

MINUTES OF THE SPECIAL BOARD MEETING
HELD ON WEDNESDAY THE 14TH JULY 1976
AT 8.30 A.M. IN THE ROOM OF ACTING CHAIRMAN.

The meeting was presided over by Malik Asrar Ahmad Khan, Acting Chairman, CDA and was attended by the following:-

1. Secretary, CDA.
2. Secretary, (Admn), CDA.
3. Director General (Works).
4. Director General (Services).
5. Director Planning, CDA.
6. Director Designs, CDA.
7. Director Arch: CDA.
8. Director W&S, CDA.
9. Coordination Officer, CDA.

The schemes of the following Model villages prepared by Director W&S were examined and discussed at length in the Special Board meeting.

MODEL VILLAGES.

Humak,	-	1194	Plots.
Farash.	-	3083	"
Tarlai.	-	299	"
Kuri.	-	352	"

Total: 4928

Gowala Colony 304 "

The decisions taken on each of the above schemes are briefly stated as under:-

1. HUMAK

The Director W&S explained that the scheme envisages development of 1194 plots at an estimated cost of Rs. 38,52,430/-. The cost of land per sq.yd. was estimated at Rs. 19/60. It was explained by Director W&S that efforts were made to minimise the cost of development as far as possible. The Acting Chairman, however, felt that the cost could be further reduced by eliminating the super-fluous water and sewerage lines provided in the plan. He, therefore, directed Director Designs to examine the scheme critically with a view to reducing the cost of development without affecting the concept of a model village. It was, further, decided that the scheme should be divided into two parts so as to keep the development cost well

within the limit of Rs. 25 lacs. The scheme was approved by the Acting Chairman subject to the above observations.

2. FARASH.

The Director W&S explained that the scheme envisages the development of 3083 plots at an estimated cost of Rs. 82,89,200/=. The cost of land per sq.yd. was estimated at Rs. 15/95. The Director W&S further explained that in order to keep the cost of the Scheme within the permissible limit of Rs. 25 lacs, the development of the village has been divided into 4 phases. The Acting Chairman observed that the cost of development could be reduced considerably by redesigning the sewerage and drainage system provided in the scheme. He, further, observed that the manner in which the expenditure on development has been phased out, can be objected to by the Government. He was, therefore, of the opinion that it would be advisable if the development of village Farash is divided into 3 to 4 independent schemes under different names. After some discussion it was decided that the lay-out plan of village Farash should be reviewed by Director Planning and some workable solution found so that the development of 3083 plots could be under-taken under independent schemes costing less-than Rs. 25 lacs to avoid preparation of a formal scheme involving lengthy and time consuming procedure. Director Planning suggested that revised lay-out plan of ^{Tarai}Humak and ^{Kare}Frash would reduce the cost substantially. He was asked to do the needful in two days.

3. TARLAI.

The Director W&S explained that the scheme envisages the development of 299 plots at an estimated cost of Rs. 15,86,950/=. The cost of land per sq.yd. was estimated at Rs. 31/72. The Acting Chairman observed that the cost of land was too high comparing to what was initially indicated to the oustees. He, therefore, felt that in order to reduce the cost of development the scheme should be reviewed. Director Planning said that the lay-out plan of village

Tarlai had been prepared by the Planning Directorate bearing in mind a different concept. Now that the thinking has changed and these villages are to be developed as model villages, he said that lay-out plan of the village needs to be revised so as to meet the present requirements. He hoped that by revising the lay-out plan of the village on the pattern of Humak and Farash, a considerable saving could be achieved in the cost of development. It was, therefore, decided that the lay-out plan of the village should be revised by the Planning Directorate within a couple of days and the revised plan furnished to Director W&S for preparing a fresh scheme for consideration by the Board.

4. KURI.

The Director (W&S) explained that the scheme envisages the development of 352 plots at an estimated cost of Rs. 15,71,800/- The cost of land per sq.yd. was estimated at Rs. 21/38. Director Planning pointed out that the existing lay-out plan of village Kuri was identical to that of village Tarlai. It was, therefore, decided that similar action as proposed in respect of village Tarlai should be taken and a revised scheme prepared for consideration by the Board.

5. GOWALA COLONY

The Director W&S explained that the scheme envisages the development of 304 plots at an estimated cost of Rs. 24,11,900/= The cost of land per sq.yd. was estimated at Rs. 25/08. In order to reduce the cost of development it was decided that the water to be provided to the colony should be arranged through the water line running through the colony instead of sinking a tube-well and constructing an over-head tank. It was also felt that some of the stallers provided in the scheme could be eliminated. The scheme was approved subject to the condition that the total cost of development is contained within Rs. 21 lacs.