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MINUTES OF THE BOARD MEETING HELD
ON WEDNESDAY THE 17TH NOVEMBER, 71.

A meeting of the Board of Capital Development Authority was held in the Conference Room on Wednesday the 17th November, 1971 at 9.00 A.M. under the presidency of Maj. General Bashir Ahmad, Chairman, CDA. Following were present :-

1. Member (Tech).
2. Member (Admn).
3. F.A./Member.
4. Secretary.
5. Dy. Director General Works.
6. Director Works.
7. Director buildings & Roads.
8. Director Design.
9. Director Maintenance.
10. Director M.I.O.
11. Director Planning.
12. Director Architecture.
13. Director Horticulture.
14. Director Public Relations.
15. Director Municipal Admn. & Coord.
16. Director Finance.
17. Comptroller Sectt: Buildings.
18. Administrator Mosques & Shrines.
19. Addl. Director Lands.
20. Addl. Director (Reh).
21. Law officer.

Following decisions were taken :-

- 2460/449/71 1. Establishment of orchards
in Islamabad.

13/5F-Coord/71

Dir. Hort.

D. PL.

Dir. Finance

Law Officer

The summary on the captioned item was put up by Director Hort. He explained that the pilot scheme for the development of the green area in Sector H-9 through private incentive approved earlier, invoked considerable response. Therefore it is considered

appropriate that the open land reserved for green belt in National Park, should be given on licence to the private parties for setting up fruit orchard. In this way CDA would establish green belts without public expenditure. Besides a handsome income in the form of licence fee shall accrue to CDA. The Board approved the terms & conditions regarding the licence fee per year and the provision regarding forfeiture of the security money and demanding of the advance deposit along with the licence application.

Regarding the licence fee, the Board desired that it should be re-examined. While fixing the licence fee of Rs. 100/- to 150/- per acre it has been presumed that water would be available for irrigation. Perhaps it may not be true in case of Scheme III, i.e. near Jamia Al-Khizar where there are no traces of underground water. The rent of the land should be determined in the light of the prospects of irrigation water either canal irrigation or well or tubewell irrigation. The determination of the rent also involved certain discussion whether the licence fee @ Rs. 100/- per acre per year and Rs. 150/- per acre per year in case of irrigated and non-irrigated schemes respectively, was based on any particular study carried out in this behalf. It was observed that the lands even in the canal irrigated districts in which the tenants get the lease hold rights do not fetch more than Rs. 100/- rent per acre. Obviously, for land which can be irrigated through well or tubewell, the licence fee cannot be expected to be more than what is prevalent usually in the rest of the Province. This is roughly two to three times of the prevalent annual rent chargeable for annual leases for agricultural purposes in the CDA at present. The Board, therefore, approved the licence fee but desired that more rational basis be found out to determine the licence fee.

The demand of the existing licences in Sectors H-8 and 9 was considered. The Board regretted that the demands could not be agreed to. However, regarding the proviso that period of lease may start from the date of giving possession, it was decided that it should be

re-worded in the manner that the lease period shall be reckoned with effect from the date of the possession of the land as much as delivered to the party for that land or from the date of intimation given to the allottee in case the land has already been vacated on site and specifically indicated in the notice that the land is lying vacant and is free from any encumbrances fit for taking possession. Other conditions of licences shall remain unchanged.

2461/449/71 2. Review Summary for October, 1971.

363/BF-Corrid/71

The progress report for the month ending 31st October, 1971, was considered in the meeting. The Board made the following observations.

IV. ROADS

3. The progress on two major bridges in I-9, one on north service road and other on major road No. 6, was considered to be slow and the Board desired that Director Buildings should expedite the construction.
4. Regarding the soil condition of the bridges in H-9 and consequent delay on account of bad soil condition, it was desired that in future while approving the plan the road bridges should first be planned. This will enable the constructing agencies to test the soil condition and thus determine the lay out of the roads.

VI. BULK WATER SUPPLY.

The Board noted that the progress was not satisfactory. According to the schedule of construction of Simly, given by the DGW, there is not much progress. Since DGW and D (W&S) both were ill, the Board desired that the progress on water supply and sewerage system should be discussed in the presence of DGW.

VII. DRAINAGE SYSTEM

The drainage work in the vicinity of DIB Building and Secretariat cannot be ignored. It was, therefore, decided that F.A./Member may kindly discuss with the DGW and make

DGW
 Dir Bldg + Roads
 Dir (W&S)
 Dir Finance
 Dir Pwr/Stores
 Dir Arch.
 Dir Works
 Dir A+A
 Addl. Dir (R&H)
 Estate Officer

VII. DRAINAGE SYSTEM

The drainage work in the vicinity of DIE building and Secretariat cannot be ignored. It was, therefore, decided that F.A./Member may kindly discuss with the DGW and make available necessary funds by appropriating from some other Heads.

IX. COMMUNITY BUILDINGS

The construction of the mosques should be expedited.

SELF-FINANCING SCHEME

1. Shalimar-7.

The Board noted the progress was highly un-satisfactory. It was explained to the Board that slow progress was due to non-availability of cement. The Chairman informed that Director Stores & Purchases had explained to him recently that the situation was likely to improve. The progress along with the action taken to procure cement be reported after 10 days again.

Construction of low-cost housing colony for CDA employees.

The Board desired that the scheme of construction of low-cost housing for the employees of CDA on the same terms & conditions as approved earlier by securing loans House Building Finance Corporation and undertaking construction in their behalf by the CDA, should be extended further. 250 plots in Range 8 may be earmarked. Applications should be invited from the low income group and loans secured from HBFC.

DEPOSIT WORKS

The Chairman observed that the Arts Council building, which was to be constructed in Sector H-9, has not yet been started. Director Archt explained that the Council building had some dispute with the Architect who designed the Arts Council. Because of the dispute the designs have not yet been supplied by the Arts Council. The Board desired that Director Architecture should approach the authorities in Arts Council and try to expedite the design of Arts Council.

Comprehensive High School
in Shalimar 7/4.

The progress of construction of Comprehensive High School in Shalimar-7/4 was considered to be very slow. It was desired that the Director concerned should expedite the construction.

2462/449/71 3.
529/88-Coord/71.

Quarterly project-wise expenditure
statement for quarter ending Sept. '71.

Dir. Finance
Dir. A+A. The quarterly expenditure statement was considered. Director Finance explained that the statement does not reflect the correct position because the budgetary allocations were changed after the initial allocation and therefore percentage given in the last column is not indicative of the exact position and it does not compare with the physical progress of the day as the account refer to period upto 30 September. The Board desired that the break-up of the expenditure activity-wise on self-financing works should be given.

Any other item

2463/449/71

7/88-Coord/71.

1. Building Plans in villages

JLL
Dir. Finance
Addl. Dir. Pub. The Board in its meeting held on 4-8-1971. had desired that Directorate of Planning should prepare rules & regulations for regulating the construction of buildings in the villages. Unauthorised construction is coming up along the roads in villages partly because of the ignorance of the villagers and partly because we have not prepared any scheme as yet to regulate the construction in the villages. Hence whenever the plan is submitted it is rejected. Latest example of unauthorised construction is of the house being constructed by W/Cdr. Siddiqi on Lehter Road and other houses. Whereas permission was given to another person in 1965, Mr. Siddiqi has been denied the permission to construct. Director Planning explained that the right-of-way was

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extended subsequent to year 1965 and, therefore, the plan was rejected. The Board desired that immediate action should be taken to demolish the unauthorised structure which is in the process of being raised. The Board further desired that the rules be framed for regulating construction in villages keeping in view the following guidelines :-

- a) The plans for the villages will have to be drawn as far as possible to fit in the ultimate planning of Islamabad,
- b) Wherever a villager is interested to construct a house, he will have to surrender the land to CDA and will then get the same land in allotment on lease on which he will build the house. This Land and house plan etc. must fit and correspond to CDA plan for the sector.

Besides, the Board desired that intimation should also be given to all concerned regarding the right-of-way along the roads so that the authorities who grant such no objection certificates within their area, would be fully in the picture about the regulations of the CDA.

2464/449/71

2. Slow Progress in Simly.

407/BF-Cord/71

Amongst other reasons for the slow progress, Chairman observed that there was no proper control over the staff of various directorates working in Simly. For instance, in his recent visit he found that the shovels which were in use in Simly were out of order as a result of it progress suffered. The Overseer and the Chargeman concerned were not available at Simly. Deputy Director incharge had no knowledge of their whereabouts. The Board decided that instructions should be issued that henceforth all employees regardless of the formations they belong, working at Simly, will work under the administrative and supervisory control of the Dy. Director Simly Dam. The Secretary, CDA pointed out that recent exercise in S.E.C. revealed that MPO set up needs much to be revised. The total number of machines have not yet been divided into units to be under the charge of

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Asstt. Engineer and Chargeman. Therefore, the operation of the machines which are working at various places outside Islamabad, suffers due to lack of supervision and overall responsibility. Director MPO was instructed to take measures to streamline organisational pattern.

2465/449/71

3. Construction of President House

495/88-Coord/71

It was decided in the last meeting that DGW shall put up the revised summary regarding the role of architect in relation to the construction of President's House, because of the fact that the representative of Mr. Edward Stone had not been granted extension. DGW should be directed to bring the summary in the next Board meeting.

2466/449/71

4. Security arrangements of Key Points

572/88-Coord/71

The report of Sub-Committee appointed by the Board in its meeting held on 22-9-1971 was considered. The Board approved the revised estimate costing Rs. Rs. 98,000/- for barbed wiring. The estimate for electrification should be prepared and put up to the Finance Wing on file. The Board in principle approved that the lighting arrangements should also be provided on the key points.

Sheikh