

CONFIDENTIAL

C MINUTES OF MEETING OF THE BOARD HELD ON
WEDNESDAY, 2ND JUNE, 1971 AT 9.00 A.M.

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A meeting of the Board of Capital Development Authority was held on Wednesday, the 2nd June, 1971 at 9.00 A.M. in the Chairman's room. Maj. General Bashir Ahmed, Chairman, CDA, presided the meeting. Following were present :-

1. Member (Tech)
2. Member (Admn)
3. F.A./Member.
4. D.G.W.
5. Secretary.
6. Director Horticulture.
7. Director Finance.
8. Director Architecture.
9. Director Municipal Admn.
10. Director Planning.
11. Addl: Director Lands.
12. Addl: Director Reh:
13. O. S. D.

The decisions arrived at in the meeting are as under :-

- 2357/424/71 1. Raising of compound wall from 3' to 7' high &
355/88-Contd/71 providing 4' high barbed wire around Telephone/
Telegraph Building.

DG W
Dir Arch.

The summary on the captioned item was presented by Director Arch.: The Board felt that raising of the wall is not the only way of ensuring security. Russian Embassy, US AID, State Bank and printing Corporation have raised fence and not brick walls. The Board decided that T&T office should be informed that they may also raise a fence as has been constructed by the aforesaid organisations.

- 2358/424/71 2. Payment to M/s. Naqvi & Siddique, Architects
291/88-Contd/71 for designing of 'E' type flats.

Dir Arch.
FW

The summary on the captioned item was put up to the Board by Director Architecture. It was observed that the summary lacks the necessary details that when

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the design had not been approved by the Design Committee, how M/s. Naqvi & Siddiqui were asked to prepare the detailed engineering design. The summary should be put up in the Board again with the necessary details if available.

2359/424/71 3. Tea Stall & Coke Stall
230/BF-Corrd/68 for Shakarparian Hill.

DPW
Dir Arch
Dir WTS
DMA

The lay out plan and the design of the Tea Stall at Shakarparian Hill was explained by the Director Arch: . The Board approved the design and also ordered that there should be soaking pit for the purpose of draining sewage. The water supply will be provided from West End View tank by laying a small pipe.

2360/424/71 4. Tea Stall & Coke Stall
43/BF-Corrd/69 for Rawal Lake.

DGW
Dir Arch
DMA

The design and the lay out plan of the Tea Stall near Rawal Lake was explained to the Board by the Director Architecture. The Board approved the design.

2361/424/71 5. Construction of Small Room in the
48/BF-Corrd/69 Burmese Chancery for Wireless Set.

Dir Arch.

Director Arch: explained that Burmese Chancery, which is in a hired house wants to construct a room for installing the wireless set. It is intended that the structure will be temporary and would be demolished. The Board felt that it was not possible to agree to such a demand because a large percentage of the area of the plot would be covered much against building regulations.

2362/424/71 6. Evacuation of houses & lands
7/BF-Corrd/71 acquired by CDA in Islamabad.

Dir Fin
Dir ATA
Addl. Dir Land
" " Res.

The report of the Sub-Committee was considered by the Board. It was felt that the Sub-Committee has not indicated a definite line of evacuation of

Contd..P/3.

-: 3 :-

expropriated owners, the magnitude of problem and if there would be any need for rehabilitation after the ejectment from the present sites and if so what would be the process. The Committee has only recommended certain broad principles. The Board considered and approved the broad principles suggested by the Committee with the following observations :-

- Para 1 - No comments
- Para 2 - ~~No comments~~
- Para 3 - The principle may be accepted with the following amendment :-

'Where compensation for land and property has been paid, it should be taken over, regardless of the immediate requirement in any schemes. In other cases, the properties may be taken over as and when required. This should not be understood that property cannot be taken over physically unless paid for. Law empowers taking over immediate possession, in emergent cases without paying the compensation. The principle enunciated above is just a measure of phasing out the problem of evacuation.

Paras 4, 5 & 6 - No comments.

Para 7 - It should be amended to read as :-

'After the compensation has been paid, the possession should be taken forthwith otherwise it will create problems as it created in in the past'.

Paras 8, 9 & 10 - No comments.

Para 11 - Tenant would be equally entitled to a plot as long as it is established that he was a displaced person from any of the villages in Islamabad.

- Para 12 - No comments.
- Para 13 - Delete! (6 months)!
- Para 14 - This principle need further examination in the light of the facts and figures. For the time being, however, it was decided that where village as a whole is intended to be shifted, the allotment should be made to all the displaced persons of the village at one place regardless of the amount of the compensation received by them.
- Para 15 - It is dependent on the policy in regard to para 14. However, wherever the above principle has been applied, the price suggested by the Committee should be charged.
- Para 16 - No comments.

2363/424/77 7.
412/BK-Corr 1/70

Water rates for unmetered/
partly metered supply.

DGW
Dir. Maint
DMA
Dir. Const & MA
Dir. Finance
Dir. A & A
SA PO
Estate Officer

The summary on the captioned item was presented by Director Municipal Admn. The Board observed that the problem would not have arisen had the Directorate cared for the inspection of the meters during the period of construction, which lasted about a year. The Board further observed that in future there should be no such case and meters should not only be provided but should be checked periodically so as to ensure correct reading. The Board, after considering various alternatives, suggested by the D.M.A., decided that double of the new rates prescribed for a 2,000 sq.yds. and above plots for providing water should be applied while calculating the total water charges from British High Commission. This would mean that the revised rate will be multiplied by 7 as the total area of the plot is 7 times of 2,000 sq.yds.

2364/424/71 8.
501/8F-Contd/68

Revised Lay Out Plan of Sector E-7.

The revised lay out plan of Sector E-7 was displayed in the Board by Director Planning. The lay out plan was considered by the Board in its last meeting and certain modifications were suggested by the Board. The revised lay out plan was in the light of the modifications thus proposed. The Board approved the revised plan with the following observations :-

- a) A plot for nursery school should be provided.
- b) Footpaths under the bridges connecting Sectors E-7 & E-7 should be provided.
- c) The construction shall be single residential unit and no one will be allowed double units on the same plot.

2365/424/71 9.
298/8F-Contd/70

Revised Lay Out Plan of Sector E-8.

The revised lay out plan of Sector E-8 was laid before the Board by Director Planning, after incorporating the suggestions made in the meeting held on 12-5-1971. The Board approved the revised lay out plan with the following observations :-

- a) Two more small shopping sites for Class III Centres be provided.
- b) Provision of another mosque site may be made.
- c) Footpaths should be provided under the bridges to connect with E-8.

NOTE - The Board further desired that the lay out plan of Sector E-9 be prepared without further delay. The Board also decided to relax the condition and allowed that upto two plots can be allotted in one name, when owner desires to build one house on these two plots.

DGW
Dir. Arch.
DPL
S+PO
Estab. Officer

DGW
DPL
Dir Arch
S+PO
Estab. Officer

ANY OTHER ITEMS.

2366/424/71 1.
519/86-Contd/71

Design & construction of 500 bedded
Central Government Hospital.

DGM+HS
Dir. Arch.
Dir Fin.
S+PO

It was decided that Secretary, CDA, should immediately arrange a meeting with Admiral Ansari and the following action should be taken :-

- a) Health Ministry should be approached for transfer of funds immediately during the current financial year before undertaking the detailed design of the proposed Hospital.
- b) In view of proposed changes in the design/ PC-I will have to be prepared again. Since C.D.A. is now executing agency it will render all help to Health Ministry to prepare revised PC-I incorporating new requirements.
- c) The implication of revised lay out should be brought to the Ministry concerned because the revised lay out would mean more funds which the Ministry may not get in the present context.

2367/424/71 2.
412/86-Contd/71

Escape over-flow pipes

Dir Comm + MA
DMA
Dir Arch
Dir Maint
DD B&BC
Estab Officer

It was brought to the notice of the Board that many private owners have provided escape overflow pipes from over-head tanks which are sunk in the sewer. Therefore after the overhead tank has been filled in, the water continued to flow through these pipes unnoticed causing considerable wastage of water. It was, therefore, decided as under :-

- a) No house building plan will be approved in future where escape pipe has been sunk in the sewer. The escape pipe should be above the ground so that when the water overflows the owner immediately detects it.
- c) The survey will be carried out by the Director Maintenance and wherever it is found out that overflow pipes have been buried underground a small escape pipe should be linked with it so that the owner can detect the overflow of water.

2368/424/71 3.
7/BSF - Coord/71

Assessment of Properties

Dir Fin
Dir A+A
Addl Dir Land
" " Res
Law Officer

The Sub-Committee's report was considered in the Board meeting held on 5th May, 1971, The question of adoption of the formula, i.e. whether house should be assessed as a whole or room-wise, was left to be examined by FA/Member. FA/Member proposed that the formula suggested by the Committee should be adopted.

2369/424/71 4.
264/BSF - Coord/71

Acquiring of land on I.J. Principal Road.

Addl Dir Land
" " Res
OSD
Law Officer
Dir Bldg.

The Board sometime ago decided that within 150' right-of-way all the land which is vacant should be acquired. This has been mis-interpreted and a large number of owners in the meantime raised buildings. The Board, clarifying earlier decision, decided that all properties, built up after 1960 should be removed/demolished as these have been built up un-authorisedly. In case these are acquired, CDA will have to pay heavy compensation. Therefore, before acquiring the land, un-authorised construction should be removed first. A survey will be necessary about the magnitude of problem of unauthorised construction. Thus the property built up after 1960 cannot be recognised as built up property. Before acquisition proceedings are taken all properties built up after 1960 should be demolished in accordance with the Ordinance and Martial-Law Regulation No.82.

2370/424/71 5.
264/BSF - Coord/71

Notice to Rawalpindi Improvement Trust for not allotting plots upto I.J. Principal Road.

OSD
Dir Bldg
Addl Dir Land
OSD
Law Officer
DPL.

It was brought to the notice of the Board that Rawalpindi Improvement Trust, in its various schemes, is allotting plots upto I.J. Principal Road or utilising land for bus stands etc. It was decided that as provided under law the RIT should be required not to allot plots upto I.J. Principal Road and should not implement any scheme unless cleared by CDA and should prohibit construction till the scheme is cleared by CDA. In the alternative, clearance in individual cases should be obtained from Capital Development Authority. Failing this recourse may be taken to Government or Court to prohibit implementation of the plan.