

ANNEXURE "B"

GOVERNMENT OF PAKISTAN
MINISTRY OF HEALTH AND SOCIAL WELFARE

(Annexure 151)
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No. F.12-12/52-LSG.

Karachi, the 25th May, 1964.

To The Chairman,
Karachi Improvement Trust,
K.A.H.C.H.L.

SUBJECT:- UTILIZATION OF LAND IN BLOCKS NO. IV AND V - FINANCING OF A TOWN EXPANSION-CUM-DEVELOPMENT SCHEME FOR THE AREA BY THE KARACHI IMPROVEMENT TRUST.

Sir,
I am directed to say that the Government of Pakistan have been pleased to decide that the Karachi Improvement Trust should take in hand the preparation of Town Expansion cum Development Scheme for developing the area shown in the plan enclosed (Annexure I) commonly known as blocks IV and V, broadly on the lines mentioned below :-

- (1) The Government land available in the Blocks in question, excluding the areas already allotted to the Red Cross Fata Committee for the construction of a hospital, and to the Ministry of Education for the Domestic Science College for Women, is hereby transferred to the Trust on the understanding that the terms and conditions of this transfer will be settled in accordance with the policy laid down in this Ministry letter No.D.6356-LSG/52, dated the 15th April 1963.
- (2) The land should be utilised and allotted to national institutions and Co-operative Housing Societies as indicated below and as roughly demarcated on the aforesaid plan :-

I. National Institutions. Acres.

(i) Two Arabic Schools for boys and girls for Kuwait Government, abutting on Country Club Road. 10 in Block No. V.

(ii) Liaquat Memorial Library and Park, abutting on the Jail-Brigh Road in Block No. IV. 12

(iii) Miss Fatima Jinnah Girls School, abutting on the Jail-Brigh Road in Block No. IV, adjacent to the land allotted for Domestic Science College for Women. 13.6

*The question of making certain adjustments in the boundaries of the land already allotted for Domestic Science College in view of town planning necessities should be taken up immediately with proper authorities, and it should be arranged to cut off the triangular slice measuring 3.4 acres from the Domestic Science College area as indicated in the plan (Annexure II) and allot it for the Miss Fatima Jinnah school. Pending the settlement thereof, the possession of the unutilized portion of 13.6 acres may be given to Miss Fatima Jinnah.

I. Co-operative Housing Societies.

(i) Liaquat Town Co-operative Housing Society, as shown in red hatchure. 26.85

In Block No. IV.

8.75

6.25

41.85

(ii) Liaquat Co-operative Housing Society. 17.75

In Block No. IV.

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(11) Karachi Monor Housing Society.	19.5 <u>3.5</u> 23.0	Two plots in Block No. IV.
(12) Al-Hilal Co-operative Housing Society Ltd.	23.0 <u>3.0</u> 26.0	Two plots in Block No. V.
(13) Karachi Joint Water Board Employees Co-operative Housing Society.	7.3	In Block No. V.

- (13) The cost of development and price of land will have to be recovered by the Trust from the allottees of land in such manner as may be decided by the Trust and as approved by Government. The Government will not advance any loan to the Trust for this purpose.
- (14) While making the allotment to the Co-operative Housing Societies it should be ensured that each member of the Societies has given a declaration in the form enclosed herewith at Annexure III so that only those persons who are not members of any other Co-operative Housing Society secure plots of land in this area.
- (15) The Karachi Improvement Trust would in no circumstances be allowed to recover from the allottees more than 10% profit on the actual cost of development.
- (16) While preparing the layout plan the Karachi Improvement Trust should also kindly keep in view that the Karachi Joint Water Board are contemplating to lay down through this area a 66" main from the High Service Reservoir to the City according to the alignment indicated in the plan sent with this Ministry u/o No. F.12-12/52-LSG dated the 6th January, 1954. It would therefore be necessary that the internal roads should be planned in such way that the proposed pipe line may pass through the area on a road.
- (17) The Karachi Improvement Trust shall make a provision in the lease deed in respect of this scheme, which will enable the Trust to enhance the ground rent at intervals of 30 years. The rate of increase shall be left open for determination at the appropriate time.

2. I am therefore to request that the Karachi Improvement Trust should prepare a comprehensive scheme along with detailed estimates, and after fulfilling all the usual formalities laid down in the Karachi Improvement Trust Act, 1950, submit the same for the approval of the Central Government of Pakistan at a very early date. The formal allotment and possession of land to the Co-operative Housing Societies when the Government has sanctioned the scheme, but the allotment and possession of plots of land to the national institutions may be made forthwith provided the authorities concerned give an undertaking that they will pay in the manner prescribed by the Trust such charges on account of the price of the land and development as may be fixed by Government. The fixing of the rates of rent for these institutions to take in hand the construction of the proposed buildings without waiting for the actual development work being completed in due course by the Karachi Improvement Trust. Ten copies of the lay-out plan of the area showing all the allotment of land may please be supplied to the Ministry in due course.

Your obedient servant,
Sd/- Mohd. Akbar.

Assistant Secretary, to the Government of Pakistan.

Copies forwarded for information:-
1. The Cabinet Secretariat (Subject Branch) with reference to
2. The Ministry of Housing (with two spare copies).
3. The Ministry of Finance (with two spare copies) with
4. The Ministry of Education (with two spare copies) with

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request that the authorities concerned may please be asked to contact the Karachi Improvement Trust for taking possession of the land (10 acres) earmarked for the two Arabic schools for boys and girls for the Government of Kuwait, and of the land (12 acres) for Liaquat Memorial Library and Park, and prepare the plans of construction of buildings in consultation with the Karachi Improvement Trust and the Karachi Municipal Corporation.

(3) The Secretary to the Chief Commissioner, Karachi (with 2 spare copies). It is understood that all land in this area is Government land which may please be confirmed at a very early date.

(4) The Ministry of Economic Affairs, (with one spare copy) for the information of the Planning Board.

(5) The Ministry of Food and Agriculture (Agriculture Division) with one spare copy for the information of the Registrar, Co-operative Societies, Karachi.

(6) Miss Patricia Jinnah, Flat 2, Staff House, Karachi with a request that she may kindly arrange to take possession of the land for her girl school from the Karachi Improvement Trust.

(7) The Secretary and Convener, Liaquat Town Co-operative Housing Society, Ltd., Al-Mehjar, Burns Road, Karachi.

(8) The Secretary, Dawood Co-operative Housing Society Ltd., c/o Dawood Corporation, Ltd., South Napier Road, Post Box No. 737, Karachi.

(9) The Honorary Secretary, Gutchi Memon Co-operative Housing Society Ltd., c/o Usman M. Akbari, Superintendent Home Department, Sind Secretariat, Block No. 7, Napier Barracks, Karachi.

(10) The Honorary Secretary, Al-Melal Co-operative Housing Society Ltd., 267, Ingle Road, Karachi.

(11) The Chief Promoter, Karachi Joint Water Board Employees Co-operative Housing Society Ltd., c/o Karachi Joint Water Board, Karachi.

BY ORDER,

Mohd Akbar

(MOHD. AKBAR)

ASSISTANT SECRETARY TO THE GOVERNMENT OF PAKISTAN.