

CONFIDENTIAL
MINUTES OF THE MEETING OF THE
BOARD OF C.D.A. HELD ON WEDNES-
DAY, THE 14TH OCTOBER, 1970.

Meeting of the Board of Capital Development Authority was held on Wednesday the 14th October, 1970 at 9.00 A.M. in the Conference Room. Maj. General Bashir Ahmad, Chairman, CDA, presided. Following were present :-

1. Member (Tech).
2. Member (Admn).
3. F.A/Member.
4. Director General Works.
5. Secretary.
6. Director Public Relations.
7. Director Works.
8. Director Buildings.
9. Director (W&S).
10. Director Design.
11. Director Maintenance.
12. Director M.P.O.
13. Director Planning.
14. Director Architecture.
15. Director Horticulture.
16. Director Stores & Purchases.
17. Director Municipal Admn.
18. Director Audit & Accounts.
19. Addl: Director Lands.
20. Law Officer.
21. A.F.A. (Works).

Following decisions on the items mentioned in the agenda were taken.

1. Monthly review of the progress of CDA works for September, 1970.

- P.R.
- JPR
- Marketing
- Advs.
- L&S
- Design
- Mgmt.
- MPO
- Planning
- Arch.
- Host.
- IP
- DMA
- Paul D.
- Laws
- F.W.
- S&P

The Board considered the progress report in respect of the 'On-going projects'. Board made the following observations item-wise :-

11) Houses under Phase-II Project.

Planning
Arch
Holt
JP
MA
Dis Lands
Law Office
FW
S&P Section

The possession of these houses should be handed over by 21st Oct: 1970 at the latest after completion.

iii) Houses for Intelligence Bureau

Since the anticipatory approval for incurring the expenditure beyond 10% of the originally sanctioned expenditure has been received, the execution should be expedited.

iv) Houses for Dte. General of Pakistan Post Offices and T & T.

Since the funds have been placed at the disposal of the Director General Works by the departments, the work should be expedited.

vi) President's House.

The delay in the execution of the project was stated to be non-settlement of fees between the CDA and the Architect for the modification to be carried out in the original design. The Chairman desired that a meeting should be arranged within two days with F.A/Member, CDA, which should also be attended to by the Legal Adviser. Legal issues should be examined and the matter settled early.

vii) Cabinet/Foreign Office Block and National Assembly Building.

Cabinet Division should be approached to get the project approved at the earliest.

ix) Broadcasting House.

Funds have not yet been received as per disclosure by the D.G.W. The NIT should not be issued unless the funds are received.

x) National Library

Director Architecture should take immediate steps with Mr. Methew, Architect, to finalise the question of fees.

18. National War Memorial

The design so far prepared by the Architect be put up in the next Board meeting.

Cmtd - P/3

xiv) Roads

4(i) North Service Road from
Shahrah-e-Islamabad to
point 76.

It was explained to the Board that road could not be completed because the quarters of P.P.W.D. **falling** in the right of way have not yet been demolished. The reasons for non-demolition are that refugees from Azad Kashmir are living in those quarters. Some times ago a commitment is stated to have been made that they will not be disturbed unless alternative accommodation is offered to them. The Board desired that following action should be taken :-

- 1) It should be verified if the compensation has been paid to the Punjab PWD,
- 2) In case compensation has not been paid, quarters should be built out of this money for the refugees in I-10 and refugees shifted to these newly constructed quarters.
- 3) Punjab PWD should be offered quarters for quarters.

Addl: Director Lands should check up and submit the case to the Board.

In the meantime, Director Planning should inspect the spot, find out how many quarters would fall in 22' wide strip and what other encroachments will be removed for completing the link road between Shahrah-e-Islamabad and G.T. Road. Steps should immediately be taken to complete this link road.

xv) Water Supply

5 tubewells have been completed. The work for completion of 10 tubewells has been awarded. The work on 7 mg.reservoir is stated to be in progress.

x) Community Buildings.

The shopping centre in Kendro in Shalimar 6 has not yet been constructed. It is high time that

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private capital should be encouraged. Proper incentives need to be given. It was explained to the Board that preliminaries have gone into with the banks. The banks are prepared to finance the private builders provided the allotment is made to them and proper guarantee for recovery of the loan is given by the prospective builders to the banks. The matter should be finalised with the banks and further action to advertise the plots for shopping centre should be taken up. CDA would construct the centre as deposit work on behalf of the private builders as the design is such that only CDA or construction companies can alone execute such a complex according to the design of the CDA.

2253/404/70
7/8/70 - Contd/70

2. Payment of time barred compensation to Islamabad oustees.

Dir AYA
Asst. Dir Land
Law Officer
FAA (Works)

Payment of compensation to the land-owners who have not received compensation in time.

The objection raised by Audit was considered by the Board. CDA Ordinance does not provide any limitation on the payment of such claims. Section 29. on the other hand, enjoins that CDA will make payment for acquisition of the property. Anyhow, in order to ensure the prompt payment and to know the reasons as to why the payment was not made in time, the belated claims beyond 3 years should be referred to F.A/Member who would exercise powers on behalf of the Board.

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22/8/70 - Contd/70

ANY OTHER ITEM

3. Payment of fee to the Architect for Audit Office design.

BSW
Dir. Arch.
Dir. AYA
FW

Director Architecture explained that the Architect who designed the Audit House has not yet been paid. The case be examined and payment if proper made early.

2255/404/70
22/8/70 - Contd/70

4. PC-I Forms.

It was brought to the notice of the Board that PC-I forms for the self-financing sectors have not yet been sent to the Government. PC-I for Ramna-8

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was lying with the Finance Wing and PC-I forms for Ramna-9, E-8 & I-10 have not yet been prepared. The PC-I forms should be prepared earliest and submitted to the Government for approval.

Shop in Diplomatic Enclave

Lay out plan for the shops will be submitted by the Director Planning in the next meeting of the Board. In the meantime allotment of six shopping sites be advertised in the Press for Diplomatic Enclave.

Progress in I-10

Construction companies have already undertaken the construction of quarters for displaced persons. DGW should ensure that the essential roads are constructed and water supply line laid.

Blue Area

The Board expressed its concern over the delay in the finalisation of the design of the services in the Blue Area. The lay out plan so far prepared by the Architects should be put up to the Board in the next meeting.

8. Utilisation of donation of Rs. 2,000/- given by the Vice President of Iraq

Vice President of Iraq, during his last visit, donated Rs.2,000/- to Jamia Masjid, Islamabad (Ramna 6). Director Public Relations explained to the Board that the money was given by the Vice President for furniture. The Board, therefore, decided that janamaz etc. should be purchased for the mosque.

9. Building Rules

Cases have been coming up to the Board where buildings were completed not in accordance with the sanctioned plan. Some un-authorized constructions have also sprung up. The rules provide demolition, but in many cases the owners have rented out buildings to the foreigners, particularly to the Foreign Missions. It, therefore, becomes very difficult for the CDA to demolish the buildings once the Missions have moved into such buildings. With a view to avoid delay and confrontation with the

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Missions, the rules should be suitably modified in which the owners can be fined for continuing offence per day unless they remove the un-authorized structure or demolish the buildings not constructed according to the plan.