

MINUTES OF THE BOARD MEETING  
HELD ON WEDNESDAY THE 21ST AUGUST, 74

The meeting of the Board of Capital Development Authority was held in the Conference Room on Wednesday the 21st August, 1974 at 10.30 A.M. Mr M.A.Kazmi, Chairman, CDA, presided over the meeting which was attended by the following officers:-

1. F.A/Member
2. Member (Tech)
3. Secretary
4. Director General Works
5. Director Works
6. Director W&S
7. Director Maintenance
8. Director Designs
9. Director M.P.O.
10. Director Finance
11. Director Architecture
12. Director Planning
13. Director Public Relations
14. Director Municipal Admn
15. Director Medical & Health Services
16. Director Horticulture
17. Director Purchases & Stores
18. Addl: Director Lands
19. Estate Officer
20. Dy: Director (O&M)
21. Dy: Director (RP)
22. Landscape Architect (Mr.M.K.Pasha)
23. Administrative Officer
24. Coordination Officer

Following decisions were taken in the meeting:-

- 1) Review/progress of all Board decisions taken in the different Board meetings held during 1st April to 31st July, 1974

2924/556/74

600/AR. Cas. 72/74

The progress of all the Board decisions taken during the period 1.4.74 to 31.7.74 was reviewed and the position of each case is as under:-

Sl. No.	Subject	Progress	Remarks
1.	Allotment of additional land to the American Embassy.	Implemented.	
2.	Provision of Residential accommodation to the Imams & Moazzins of CDA	The D/Planning informed that after the survey of all the mosques, report has been sent to the D/Arch: who informed that from architectural point of view, it would not look nice. He was asked to study each case individually and submit the findings within 2 weeks.	
3.	Allotment of land to Anjuman-e-Islamia Jamia Masjid Darul Uloom for religious Madrasah in sub-Sector G-6/2.	Implemented.	

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4. Provision of 'U' Turn on Masjid Road, Shalimar-6. D/Planning informed that in view of the light signals having been installed, there was no need of 'U' Turn which was accepted by the Board.
5. Setting up a dispensary for shopkeepers/general public at Aabpara-Islamabad Merchants Association's demand. D/Purchases & Stores informed that indent has been placed for the purchase of the mobile dispensary. The matter needs to be expedited by the D/P&S.
6. Layout Plan of Class III Shopping Centre in Sector Shalimar-8/2. Summary has been received and is included in today's agenda.
7. Block No. 3-A Markaz Rama-7, Islamabad. Notice has been issued by the D/Arch: but the completion certificate has been withheld for want of removing the defects, As the building conforms to the architectural design, it was considered not advisable to invoke the penalty clause. It was decided that unless there was wild deviation from the approved plan completion certificate should be issued.
8. Authorization of Additional trade by M/S. Intercontinental Auto Service in I&T Centre G-6, Islamabad. D/Planning informed that after the estimates have been prepared the owner was asked to deposit the required amount which he has now done. Further action should be taken by the D/Maint.
9. Construction of various works departmentally. Implemented.
10. Observation of the Building Plan by the B&BC Cell. Necessary instructions are being carried out.
11. Circulation of summaries of the Board meetings. Implemented.
12. Demands of the Islamabad Contractors Association. Action on the majority of the demands has already been taken by the DGW. However, report with regard to the certificate from the DGW regarding clearance of all the bills by 20th of every month has not been submitted which may now be regularly done. Some outstanding issue, were also to be settled.
13. Incentive and credit facilities for development of Islamabad. Implemented.
14. Hiring of low cost houses for the CDA Employees. Implemented.

15. Expansion of the CDA Medical Centre No. 1, G-6/2, Islamabad. No action was required as the plan had not been approved.
- 15-A6. Construction of Infectious Diseases Hospital D/Planning informed that the site for the hospital has not been surveyed so far. The Survey of Pakistan has already been requested to conduct the survey and is expected to be completed within 3 weeks.
16. Introduction of Sports in the C.D.A. Implemented.
17. Construction of pedestrian streets; footpaths etc. for the low cost houses in G-7/2 & G-7/3 Instructions of the Board are being carried out by the Finance Wing.
18. Ejectment of residents of Revenue Estate Lunda Mastal. Infuctuous
19. Development of Sector Mehran-7 (E-7) and Shalimar-10 (E-10) The anticipatory approval has not so far been received. Certain observations have been made by the CDWP. Comments from the D.G.W. have not so far been received. He was requested to expedite; and submit his comments within a week at the latest.
20. Printing of a Guide Map of Islamabad. The draft is almost ready and will be submitted to the Board within a week for approval by the Board.
21. Construction of Presidency Bldg Broadcasting House and National Assembly. Implemented.
22. Demands of Displaced persons. Implemented.
23. Allotment and transfer of plots in Islamabad. Instructions of the Board are being followed.
24. Change in the design of housing for Dte. General Post Offices in Sector Rama-8/4 Implemented.
25. Construction of MNA's Hostel at Islamabad. Implemented.
26. Amendment of Regulations No. 15 of the CDA Service Regulations 1973, relating to grant of gratuity to CDA employees. Implemented.
27. Construction of terrace on first floor. Implemented.
28. Naming of Major roads in Islamabad. Implemented.
29. Integrated Rural Development Programme in the Capital Area. Implemented.
30. Supply of Sui Gas to Govt. quarters and gas charges. D.M.A. informed that another summary was being submitted to the Board.
31. Experimental low cost houses. The plan approved by the Board has been sent to Director Arch. who should expedite the case.

32. Naming of Central Square. Implemented.
33. Foundation laying ceremony Infructuous.  
of National Assembly.
34. Issuance of completion Instructions are  
certificates in respect of being followed.  
low cost houses for CDA  
employees.
35. Infectious Diseases As against item  
Hospital. No. 15(A).
36. Demands of Poultry & Vege- In majority of the  
table Farmers Association, cases the action has  
Tarlai Kalan. already been taken  
(or is being taken).  
As regards the Civic  
Centre it needs to be  
expedited.
37. Preliminary report with Implemented.  
regard to Irrigation  
facilities-Tarlai Kalan.
38. Feasibility of adoption The case has already  
in CDA the decentralised been submitted to the  
system of issuance of Board for decision.  
cheques to contractors by  
the Divl:Officers as in  
vogue in PPWD-Demand of  
Contractors Association.
39. Construction of residential Implemented. The ADEP may be  
accommodation for ADEP in requested to  
Sector G-7, Islamabad. stick to the  
design prepared  
by the CDA.
40. Landscape design on open Under action. It should be  
space between Phase-I & completed by  
Phase-II, Pak Sectt:, the end of  
Islamabad. September.
41. Plaque at Shakarparian. Implemented.
42. Landscape design of Markaz This item is included  
in Sector F-8. in today's agenda.
43. Development of City Park, The design has been PC-I should be  
Sector Shalimar-9. submitted by the prepared  
Landscape Arch. immediately.
44. Transfer of Water Meter Summary is being  
Sub-Division. submitted by the  
D.M.A.
45. Framing of Zoning Laws Infructuous.  
governing Clinics in  
Islamabad.
46. Realization of dues out- D.D.(Coord) was  
standing against M/s. asked to submit  
Naqsons. the report after  
studying the facts  
of the case.
47. Construction of Infec- Implemented.  
tious Diseases Hospital.
48. Improvement of Tarlai The position is the same  
Kalan Scheme as reported against  
item No.36 above.
49. Provision of street lights Implemented.  
on the road linking the  
Shahrah-e-Suharawardy with  
the Islamabad Club.

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| 50. Irrigation facilities<br>Tarlai Kalan.   | Implemented.   |   |
| 51. Installation of Ceiling<br>Fans in followers colonies<br>in Sector G-6/1, G-6/2,<br>G-7/2 & E-6/2.                         | Implemented.   |   |
| 52. i) Foundation stone laying<br>ceremony of National<br>Assembly   | Infructuous  |   |
| ii) Master Plan at 'O' Point.  | Implemented  | The sectors in<br>the Plan should<br>also be depicted<br>in colour.   |
| iii) Cleanliness of the green<br>area south of Khayaban-e-<br>Suhrawardy   | Completed.   | Requires to be<br>cleaned periodi-<br>cally.  |
| iv) Improvement of Aabpara<br>Chowk,   | Completed.   | A modest type of<br>fountain should<br>be prepared at<br>the south east<br>corner of Aabpara<br>Chowk, by the<br>Director Works<br>and estimate<br>should be sub-<br>mitted within a<br>week. |
| v) Footpaths along Ataturk<br>Road.  | The work is in<br>progress.  |   |
| vi) Availability of water<br>during summer.  | It was decided to<br>instal the steel<br>tanks in areas where<br>scarcity is usually<br>felt.                              |   |
| vii) Problems created by the<br>con-tractors in the case<br>of 'A' to 'D' type houses.   | Implemented.   |   |
| viii) Development of Sector<br>Z-7 & E-10.   | As reported against<br>item No. 19 above.  |   |
| ix) Spending of all the amount<br>provided in the AIE during<br>the current fiscal year<br>1973-74.                            | Infructuous.   |   |
| 53. Simly Dam  | Implemented.   |   |
| 54. Streamlining the functioning<br>of the Abattoir at Sihala.   | The recommendations of<br>the Committee are still<br>awaited which should<br>be expedited.                                 |   |
| 55. Control of Rodent infesta-<br>tion in the Pak Seott:<br>Buildings.   | Action being taken.  |   |
| 56. Layout of Simly Dam Colony.  | The cost of the plots<br>has been conveyed by<br>the Addl: D/Lands to<br>S&PO who may take<br>further necessary<br>action. |   |
| 57. Construction of mosques in<br>Islamabad.   | Mr. Arch. was asked to finalize<br>the designs of all mosques<br>within two days & submit the<br>same to the Chairman.     |   |
| 58. Question of revocation of<br>licences granted to the<br>allottees of orchard plots in<br>Sector H-9 Green Belt, Islamabad. | Infructuous.   |   |

59. a) Construction of 2nd storey (Traders Colony) Rama-6 Being implemented.
- b) Construction of first floor to provide additional accommodation over existing single storey shops in Aabpara. Having been cancelled, no action is required to be taken in this case.
60. Extension of licences/ removal of Stone Crushing Plants from the Kurang River bed south of Rawal Dam. Director Planning was required to submit a comprehensive report which has already been done.
61. Incentive and credit facilities for development of Islamabad. Implemented.
62. Draft Annual Programme of Works 1974-75. Implemented. The amount in respect of self-financing and deposit works may be released immediately.
63. Revision/amendment of the Building & Planning Regulations of Islamabad. Implemented.
64. Layout plan for Labour Camp at Necrour Sarnai. The layout plans have been prepared which should be submitted in the Special Board Meeting.
65. Construction of Conduction Main-II line. Under action.
66. Imposing of ban on sale/ transfer of low cost houses for CDA employees. The proposal has already been submitted to the Board for decision.
67. Alternate site for hawkers.

It was directed by the Board that the cases still requiring implementation of the decisions should be attended to immediately and progress reported to the Board. All Directors/Sectional Heads are required to submit written progress reports in respect of the Board decisions still requiring further action as already notified vide CDA Coordination Section Memo. No. CDA-29(2)-Coord/74, dated the 7th August, 1974. It was also decided that in the next Board meeting, progress of the Board decisions taken during 1.9.1973 to 31.3.1974 would be reviewed.

(Action: All Directors/Sectional Heads)

2925/556/74

Motor Hotel to be constructed on Murree Road adjacent to Islamabad Club, Islamabad.

462/88-Coord/74

It was informed by the Director Planning that the amount submitted by the committee, if accepted, will amount to allowing a hotel to be set up which obviously cannot be agreed to. He further informed that the

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allottee would be submitting a new proposal shortly. The item, therefore, was deferred.

(Action: Director Planning)

3) Landscape design of Markaz in Shalimar-8

2926/556/74

601/187-Coord/74

Mr. M.K. Pasha, Landscape Archt., presented the landscape design. Director Planning was of the view that the proposed design provides lot many green spaces which will be difficult for the Authority to maintain. After some discussion, it was decided that Mr. Pasha would further explain the economics of both the designs prepared by him in the next Board meeting.

(Action: Landscape Arch & ✓  
Director Planning)

4) Revised layout plan of Class III shopping Centre in Sector Shalimar-8/2, Islamabad.

2927/556/74

602/187-Coord/74

The revised proposal submitted by the Director Architecture was not approved by the Board for want of various details which were explained to the Director Arch for instance, provision of more openings on the sides of the shops. It was accordingly decided that the lay out plan should be re-submitted as verably advised.

(Action: Director Arch)

5) Design of Huts at various Check posts in Islamabad.

2928/556/74

603/187-Coord/74

The design was explained by the Director Arch. but the same was not approved. The size of the room should not be more than 10'X10' and there should also be a small attached bath room with it. The design should be modest and inexpensive. The Director Arch: was also advised that the revised design as verbally directed by the Board should be submitted by him in the next Special Board meeting.

(Action: Director Arch)

6) Layout plan of Sector Shalimar-11

2929/556/74

604/187-Coord/74

The layout plan of Shalimar 11 was explained by the Director Planning. It was observed by the Board that it could not be properly examined in the absence of comparative statement showing the saleable area, number of plots, population etc. The Director Planning was accordingly advised to re-submit the plan along with the necessary details.

(Action: Director Planning)

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Adhoc Items

1) Street lights in Islamabad.

2930/556/77  
327/82-Coord/77

It was observed by the Chairman that street lights on many points were presently surrounded by tree branches and were not of any help. Similarly, traffic signal lights were also not visible at various points. It was accordingly decided that branches of the trees covering the lights should be cut and if necessary, any particular tree may also be removed so as to make the lights visible. A Committee of the following officers was accordingly appointed to conduct survey by paying personal visits and submit a report in the next Board meeting:-

- |                           |                |
|---------------------------|----------------|
| 1. Director General Works | .... Chairman  |
| 2. Director Planning      | } .... Members |
| 3. Director Works, and    |                |
| 4. Director Horticulture  |                |

(Action: DGW/Director Plg/  
Director Works, Dir. Hort.)

2931/556/77

85/82-Coord/77

2) Repair/maintenance of CDA Vehicles

It was observed by the Chairman that though private cars of old models are still giving very useful service to the owners, the public vehicles of the Authority have been in a very deteriorated condition and are now being declared as un-serviceable. He emphasised that we should pay due care to the maintenance of CDA vehicles as we do in respect of our own cars. It was accordingly decided that all officers of the CDA using the CDA vehicles should also ensure that these are being correctly handled by the drivers when the vehicle is temporarily attached with them. The Director MPO was <sup>also</sup> instructed to ensure proper and speedy repairs of CDA vehicles.

( Action: Director MPO, All  
Directors/Sectional Heads)

2934/556/77

172/82-Coord/68

3) Non-observance of Building/Zoning  
Regulations by the allottees.

It was pointed out by the Director Architecture that in a number of cases the owners of the plots have not used proper/required material in the construction of their buildings which look shabby and despire <sup>notices</sup> no improvements have been made by them. It was accordingly decided that with a view to checking this tendency, WAPDA and Sui Gas authorities

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may be requested not to give connections of electricity and sui gas unless completion certificates are issued by the Architecture Directorate. Similarly, the Director Municipal Administration should be asked to disconnect the water connections in the absence of completion certificate issued by the Architecture Directorate.

( Action: Director Arch)  
Director Municipal Admin.