

*Confidential* 114

MINUTES OF THE MEETING OF THE BOARD OF CAPITAL  
DEVELOPMENT AUTHORITY HELD AT 9.00 A.M. ON  
TUESDAY THE 14TH JULY, 1970.

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Meeting of the Board of the Capital Development Authority was held on 14.7.1970 at 9.00 A.M. Maj. General Bashir Ahmed, Chairman, CDA, presided. Following were present :-

1. Member (Tech).
  2. Member (Admin.).
  3. F.A./Member.
  4. D.G.W.
  5. Secretary.
  6. Director Public Relations.
  7. Director Architecture.
  8. Director Maintenance.
  9. Addl: Director Rehabilitation.
  10. Law Officer.
  11. A.F.A. (Costing).
  12. Estate Officer.
  13. Admin. Officer.
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Following decisions were taken :-

1. Approval of building plans for an automobile service workshop on plot No.9, Industrial & Trading Centre, Ramna-6.

Summary on the captioned item was presented by Director Architecture. The Board observed that action should be taken according to the Building Bye-laws and party informed to amend the building plan.

2. Running and maintenance of Government Hostel

Summary on the captioned item was introduced by Director Maintenance. Board observed that the decision to charge Rs. 50/- p.m. for telephone connections from those officers who are not entitled for telephone at residence, has already been taken and should be implemented. Regarding proposals contained against (b), (c) & (d) of the summary, the Board decided that a reference should be made to the Cabinet Division to revise the rates of the rental charges by 20% in case of single rooms and single rooms with kitchenette. No change should be proposed in case of double rooms. The Board further approved that Rs. 15/- and 120/- p.m. should be charged from those who want to put up their own refrigerator and air-conditioners respectively in their rooms.

3. Fixation of ground rent for the land reserved for the A.D.C's dairy farm, National Park, Islamabad.

Summary on the captioned item was introduced by the Addl: Director Rehabilitation. The Board observed that the determination of the rent has not been done according to past practice and policy of the Board. The Board, therefore, decided that the matter should be re-examined in the light of the Board's policy and re-submitted to the Board.

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The Board further observed that since there are other lands owned by CDA, which will have to be leased out to the various departments or the parties, the matter regarding the determination of rent for land to be leased out be examined by a Committee consisting of Addl: Director Lands, Addl: Director Rehabilitation and Director Horticulture. The Committee should submit its recommendations to the Board, within a fortnight.

4. Building of 800 houses by construction companies.

The summary on the above item was introduced by the Addl: Director Reh. The Board observed that the objective of the entire scheme was to provide low cost housing without involving the CDA. Therefore, the terms & conditions should be so drafted that the companies should be responsible to the people as well as to CDA and, as observed by the Cabinet Division, CDA should not involve itself. Board, therefore, observed that the following general guide-lines should be kept while re-drafting the terms and conditions :-

- a). CDA will allot land to the companies on specified rates.
- b). Building shall have to be undertaken by the companies according to the Building Plans approved by the CDA.
- c). Companies will invite applications for allotment of the houses to the displaced persons.
- d). The applications shall be forwarded by the companies for verification and approval, before making allotment, of the CDA. Allotment shall be made to those who are approved by CDA.
- e). For the allotment of constructed houses to displaced persons, CDA will give land at concessional rates as prescribed in this behalf.
- f). A penal clause should be inserted that if any information supplied by the companies is not found correct, the companies will be liable to pay a fine plus any penalty at the rates so levied by CDA.
- g). All the terms and conditions should be re-drafted keeping in view the above observations.

Thereafter, clause by clause reading was undertaken by the Board and following decisions were taken :-

Clauses 1 to 6 should be redrafted keeping in view the above observations.

Clause 7 - The word "Authority" should be substituted by the word "Company".

Clause 12 - should be deleted.

Another clause should be inserted in between clauses 13 & 14 that the Company shall make full payment to the CDA before a completion certificate was granted by CDA to the Company.

Clause 15 - In line 2, word "initially" shall be deleted and in line 3, the words beginning from "&" ending to "allottees" should be deleted.