan.

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14.

Retention of Quarter No. 577-C, G-6/1-3, Islamabad by the family of late Muhammad Amir, Deputy Director, CDA.

21/12/72  
624/BR.

The summary submitted to the Board by the Dist. General Services was considered. In view of the compassionate grounds of the case and the existing precedent, the request of the widow for retention of the quarter for another 5 years w.e.f. 13.4.1990 i.e. the date on which the existing extension will expire, free of rent, was acceded to.

Action: Member/DIG(Services).

15.

Construction of Roads SR North, SR West and YRS in G-10/2-3, Islamabad.

24/03/79/79  
630/BR.

The background of the case was explained to the Board by Director Roads. F.A/Member also threw light on the salient features of the issue involved. After some discussion it was decided to refer this case to the 3 Member Committee already constituted to deal with the escalation cases under consideration with the Wafaqi Mohtasib.

Action: Director Roads.

16.

To waive off extension surcharge amounting to Rs. 4,600/- in r/o plot No.744 Humak on Compassionate ground.

5/04/76/79  
681/BR.

The summary submitted to the Board by Director Estate Management was considered and the recommendation made therein for waiving of the amount of Rs.4,600/- on account of extension surcharge was approved with the condition that the allottee would undertake and complete the construction of house within one year.

Action: Director E.M.

7. Re-determination of Inter-Se-Seniority of  
ex-employees of defunct Kohistan Development  
Board(KDB) and National Highway Board(N.H.B).

The background of the case was explained at length by Member (A). After detailed discussion it was decided to act on the advice of the Legal Adviser i.e. both parties should be afforded a hearing by the full Board.

Action: DDG(Personnel).

18. Development of a Cricket ground for National/  
International Matches in Islamabad.

406/764/90  
548/BF.

The proposal contained in the summary was considered by the Board and the following decisions were taken:-

- i) A site in the National Park Area opposite Boys Scouts Association be leased out to the Islamabad Cricket Association on payment of normal premium and ground rent for the construction of a Cricket Stadium.
- ii) The Islamabad Cricket Association will raise funds required for the construction of the Stadium and undertake its construction after getting the design of the Stadium approved by the CDA.
- iii) CDA would be given representation on the Management Committee by the Islamabad Cricket Association.

Action: President, CDA's Sports Committee.

Allotment of Khokhas in Islamabad.

The summary presented to the Board by the Dte: General Services was considered. Member (A) also threw light on the salient features of the summary on the basis of his past association with the subject matter. The Commissioner, Rawalpindi objected to the manner in which summaries were presented to the Board with particular reference to the summary under consideration. He was of the view that instead of leaving everything to the Board to examine the subject issue in the Board meeting itself, it would be desirable if the summaries submitted to the Board contained not only the background of the case but also specific recommendations of the sponsoring agencies and the point(s) on which the Board decision was called for rather than leaving everything to the Board to discuss and decide. Agreeing to the point of view expressed by the Commissioner, it was decided that the summary on the subject should be revised in the manner suggested by the Commissioner and re-submitted to the Board for consideration. The Board also decided that this requirement should be met in all future summaries for the Board.

Action: D. M. A.  
DD(Coord).

20.

Re-location of Kabari Sites in Islamabad.

The summary presented to the Board by DDG(Services) was considered. Member (A) also threw light on various aspects of the

issue which were inter-related with the sanitation problems as large quantity of waste material<sup>was</sup> dumped at Kabari sites resulting in ugly look, bad smell and nuisance to the public and consequently resulted in persistent complaints from the residents of developed sectors residing around the kabari sites. Chairman observed that since the element of waste material was a natural consequence/product of city life, the kabari sites could not be eliminated altogether. After some discussion it was decided to constitute a Sub-Committee consisting of representatives from the Services Wing, Planning Wing and the ICT Administration to examine the issue in totality and give recommendations to the Board for taking a final decision in the matter.

Action: DDG(Services).

21. Refund of advance money alongwith interest to the applicants who applied for allotment of plot against 1/3rd balance plot in Sector F-11, Islamabad.

5409/764/90

681/EF.

The background of the case was explained to the Board by Member (A) with particular reference to the hearing held in the office of the Wafaqi Mohtasib on 4.10.1989. In consideration of the view held by the Wafaqi Mohtasib the Board decided as under:-

- 1) The income that had accrued to CDA on the amounts deposited by the applicants and remained invested in Treasury Deposit Receipts may be paid to the applicants.

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- 11) CDA could not return the amount deposited by the Overseas Pakistanis in foreign exchange as the Authority had not received the payment in that currency. However, CDA would have no objection to the proposal provided the State Bank, Foreign Exchange Branch could within its rules devise a mechanism for re-imburement in foreign exchange. Our no objection would however, be subject to the condition that CDA would not bear any liability arising out of the depreciation in the value of rupee and would be limited to the rupee amount deposited plus the income earned by CDA thereon.

Action: Director E.M.

22. Request of allottee for conversion of commercial plot into Hotel and permission for construction of additional storey in Markaz G-8.

5410/764/90  
690/BF.

The summary presented to the Board by the Planning Wing was considered. Member (A) pointed out that since the subject matter pertained to the Estate Management Directorate, it was not understood as to why the summary on the subject was prepared by the Planning Wing. He also observed that acceptance of the request under consideration would result in similar applications from other allottees which may <sup>in turn</sup> set the services already laid and parking facilities provided

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in the area. Member (E) pointed out that the location of the Islamabad Hospital Complex in Sector G-8 had adversely affected the planning of the sector with particular reference to the Commercial Centres provided therein. After some discussion it was decided that instead of entertaining individual request, for conversion, the lay out plan of the entire Markaz of Sector G-8 should be reviewed and a comprehensive proposal/plan to deal with the problems in totality should be prepared and placed before the Board for consideration.

Action: DDG(Planning)  
Director E.M.

23. Withdrawal of case from the Supreme Court in respect of Plot No.56-G, Blue Area, Islamabad.

5411/764/90  
681/BF.

The background of the case was explained to the Board by Member (A) at length. The Board felt that there was a considerable merit in the proposal for the following reasons:-

- i) Unless CDA could show fraud, collusion/mis-representation in securing of the conversion orders, the chances of CDA's success in the appeal filed in the Supreme Court was less than bright.
- ii) In case the allottee succeeded in the Supreme Court, the original conversion as permitted

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without any charge will stand and CDA will not secure any advantage.

- 111) In case CDA succeeded in the Supreme Court, there will again be no monetary gain to CDA and the site will revert to Cinema use for which there was hardly any demand.

After due consideration of the pros and cons of the issue the Board decided as under:-

- a) to withdraw its appeal in the Supreme Court subject to the condition that the allottees of the plot would pay to the CDA the average auction price for commercial plots prevalent in the Blue Area in 1984 i.e. the year in which cinema site was auctioned. The net additional amount payable to the CDA would <sup>be</sup> Rs.20,688,868/- <sup>to be cleared</sup> in four six monthly instalments.
- b) a formal legal document would be executed after payment of the first instalment.

The allottees of the plot namely Mr. Rauf Alam and others were asked to remain in attendance and during consideration of the summary, Mr. Rauf was called for by the Board and the terms of compromise stated above were made known to him and were accepted by him un-conditionally.

Action: Director E.M.

24.

Allotment of land to Pakistan Boy Scouts Association in National Park Area.

5412/764/90

681/BF.

The summary presented to the Board by Director Estate Management was considered and the following decisions were taken:-

- i) The premium of additional land measuring 10 acres would be payable at the rates prevalent at the time of allotment of additional area i.e. @ Rs.20/- per sq. yard.
- ii) Delayed payment charges amounting to Rs.16,22,041/35 be waived subject to the condition that the payment of premium of 10 acres would be made by the Pakistan Boy Scouts Association immediately.

Action: Director E.M.

25.

Acquisition of Village Mohra Noor.

5413/764/90

764/BM.

The summary presented to the Board by Director Lands was considered. It was stated that lot of construction activity was going on in the area around Rawal Lake and in order to restrict un-authorised construction activity, it was considered necessary to acquire the critical areas of the National Park. The consensus of opinion was that earlier such areas were acquired the better. After some discussion the proposal to acquire Village Mohra Noor was approved.

Action: Director Lands.