

MINUTES OF THE BOARD MEETING HELD ON
WEDNESDAY THE 8TH DECEMBER, 1971.

A meeting of the Board of CDA was held on Wednesday the 8th December, 1971 at 9.00 A.M. in the Conference Room. Maj. General Bashir Ahmad, Chairman, CDA., presided. Following were present :-

1. Member (A).
2. Member (T).
3. F.A./Member.
4. Director General Works.
5. Secretary.
6. Director Architecture.
7. Director (W&S).
8. Director Planning.
9. Director Finance.
10. Director A&A.
11. Director Horticulture.
12. Director Works.
13. S & P Officer.
14. Law Officer.
15. Estate Officer.

Following decisions were made in the meeting.

2470/452/71. 1. Design of National War Memorial at Islamabad.

491/BF-Corrd/71

The progress on the design drawings of National War Memorial was explained to the Board by Director Arch. The Board desired to develop the working drawings further. It was also decided that some selected calligraphers be asked to submit designs of the verses of Holy Quran to be inscribed on the walls of National War Memorial.

Dir. Arch.

2471/452/71. 2. Approval of plans for a Clinic on Plot No.11, Sector G-6/2, Kendro-6.

519/BF-Corrd/71

The request of Dr. Ahmed, owner of plot No.11, that he should be allowed to construct basement and the ground floor only of the three storey clinic in Kendro-6 (Ramna-6) area was put up to the Board by Director Arch. The reason for part construction, he explained, was that there was no demand of three-storey residential clinic of the type envisaged in the scheme in this sector as most of the residents are Government servants and there would not much of clientele from private sector. Hence a small private clinic would be sufficient to cater for private sector patients. In the alternative, he may be allowed to use the ground floor for shops and the first and second floor for clinic and wards.

Dir. Arch.

DPL

The Board decided that the question of requirement of such a clinic should be examined in greater detail by the Director Planning keeping in view the population projection and composition and the future requirements of the city. The Board also desired that the requirement of a similar dispensary in Ramna-7, which is primarily a Government servants sector, should also be re-examined and the matter submitted to the Board in due course. The usage of the plots should also be examined to see if shops/offices be not allowed there.

(138)

2472/432/T1.

512/BF-Coord/71

3. Bulk Water Supply (Item No.IV) of Review Summary for October, 1971).

Regarding the rates per thousand gallons, the Board desired to know the outcome of the exercise ordered by the ECNEC sometimes ago. This exercise should be completed by Finance Wing and put up as soon as possible. The ECNEC had further desired to examine the possibility of levying water rates according to the slab of consumption. As the consumption rises, the charges should increase. The exercise should be completed without further delay.

JGW
Jin. W+S
Jin. Fin.
JMA
S+PO

2472/432/T1.

544/BF-Coord/71

4. Revised layout plan of sector F-9.

The revised lay out of sector F-9 was explained to the Board by Director Planning. The plan envisages development of 2067 plots of the sizes varying from 355 to 600 sq.yds. The plan was approved with the following modifications :-

DPL
S+PO

- a). Small open space for children to play be provided in all sub-sectors in larger number.
- b). The roads as indicated by the Chairman should be eliminated.
- c). The development of blue area will not be shown in the sector plan because a separate scheme for the development of blue area should be prepared.
- d). The cost of the development of corner gardens which will serve the entire city of Islamabad should be so apportioned to G-8, G-9, F-8, F-9, E-8 & E-9 sectors.
- e). A detailed development plan for Class V centres should be drawn and included in the PC-I form. This will obviate the confusion in future which has been noticed in the past regarding the sharing of the cost of landscaping and internal development in such Class V Centres.

2474/432/T1.

529/BF-Coord/71

5. Reporting of defalcations and losses etc., to Audit.

The summary on the captioned item was explained by the Director Audit & Accounts. In view of the fact that report of any defalcation is made to the F./Member and Director A&A, technically there is no necessity of sending a copy of such a report to the Concurrent Audit who are only concerned with the post-audit.

Jin. Fin.
Jin. A+A

2472/432/T1.

43/BF-Coord/71

6. Setting up of kiosks.

The terms & conditions of setting up of kiosks at Shakarparian and Rawal Lake were considered. The terms and conditions were approved with the following observations:-

- i). In condition No.2, the period of lease should be prescribed as 3 years.
- ii). Delete the lease of space for car park and also the last three lines.

Jin. Hort.
Jin. Fin.
Jin. Arch.
Estab. Officer
Law Officer

- iii. Condition No.3 should be amended as to provide for a security of Rs.500/-.
- iv. Condition No.6 should be re-worded to provide for only light refreshments, i.e. tea, coffee etc. and prohibition of cooking of eatables at the Shikarpurian Hills. However, there may be no such prohibition in kiosk in Rawal Lake area. Further it should also provide for the prohibition of music and of burning of charcoal, oil, wood etc. and adequate provision for security against fire hazards in the area. The lessee will not be allowed to display advertisement etc. Damage to trees and bushes should be adequately covered.
- v. Condition No.7 should be so worded as to prohibit the lessee from partitioning the land, or disturbing land-scape.
- vi. In condition No.10, words "authorised in this behalf" should be deleted.
- vii. Condition No.16, should be re-worded as the recovery of rent is being asked for in six monthly instalments and the question of full payment does not arise. Similarly condition No.17 should be changed in the light of clause for recovery of rent.
- viii. Condition No.19 should be re-worded as to provide for six monthly recovery of rent and cancellation of lease in case the rent is not paid 15 days before the expiry of six months.
- ix. Condition No.25 should be deleted.

2476/452/71.
490/Rf-Comd/71.

7. Construction of Presidential Estate at
Islamabad - Supervision of execution of work.

Summary on the captioned item was presented to the Board by D.G.W. The Board agreed with the observation of Mr. Rigoni that a senior architect will have to supervise the construction of the President House from architectural point of view and shall have to be closely associated with the concerned Director. Thus the proposal made by the D.G.W. that Director Arch: should be the architect during the construction period, was approved. Whereas Director arch: shall be responsible to ensure that the work was being done exactly in accordance with the detailed drawings given by the architect, it would be not fair to saddle him with the responsibility of ensuring structural specifications. What perhaps he can only ensure, is that outer specifications, for instance, marble lining etc. is being done in accordance with the architect's design. The specification of the construction material etc. would be the responsibility of the concerned director.

ANY OTHER ITEM

1. Design of the small shopping centres

The Chairman observed that the design of the small shopping centres needs some modifications in future. The small shopping centres should be so built that all the shops face each other in a circular or rectangular form with an open space in between. Director Arch: should prepare the detailed design.

2477/452/71.

452/Rf-Comd/71.

*Dr. Arch:
Dr. Works
Dr. Fin.
Dr. Secy*

2478/432/71.

452/BF-Coord/71.

DGW
Dir. Fin.
Dir. Hort.
S+PO
Estate Officer

2. Levy of landscaping charges in shopping centres.

The question has arisen that who should pay for the landscaping work in shopping centres. The construction cost of the roads within shopping centres were being met from the road fund and pedestrian footpaths were being constructed from the landscaping allocation. A question has now arisen whether the internal development should be made from the landscaping allocation or should be borne by the shopkeepers. The problem has become more manifest because lot of debris, construction material and filth is lying and scattered all over Ramna 6/5 class V centre and landscaping around the market has not been completed. The Board decided that those who have paid the enhanced charges of plot at the rate of Rs.50/- per sq.yd. in class III centres should not be asked to pay for the landscaping. Those who have paid charges @Rs.25/- per sq.yd. i.e. who purchased plots before the increase in the prices, should be provided landscaping design around their shops with the direction (as already provided in the lease of land) to undertake landscaping work. If they fail to undertake the landscaping according to the design, they should be asked to pay the balance of Rs.25/- per sq.yd. and the landscaping in class III centres should be undertaken. It was also decided that in future detailed design of shopping centres should be undertaken at the time of submission of PC-I form so that subsequent confusion about the sharing of the cost for landscaping is eliminated.

2478/432/71.

565/BF-Coord/71.

DGW
D. Pl.
Dir. Fin.

3. Self-financing scheme for sector I-10.

There is a pressing requirement from the public for the plots in sector I-10. Self-financing scheme, therefore, should be prepared. Some roads have been built as covered by PC-I for Roads etc. The amount so spent on I-10 shall have to be reimbursed from sale of plots in this sector.

2478/432/71.

412/BF-Coord/71.

DGW
Dir. Maint.

4. Conversion of Electrically operated pumps to Gas operated pumps.

The Chairman had given literature about the use of gas in tubewells etc. instead of electricity, few months ago, to Director Maintenance for examination with a view to examine whether the existing electrically operated engines can be converted into gas operated engines. DGW explained that he has asked for the further details in this behalf. The Board felt that the time taken in such examination has been exceptionally long. The Board desired that all the relevant papers should be collected by the Secretary, CDA, from the DGW so that expert opinion from Gas Company can be obtained.

2478/432/71.

324/BF-Coord/71.

DPL
S+PO

5. PC-I form for sector E-9.

Director Planning explained that he was preparing scheme for PC-I for sector E-9. He was required to expedite.

The Board enquired about the assessment of the cost per sq. yd. in blue area. S&P Officer explained that Director Hort: has not yet indicated the landscaping cost which is to be added in the assessment. The Board desired that the matter should be expedited as it has already been delayed inordinately.

6. Development of Blue Area

7. Repair to the Pump House in Simly

An estimate for the repair of Pump House in Simly was put up sometimes back by Director W&S. The Board felt that there was no necessity of sanctioning such an estimate because in any case we can afford to close the Simly during the flooded season. Once Dam is constructed there will be no such problem. As per schedule of completion of Simly Dam only one more summer is to pass and we cannot say with certainty that there would be a flood of that high magnitude as it was this year. Director W&S, however, suggested that he would examine the possibility of reducing the expenditure for ensuring safety of the Pump House during the flood season.

8. Completion certificate for industrialists

It has been brought to the notice of the Chairman that completion certificates are not issued to the industrialists on one pretext or the other. In some cases, there were minor deviations from sanctioned plans, and the industrialists for want of proper completion certificates, cannot secure loans from the banks which is discouraging the industrial establishment. Director Arch: should examine such cases regarding with him and put up to the Board if necessary. Similarly, I.P.O. was also required to examine the possibility of entering tripartite agreement between C.D., Industrialists and the bank on the pattern of Poultry-cum-Vegetable lots, so that industrialists can secure loans from the banks without having proprietary rights in land.

9. Disposal of estimates

The Board noted that a large number of estimates are returned with observations which entails delay. In order to avoid delay, the queries if any will be settled at personal level by Director Finance with the concerned Director.

363/85-Contd/71
J.P. W
J.P. Arch
47/85-Contd/71
363/85/71
407/85-Contd/71
J.P. WTS
J.P. Hort
297/85-Contd/71
363/85/71
S+P
J.P. Hort