

30

MINUTES OF THE MEETING OF THE BOARD OF THE
CAPITAL DEVELOPMENT AUTHORITY HELD AT 9.00 A.M.
ON TUESDAY THE 13TH AUGUST, 1968.

The following were present :-

1. F.A./Member (Chairman).
2. Member (A).
3. D.G.W./Member.
4. Director Buildings.
5. Director Roads.
6. Director Purchases.
7. Director Architecture.
8. Additional Director Rehabilitation.
9. Acting Director Horticulture.
10. Deputy Director Water.
11. Deputy Director (U.P.).
12. Deputy Director (S.B.).
13. Law Officer.
14. Statistical, Programming & Coordination Officer.

168
8
1. Layout plan of village Mohrian.

The summary submitted by the Deputy Director(U.P) was considered. The Deputy Director presented and explained the layout plan. During discussion, the following points were made :-

- 169
8
D (Peh)
D (UP)
- i) The total area covered by the plan was about 16 acres, out of which 5 acres were provided for open spaces and about 11 acres for housing. Too many open spaces had been provided in the plan.
 - ii) In reply to a query as to why the entire number of oustees should not be settled at one place, the Deputy Director (UP) explained that if all the 693 families were rehabilitated in one place (village), the concentration would create the problems of water supply and sanitation.
 - iii) The open spaces provided in the plan were too small. These would probably be used for dumping of rubbish and would create dirty & unhygienic conditions. The village need large spaces. It was desirable that instead of so many small open spaces two large open spaces on the right & left of the road leading to the village Alipur Kuri should be provided.
 - iv) Instead of providing small separate blocks of plots, continuous plots should be provided. That would reduce the cost of construction on account of common walls between the houses.

D E C I S I O N

It was decided that the layout plan should be revised in the light of the above proposals.

125

2. Tarlai Kalan Poultry & vegetable farms area.

The Addl. Director Rehabilitation stated that in the Tarlai Kalan farms area recent rains had posed danger to the roads and the plots. The allottees were facing great inconvenience and their plots were damaged by the rains. He further stated that in the development plan of the farms area black top roads with side drains were envisaged, which had not so far been provided. The drains dug by the road sides had in certain cases damaged the boundary line of the plots and the pillars fixed by the allottees.

DECISION

After some discussion it was decided that the original plan of development of that area should be examined, and if proper drainage arrangements were not provided therein, a scheme for drainage might be prepared. If the cost of development on that account increased the overall cost, it could be divided on the plots and recovered from the allottees.

3. Purchase of window type airconditioners for the Government Hostel.

The summary submitted by the Director Purchases was considered. Explaining the case, the Director stated that the air-conditioners were to be procured immediately on a very short notice, as the same were required for installation in the Government Hostel for the M.N.A's before the commencement of the Budget Session.

In reply to a query, as to why the purchase was ordered on replacement licence basis the Director Purchases stated that in the past also purchases were made on replacement licence basis, and he ordered the supply in the same way. However, the same supplier was prepared to accept the contract on free-delivery basis and was also the lowest bidder under that alternative as well. It was, therefore, proposed that purchase under alternative (B) from the same supplier, who was also the lowest bidder under that alternative, might be agreed to by the Board. The Finance Wing had concurred in the proposal.

DECISION

In consideration of the facts that CDA could not give replacement licence and the same supplier was the lowest bidder for supply of air-conditioners under alternative (B) also, and that the proposal under consideration only amounted to contract on the basis of that alternative, the Board agreed to the proposal contained in the summary.

4. Design of quarters for Dhobis near the Dhobi-Ghat in G6-V.

The Director Architecture presented and explained the design. During discussion, the following points were made:-

- i) The proposed design was in keeping with the architectural theme of the existing Dhobi Ghat.
- ii) The kitchen size (6' x 5') was too small. In the Building Regulations a minimum size for kitchen was specified. That size should be provided in these quarters.
- iii) Cost could be reduced by combining the back walls and eliminating the space between two portions of the quarters.
- iv) Cost could also be reduced by eliminating the wall between the living room & the store.
- v) The kitchen size could be increased to 7'-6" x 6'.
- vi) Explaining the site, the Director Architecture stated that 10 quarters were proposed on the site.
- vii) In reply to a query as to why only 10 quarters were proposed, the Deputy Director (UP) stated that the Deputy Director Municipal Administration had suggested that for the present 10 quarters would be built on experimental basis. If there was demand then more quarters could be built in this area, if space was available, or on some other site.
- viii) In all about 15 to 20 quarters could be built on that site.
- xi) The cost of construction was constantly increasing, and if some quarters were left for construction at a later date, the construction cost would increase. In fact more quarters were required than could be constructed on the site under consideration. It was, therefore, desirable that the entire site should be utilized for construction of Dhobi quarters.

DECISION

It was decided that the design of the quarters should be revised as proposed in (iii), (iv) & (v) above, and sent to the Director Buildings. It was also decided that as many quarters should be built on the site as were possible.

5. Revised design of Facade Block III

158
27/68
9 AM
W. S. V. S.
M. Chy

The Director Architecture presented the revised design of Facade Block III modified in accordance with the previous suggestions of the Board. The Director observed that the distance between a certain portion of the two parallel blocks was very little & undesirable. Three alternative elevations were also presented by the Director Architecture.

It was observed that when the original design was considered by the Board the general feeling was that it would be improved or a new design would be proposed by the Director Architecture who was then about to join the CDA.

DECISION

It was decided that the Director Architecture should suggest improvements in that design or prepare a new design.

Page 1/1

6. Traffic circuit for the Bus Stand at Aab-para Market.

In pursuance of the Board decision taken on 9.8.1968 the Director Roads submitted that the cost of the ramp including one coat of carpet, estimated at Rs. 12,000. It was observed that the ramp was necessary for the buses going eastward.

D E C I S I O N

It was decided that the ramp should be provided for the exit of all buses and for the buses going to Rawalpindi a 'U' turn beyond the Petrol Pump should also be provided.

7. Improvements in the 'F' type flats designed by William Perry.

The Director Architecture stated that there was demand from the occupants of flats for a verandah, which was considered desirable to improve the living conditions. The Director proposed two 9' verandahs for each flat, one in front & one in the rear. The revised improved elevation for the flats was also presented. The estimated cost of the improvement was stated to be Rs.13,000 per residential unit (flat).

It was felt that the cost of improvement was too high. In view, however, of the desirability of providing the amenity, it was felt that the matter should be referred to the Government and the improvements carried out if approved by the Government.

D E C I S I O N

It was decided that a perspective of the revised design should be prepared, and after approval of the Board, the matter should be referred to the Government for approval of the proposed improvements.

8. Review of progress on works and preparation of the PC-Is.

The progress on works and preparation of the PC-Is was reviewed by the Board, and following decisions were taken :-

- 1) In view that a number of changes in the Planning of Administrative Sector had been done, the PC-I for the Development of Administrative Sector should be revised. The Director Planning should urgently prepare a preliminary revised plan of the Administrative Sector and send to the Director Works. The Director Planning should also write to Sir Robert Matthew to expedite preparation of the comprehensive revised plan of the Administrative Sector.

- ii) The revised PC-I for the Development of the Administrative Sector should also include Water Supply, Sewerage, Drainage, Roads and landscaping.
- iii) PC-I for the President's residence should be prepared & submitted to the Government for approval.
- iv) In view that the work for the President's residence, Suites for Royal & State Guests and President's personal Secretariat was to be awarded under one tender and it would be impossible to keep separate accounts for the three schemes, booking of expenditure on the three schemes should be combined.
- v) Architects M/s P.F.R. should be asked to expedite the design of Plan House.
- vi) The Director Architecture stated that competition for the design of State Guest House was postponed at the suggestion of some architects because they were already busy in competition for some other projects. In the meantime a design was being prepared in the Architecture Directorate. It was felt that the State Guest House could be constructed on time even if it was started when construction of the President's House was half way through. The Board agreed with the proposal of the Director & desired that the design should be prepared and approved in time.
- vii) Since the design of the Broadcasting House had been revised, the approved PC-I should be examined and if the changes were likely to increase the cost, revision/recasting of the PC-I should be taken up immediately.
- viii) For the Intelligence Bureau staff the current design houses should be built. In view that the construction cost had already increased, tenders might be called and on the basis of the lowest tender, revised sanction for the houses should be obtained from the Government.
- ix) The following designs were selected for construction of houses for D.I.B, Planning Division & C.D.A:-
- 'A' - Designs by Bhamani & Mino Mistry (50% each).
 - 'B' - Design by Bhamani.
 - 'C' - Design by Bhamani.
 - 'D' - Design by Mino Mistry.
- x) The Deputy Director General Works should expedite the report of the Committee set up to recommend the number of shops/shopping centres & mosques in Islamabad. In the meantime tenders for construction of one shopping centre and one mosque in each Class-IV centre should be invited. Number of shops in these centres should be the same as in Class III centres of sector G-6. The Director Architecture should suggest as to which of the existing designs should be repeated. No more Class IV mosques should be built in sector G-6.