

Karachi, the 25th July 1957

...oil selling prices outside port towns
...as mentioned above plus actual
...insurance and transit charges, if any,
...dealers.

No. PC-1(22)56.—In exercise of the powers conferred by clause 4 of the Essential Commodities Distribution Order, 1953, I hereby direct that the maximum retail selling price of 1.25 B. S. A. Motor Cycle model D1 with speedometer, spring frame, etc., imported by Messrs. Crescent Cycle & Motor Co., Nawabpore Road, Dacca, shall be Rs. 2,185 each at port towns.

Maximum retail selling price outside port towns shall be the same as mentioned above plus actual freight, octroi, insurance and transit charges, if any, paid by the dealers.

Karachi, the 25th July 1957

No. PC-2(15)56.—In exercise of the powers conferred by clause 4 of the Essential Commodities Distribution Order, 1953, I hereby direct that the maximum retail selling price of Skoda 1201 Seadon 4 door Motor Car imported by Messrs. Eastern Import and Export Agency, Anderkilla, Chittagong, shall be Rs. 12,530 each at port towns.

Maximum retail selling price outside port towns shall be the same as mentioned above plus actual freight, octroi, insurance and transit charges, if any, paid by the dealers.

No. PC-4(37)56.—In exercise of the powers conferred by clause 4 of the Essential Commodities Distribution Order, 1953, I hereby direct that the maximum retail selling price of Vespa Motor Scooter 150 c.c. imported by Messrs. Yusufzai Brothers 10 Bunder Road, Karachi, shall be Rs. 2,500 each at port towns.

Maximum retail selling price outside port towns shall be the same as mentioned above plus actual freight, octroi, insurance and transit charges, if any, paid by the dealers.

No. PC-6(32)56.—In exercise of the powers conferred by clause 4 of the Essential Commodities Distribution Order, 1953, I hereby direct that the maximum retail selling price of Deleo battery model 2 SMR 53DL imported by Messrs. General Motors Overseas Corporation Limited, Hab Chauki, Minto Pure Road, Karachi, shall be Rs. 198 each at port towns.

Maximum retail selling price outside port towns shall be the same as mentioned above plus actual freight, octroi, insurance and transit charges, if any, paid by the dealers.

TANWIR ALI,

Assistant Controller-General of Prices and Supplies

MINISTRY OF WORKS

Karachi, the 23rd July 1957

No. F.10-22/54-N.H.S.—In pursuance of the provisions of section 51 of the Karachi Improvement Trust Act, 1950 (XLVII of 1950), the orders of the Central Government sanctioning the Improvement Scheme No. 7 for Blocks IV and V near Jail Drigh Road, framed by the Karachi Improvement Trust and approved by its Board of Trustees, as slightly modified, are published below for general information :—

GOVERNMENT OF PAKISTAN
MINISTRY OF WORKS

Karachi, the 16th July 1957.

No. F.10-22/54-N.H.S.

To

The Chairman,
Karachi Improvement Trust,
Karachi.

SUBJECT :—Improvement Scheme No. 7 for Blocks No. IV and V on Jail-Drigh Road, Karachi

SIR,

I am directed to refer to your letter No. S/7/54/5701, dated the 2nd/4th December, 1954, forwarding the requisite particulars, plan and estimates of Improvement Scheme No. 7 for Blocks Nos. IV and V on Jail-Drigh Road, Karachi, and subsequent U.O. correspondence noted in the margin, and to say that the Central Government are pleased to accord sanction under section 50 of the Karachi Improvement Trust Act 1950, to the Improvement Scheme framed by the Karachi Improvement Trust and approved by the Board of Trustees for the area of land in Blocks Nos. IV and V on Jail-Drigh Road as subsequently slightly modified in the light of the U.O. correspondence cited above, and shown in the revised plan appended herewith. The Karachi Improvement Trust will not be granted any loan for the Scheme and in no circumstances the Trust will recover from the allottees more than 10 per cent profit on the actual cost of development and in the case of any income accruing to the Trust in excess of the actual cost of development and the prescribed share of profit, viz 10% either through the recoveries or savings in the expenditure the surplus amount shall be adjusted towards the cost of the

- 1) Ministry of Works U.O. No. 5797-LSG/54, dated 16-6-1955.
- 2) Karachi Improvement Trust's U.O. No. 10-11/GI/54/5670, dated 12-11-1955.
- 3) Ministry of Works U.O. No. 5797-LSG/54, dated 2-12-1955.
- 4) Karachi Improvement Trust's U.O. No. 10-41/GI/52/6211, dated 13-12-1955.
- 5) Ministry of Works U.O. No. 10-22/54-LSG dated 28-2-1956.
- 6) Karachi Improvement Trust's U.O. No. 10-11/GI/54-11/1208, dated 12-3-1956.
- 7) Ministry of Works U.O. No. 10-22/54-LSG, dated 22-3-1956.
- 8) Karachi Improvement Trust's U.O. No. 5/7/6-1/2985, dated 30-5-1956.
- 9) Karachi Improvement Trust's letter No. 10-11/GI/54-11/5559, dated 8-12-1956.
- 10) Ministry of Works letter No. 5233-NHS/56, dated 20-12-1956.
- 11) Karachi Improvement Trust's letter No. 1-11/GI/54-11/2119, dated 22-4-1957.

Scheme and the development charges to be realised from the allottees shall be reduced correspondingly. The other details of the Scheme are given below :—

J. Boundaries of the Scheme—

(1) On the North-East :

Starting from the point where the Karachi Municipal Corporation boundary line meets the Southern boundary of the Country Club Road, proceeding South-East in a straight line along with the Karachi Municipal Corporation boundary line up to Karachi Municipal Corporation pillar No. 192.

(2) On the East :

From the Karachi Municipal pillar No. 192 proceeding in a straight perpendicular line towards south for a distance of about 1,100 feet up to Karachi Improvement Trust boundary pillar No. 1 near the ridge of the hill. Thence turning South-East and proceeding in a straight line along the foot of the hill for a distance of 1,200 feet up to Karachi Improvement Trust boundary pillar No. 2. From this pillar turning again towards South-West and proceeding in a straight line over the hill for a distance of 885 feet up to Karachi Improvement Trust pillar No. 3.

(3) On the South-West :

From this pillar No. 3, Karachi Improvement Trust boundary proceeding North-Western direction in a straight line along the North-Eastern boundary line in Block No. III now under development by the Karachi Co-operative Housing Societies Union up to a point where this line meets the Southern boundary line of Jail Drigh Road. Then along the Southern boundary line of Jail Drigh Road proceeding towards West up to a point where it meets the Southern boundary of the Country Club Road.

(4) On the North-West :

From this point on the Country Club Road proceeding in a North Eastern direction along the Southern boundary of the Country Club Road up to the starting point.

II. Area of land included in the Scheme :

| | Acres |
|--|--------|
| Gross Area included in the Scheme | 309.4 |
| Land allotted to 4 Housing Societies, including Commercial areas, and to the Karachi Improvement Trust for the Chairman and other officers residential bungalows (1.24 acres). | 75.53 |
| Land allotted to National Institutions, including the land in the P.I.F.F. allotted for the New Town Police Station (3.4 acres). | 122.30 |
| Area reserved for Public Park etc. | 24.37 |
| Area covered under Roads and lanes | 25.00 |
| <i>Area exempted from the operation of the Scheme :</i> | |
| Area covered by the Stadium | 28.7 |
| Area covered by the Karachi Joint Water Board Quarry | 33.5 |

The width of the Jail-Drigh Road shall be 150 feet, and the requisite land therefor should be provided for from the areas of the adjacent Housing Societies and National Institutions on either sides of the Road, if necessary.

III. Distribution of Land.—The distribution of the land included in the Scheme and the cost of development and premium payable to Government will be as shown below :—

| (i) Housing Societies & Karachi Improvement Trust | Total area allotted (Acres) | Leasable Area | | Cost of development @ Rs. 5/4/- per sq. yd. Rs. | Premium payable to Govt. @ Re. 1 per sq. yd. Rs. | Total Cost Rs. |
|---|-----------------------------------|---------------|----------|---|---|----------------------|
| | | Acres | Sq. Yds. | | | |
| (a) Dawood Co-operative Housing Society Ltd. | 37.75 | 21.86 | 1,05,800 | 5,55,450 | 1,05,800 | 6,61,250 |
| (b) Kutchi Memon Co-operative Housing Society Ltd. | 23.00 | 11.45 | 55,400 | 2,90,850 | 55,400 | 3,46,250 |
| (c) Liaquat Memorial Co-operative Housing Society Ltd. | 37.95 | 21.08 | 1,02,000 | 5,35,500 | 1,02,000 | 6,37,500 |
| (d) Al-Helal Co-operative Housing Society Ltd. | 30.00 | 16.40 | 70,400 | 3,69,600 | 70,400 | 4,40,000 |
| (e) Karachi Improvement Trust for Chairman and Officers residential Bungalows. | 1.24 | 1.24 | 6,000 | 31,500 | 6,000 | 37,500 |
| | | 72.03 | 3,39,600 | 18,50,100 | 3,52,400 | 21,22,500 |
| <i>(ii) Commercial Plots :</i> | | | | | | |
| (a) Cinema Plot reserved on the Country Club Road. | | 1.03 | 5,000 | at Rs. 16 minimum per sq. yd. 80,000 | 5,000 | 85,000 |
| (b) Shopping Centre within the area of Cutchi Memon Co-operative Housing Society. | | 1.27 | 6,150 | @ Rs. 16 per sq. yd. 98,400 | 6,150 | 1,04,550 |
| | | 2.30 | 11,150 | 1,78,400 | 11,150 | 1,89,550 |
| (c) Shopping Centre within the area of Al-Helal Co-operative Housing Society. | | 0.41 | 2,000 | @ Rs. 16 per sq. yd. 32,000 | 2,000 | 34,000 |
| Total for Commercial area | | 2.71 | 13,150 | 2,10,400 | 13,150 | 2,23,550 |
| <i>(iii) National Institutions :</i> | | | | | | |
| (a) Arabic College (Govt. of Kuwait) | 10 | 10 | 48,400 | @ Re. 1 per sq. yd. 48,400 | 48,400 | 96,800 |
| (b) Liaquat Memorial Library | 12 | 12 | 58,080 | 58,080 | 58,080 | 1,16,160 |
| (c) Khatoon-e-Pakistan Girls College (Miss Jinnah). | 15 | 15 | 72,600 | 72,600 | 72,600 | 1,45,200 |
| (d) Domestic Science College | 24 | 24 | 1,16,160 | 1,16,160 | 1,16,160 | 2,32,320 |
| (e) Liaquat Memorial Hospital | 57.9 | 57.9 | 28,0,236 | 2,80,236 | ... | 2,80,236 |
| Total payable by the Institutions | 118.8 | 118.9 | 5,75,476 | 5,75,476 | 2,93,240 | 8,70,716 |

The allottees or Authorities concerned with the National Institutions mentioned above are being requested to try and undermentioned charges to the Karachi Improvement Trust direct, if not already done, under intimation to this Ministry.

- (i) Premium of land @ Re. 1 per sq. yd. for payment to the Government.
- (ii) Development charges of Karachi Improvement Trust @ Re. 1 per sq. yd.

IV. *Main Terms and Conditions for Allotment of Land to Individual Members of Housing Societies.*—In order to achieve the object aimed at and envisaged in the Central Government's orders contained in the late Ministry of Health and Work letter No. F. 12-12/54-LSG, dated the 25th May 1954, the conditions in the Land Rules controlling the process of allotment of land to individual allottees within the Scheme will be that—

- (i) All residential plots within the Scheme shall be allotted by the Co-operative Housing Societies to their members, who, after scrutiny in the light of the conditions imposed by the Central Government, shall be considered eligible for allotment of a plot ;
- (ii) All lease deeds in respect of all plots, residential and Commercial shall be executed at his own cost by the individual allottee with the Trust's Board direct ;
- (iii) Lease shall be allowed for 99 years with the reservation that at the end of the periods of 30 years the ground rent now fixed at anna -/1/- per sq. yd. per annum for the leasable area shall be subject to revision by the Karachi Improvement Trust or/and the Central Government ;
- (iv) All Building proposals within the Scheme shall be subject to sanction by the Trust's Executive ;
- (v) All construction activities shall be in conformity with the
 - (a) Karachi Municipal Corporation Building Bye-laws, and
 - (b) Zonal Regulations of the Karachi Improvement Trust ;
- (vi) No one who or whose dependent(s) own(s) a residential building in the Greater Karachi Area shall be entitled to the allotment of a residential plot within this Scheme ;
- (vii) An allottee shall construct a residential building on the land allotted to him within a period of 5 years from the date on which he shall be placed in possession of the land ;
- (viii) The land so allotted shall not be mortgaged, transferred or otherwise encumbered prior to the execution of the lease deed. An allottee shall however be allowed to mortgage his land either to
 - (a) The House Building Finance Corporation, or
 - (b) A Local Authority, or
 - (c) His employer (a Company or Firm) for raising a House Building Loan ;
- (ix) On payment of the occupancy value (premium and development cost) in full and one year's ground rent in advance an allottee shall be entitled to a lease ;
- (x) Individual allottee shall pay by 3 instalments, the development charges fixed, for the time being @ Rs. 5/4/- per sq. yd. plus Re. 1 per sq. yd. as premium payable to the Government of the leasable area. Such instalments shall be paid to the Trust as under :
 - (a) Rs. 2 per sq. yd. of the leasable area immediately,
 - (b) Rs. 2 per sq. yd. of the leasable area within 12 months from the date on which possession of the land shall be given to the respective Housing Society,
 - (c) The balance of Re. 1/4/- per sq. yd. within 24 months from the date of possession,
 - (d) The premium @ Re. 1 per sq. yd. shall be paid along with the last instalment within 24 months from the date of possession ;
- (xi) Occupancy rights in all commercial plots including the Cinema plot reserved on Country Club Road available within the scheme shall be disposed of by the Trust by public auction (at a cost not less than Rs. 16 per sq. yd.)

V. *Total Estimated Cost of the Scheme :*

| | Rs. |
|--|--------------------|
| (a) Actual cost of development | 19.93 lacs. |
| (b) Administration charges @ 12-1/2% | 2.49 lacs. |
| (c) Trust's profit @ 10% | 2.24 lacs. |
| (d) Premium of land @ Re. 1 per sq. yd. | 6.48 lacs. |
| (e) Development charges on (d) above | 0.81 lacs. |
| Total Cost | 31.95 lacs. |

VI. *Time Limit for Completion of Development Works.*—The development work should be completed by the Trust within three years from 1956-57.

VII. Proper provision should be made in the Scheme for the 66" Main of the Karachi Joint Water Board from the Hill Service Reservoir to the City according to the alignment indicated in the plan sent with this Ministry's U.O. No. P. 12-12/54-LSG, dated the 6th January 1954. It should, therefore, be necessary that the internal roads should be planned in such a way that proposed pipe line may pass through the area on a road.

2. I am to request that the half-yearly progress report indicating the amount spent on each item of work in each year may kindly be submitted to this Ministry in regard to the execution of this Scheme.

3. Twelve copies of the revised plan, which is being sent *vide* para. 1 above, may kindly be supplied for use in this Ministry.

Your obedient servant,

A. A. CHOWDHURY,
Under Secy. to the Govt. of Pakistan

A. A. CHOWDHURY, Under Secy.