

MINUTES OF THE BOARD MEETING HELD ON
WEDNESDAY THE 24TH NOVEMBER, 1971.

Meeting of the Board of Capital Development Authority was held in the Conference Room on Wednesday the 24th November, 1971 at 9.00 A.M. Major General Bashir Ahmed, Chairman, CDA, presided. Following were present :-

1. Member (T)
2. Member (A)
3. F.A/Member
4. Director General Works
5. Director General Medical & Health Services.
6. Secretary
7. Almost all Directors of CDA
8. S & P Officer

Following decisions were taken in the meeting :-

2467/450/71
 7/88- Comm/71.

Measures to be taken to control construction activities in Metropolitan Area.

Director Planning explained the measures so far taken to control the construction activities in the metropolitan area as well as in the periphery of it, i.e. in the rural hinter land. According to him, permission to construct houses in the rural periphery within the 'dehi abadi' is usually granted. No one is granted permission to construct a house outside 'abadi deh'. In the metropolitan area such permissions are completely denied because the land within the metropolitan complex is a part of the one or other scheme. He is opposed to the idea of granting permission for stray construction unless township schemes are prepared, otherwise for want of proper civic services, these will deteriorate into slums. Director Planning further observed that the un-planned growth has, however, continued.

The Board observed that the intention of the exercise was not to think of allowing township to grow without planned development but to regulate the building activities, where it is not inconsistent with our planning requirement, and where CDA has not drawn up any township scheme. The edicts of denial will not solve the problem and has not solved in the past as unauthorised construction continue to come up. This is due to

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the simple reason that population is increasing and with the increased family size, more living accommodation is needed. Besides, the instances have come to the notice of the Board where a permission to construct a house even in the metropolitan complex is given to one party but denied to other.

The problem as has been visualised by the Board relates to :-

- a) The un-planned growth on the pressure areas like G.T. Road and Sangjani, which fall within the overall urban planning of Islamabad, although it would take more than 20 to 30 years before the area is developed,
- b) The un-planned growth within the metropolitan complex, i.e. National Park Area, where people still own land and properties, which have not been acquired,
- c) The un-planned growth in the villages adjoining the metropolitan complex.

Obviously the present system of according permission does not help in regulating the building activities. In fact it has encouraged illegal and un-planned growth. Obviously, it is essential that in the pressure areas proper planning should be done now. The people who want to build should be given option to construct according to the plans prepared. We could take the example of PWR carriage factory and Mint etc. which are coming up in isolation. Before building the house on the land owned or purchased by the people in these planned localities, they will have to surrender the land to CDA which CDA will grant on lease for the construction of houses in the National Park area and in the adjoining rural hinter land. There are two alternatives to deal with the situation, i.e. :-

- 1) We should plan small townships, or
- 2) If it is not possible to plan small townships, we should allow stray construction subject to the same conditions that the owner surrenders his land to the CDA and obtains on lease for the construction of house, and provided it does not conflict with the overall master plan.

It was decided that Director Planning should carry out the survey and prepare a comprehensive plan for regulating the building activities in the sectoral areas, metropolitan area and in the rural hinter land. It will be ensured that No construction is allowed unless it falls strictly within the Master Plan and detailed plans within it.

2418/450/71 2. Raising of fencing along Sewerage Treatment Plant.

572/44-Corr 1/71

JLW
Jin Fir
DCMA
Jin Hanit
OSD

The question of raising the fencing from the existing 6' high to 11' high, around the sewerage treatment plant, as has been required by the KPIDC, was considered. The Board felt that the security arrangements are adequate. It has got 6 to 7' height barbed fencing at the moment. The Board felt that 6 to 8' high fencing coupled with proper lighting and fully manned for 24-hours may be appropriate security and protective arrangements. However, member (A) and DCMA may visit the site and after detailed reconnaissance and planning suggest any improvements.

Sheikh