

MINUTES OF THE BOARD MEETING HELD
ON WEDNESDAY THE 23RD OCT, 1974.

The meeting of the Board of Capital Development Authority was held in the Conference Room on Wednesday the 23rd October, 1974 at 9 A.M. Mr.M.A.Kazmi, Chairman, CDA, presided over the meeting and the following were present:-

1. F.A./Member
2. Member (Tech)
3. Secretary
4. Director General Works.
5. Director Works
6. Director W&S
7. Director Maintenance
8. Director Designs
9. Comptroller Sectt: Bldgs
10. Dy: Financial Advisor
11. Director Planning
12. Director Public Relations
13. Director Municipal Admn.
14. Director Audit & Accounts
15. Director Medical & Health Services
16. Director Horticulture
17. Addl: Director Lands.
18. Law Officer
19. Dy: Director P/S
20. Dy: Director MPO
21. O.S.D. (Sectt)
22. Dy: Director Coordination
23. Dy: Director (O&M)
24. Landscape Architect
25. Dy: Director (IP)
26. Dy: Director CE Laboratory
27. Programming Officer
28. Project Engineer, DGW.

Following decisions were taken in the meeting:-

- 1) Review/progress of all Board decisions taken in the different Board meetings held during 1st September, 1973 to 31st March, 1974, August & September, 1974.

Consideration of this item was postponed.

2943/561/74 2) Monthly Review Summary for September, 1974.

363/82. Comd₁₃ It was observed that the progress of works was highly unsatisfactory. It was desired that the Review of/ Report for the month/October, 1974 should be submitted before 11th of November, 1974 for consideration in a Special Board meeting on 15.11.1974 as one single item. Following decisions were taken on the subject summary:-

I - BUILDINGS

5. Office & residential accommodation for A.G.P.R.
6. Office & residential accommodation for Comptroller & Auditor General of Pakistan.

Director Arch: should report progress regarding the design of the buildings etc. which should be incorporated in the Review Summary to be considered by the Board on 15-11-1974.

8. Const. of Police Posts in Islamabad.
9. Const. of Police Stations in Islamabad.

It was observed that the request for anticipatory approval had not been made to the Government although the importance and urgency for construction of Police Posts and Police Stations was known to the S&P Section. It was decided that the request must be made immediately and it must be followed up vigorously. It must also be ensured that the anticipatory approval is obtained timely so that funds provided in the budget are utilised during the current financial year.

13. Additions/alterations in Sectt: Buildings, (conversion of podium into office accommodation in Block 'D').

It was reported by the Director Maintenance that the work has already been completed.

14. Covering of open area in front of verandah of DMA's building (Administration Block in G-6/1).

The DGM reported that the work has been transferred to the Maintenance Directorate from the Works Directorate and funds have also been provided. It was further indicated that the work is being taken in hand and would be completed shortly. It was decided that the work should be completed expeditiously.

III - WATER SUPPLY

2. Installation of two additional tubewells in National Park Area.

On an enquiry, it was reported that the estimates have been submitted to the Finance Wing about a week ago. The Dy: F.A. was directed to examine the case expeditiously and issue the requisite expenditure sanction. The Director W&S was asked to start the work immediately on receipt of expenditure sanction.

IV--BULK WATER SUPPLY

1. Phase - I

The Director W&S reported that the case relating to escalation in rates has been decided and the work is likely to start in about a month's time. On an enquiry as to why a month is required to start the work, the Director W&S informed that before the work is started on the ground some time was required for the manufacture of pipes. It was decided that the matter should be expedited and the Director W&S should ensure that the work is started on the ground within 15 days from now.

2. Phase-II

The Director W&S explained the case regarding the need for advance payment to MOPL (formerly MPO, WAPDA). It was decided that the FA/Member will look into the case and take an early decision in the matter. The Dy: F.A. was directed to ensure that the case is put up to the FA/Member immediately.

V - SEWERAGE SYSTEM

2. Trunk Sewer Phase-II. (including Defence complex requirements)

The Director W&S reported that the pace of work has improved and ensured that the work will be positively completed during the current year.

3. Sewerage Treatment Plant Phase-III

The Director W&S explained that the agreement has been prepared which could not be signed because the contractor had gone out of Pakistan and has now recently returned. The agreement will, therefore, be signed in a few days. It was decided that signing/execution of the agreement should be expedited and expeditious performance of work should be ensured.

VII - COMMUNITY BUILDINGS & MISCELLANEOUS WORKS

1. Mosques

It was observed that progress on the construction of mosques was held up for want of revised drawings from

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the Architecture Directorate. It was decided that the Director Arch: (or in case the Director was not available, the Dy: Director Mr. M.D. General) should be asked to bring the drawings and explain the position to the Chairman at 12 noon after the meeting. The Director Arch: had accordingly brought the drawings and shown them to the Chairman. It was, however, subsequently observed that in fact the design had not been approved by the Board earlier when the Director Arch: was asked to revise the drawings in such a manner that face construction could be possible. The Director Arch: was, therefore, asked to bring up the design tomorrow morning at 8 A.M. (i.e. on 24-10-74) for obtaining the approval of the Board in the first instance.

Adhoc item

Development of Sectors E-7 & F-10

2944/561/74 The Board observed with concern that request
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OGW
S.D. Sec
for anticipatory approval for the development of Sectors E-7 & F-10 which was to be made immediately after the schemes were cleared by the CDWP in its meeting held on 28.9.74, had not been made. It was decided that the request for anticipatory approval for the development of these sectors must be made immediately and without further delay.

3. Revision of rates of goods supplied and services rendered by the CDA to contractors/private parties consequent upon recent escalation and giving it retrospective effect on accounts.

2945/561/74 The Director Audit & Accounts explained the
608/182 Coord/74
KATA
DTA
MPO
Cost-Acctg
DD
CRS Sub
background leading to the necessity of the exercise which was the subject matter of the summary under consideration. It was decided that the report submitted by the Director A&A in the summary should be examined by a sub-Committee headed by Member (Tech) with the assistance of Dy: F.A., Director MPO and other Directors concerned. The Dy: F.A. was asked to prepare a comparative statement of the existing rates as well as the increased rates proposed in the summary for consideration by the sub-Committee. It was desired that the report of the sub-Committee should be finalised by 15th November, 1974.

4. Control of rodent infestation in the Secretariat Buildings Islamabad and siting of cafeterias.

2946/561/74 The working paper submitted by the Director Planning
357/182 Coord/74
K.D. G.
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was considered. On an enquiry, the Director Planning recommended the sites proposed under alternative No.1 of the paper. It was felt that the proposed sites were at a distance from the Secretariat Blocks and the canteens at this location will not be used by the occupants of the Secretariat Buildings. Thus the very purpose of the study will be defeated. After some discussion it was decided that some suitable sites near the Secretariat Blocks should be suggested.

5) Transfer of Water Meter Sub-Division.

2947/561/74 The summary submitted by the Director Municipal Adm. was considered. He explained the reasons for bringing up the summary although the matter had been considered by the Board on a number of occasions earlier. The DMA agreed to retain the Sub-Division provided the Assistant Engineer is posted immediately. He further observed that there would be other problems such as the non-availability of spares and even though the funds are made available it will take considerable time in placing the orders and receipt of spares and in the meantime this Directorate will be at the listening end. The DGW mentioned that he could not promote the serving Overseers because of the quota system.

After some consideration, it was decided that an Assistant Engineer will be appointed by the DGW by 31.10.74 and posted with the DMA with effect from 1.11.74. The appointment should be made by local promotion from amongst the serving Overseers on adhoc basis without creating any right and subject to the condition that the vacancy will be filled on regular basis in accordance with the requirements of the quota system. Regarding the difficulties mentioned by the DMA in respect of availability of spare parts, it was decided that the matter should be expedited and if necessary, even meters should be procured/imported.

6) Supply of Sui Gas to Government quarters and Gas charges.

2948/561/74 The DMA explained the background of the case and the extent of losses in the recovery of gas charges from the occupants from 'A' to 'E' category houses which was likely to increase to the extent of Rs.8.49 lacs during the current financial year. The DMA proposed that either we should provide meters in each house or the Gas Company should effect recovery on flat rates from the consumers. The DMA mentioned that all efforts with the Gas Company have failed as they are not agreeable to recover the fixed

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rates from the consumers. In view of the position explained by the DMA, it was felt that the solution lies in providing sub-meters by the CDA. The proposal, however, was considered to be quite costly because about 6000 meters were indicated to be required for the purpose. Alternatively, it was proposed that flat rates may be increased proportionately by incorporating the increase in the rates decided by the Government. In order to reduce the number of meters required, it was proposed that one sub-meter may be installed for a row of houses and the gas charges for each meter may be equally distributed amongst the consumers of each sub-meter.

After some discussion it was decided that a reference should be made to the Secretary Natural Resources Division with a copy to TP&A Division. The DMA was directed to put up the draft to the Chairman for approval and issue today and then follow up it vigorously. It was also decided that an exercise should be carried out to work out flat rates by incorporating the increase in the rates announced by the Government.

7) Sale of Low Cost Houses by the C.D.A. Employees.

2949/561/74

The summary submitted by the Dy: Director (IP) was considered and it was decided that the proposed clause as suggested by the DD(IP) and vetted by the Law Officer in para 6 of the summary should be incorporated in the sale deeds in respect of 203 plots in Sector G-8/2 and in respect of those plots in Sector G-7/2 where sale deeds have not already been executed.

For cond.
1. J. Reg
DDIP
DD Cond.
don offn
Estate offn

Saleem