

MINUTES OF THE BOARD MEETING HELD
ON THURSDAY THE 13TH DECEMBER, 1979
AT 9.30 A.M.

The meeting was presided over by Mr. S.A.N. Gardezi, Chairman, CDA and the following were present :-

- | | |
|-----------------------------------|-------------------------------|
| 1. Member (Tech). | Mr. Manan Khan, |
| 2. F.A/Member. | Mr. Mohammad Saeed Qureshi. |
| 3. Member (Administration). | Mr. S. H. Raza. |
| 4. Secretary. | Sh: Muhammad Khalid. |
| 5. Director General Works. | Sh: Faiz Ahmad. |
| 6. Director General (Simly Dam). | Mr. A. R. Javed. |
| 7. Director Works. | Mr. Abdus Salam Khan Wazir. |
| 8. Director Roads. | Mr. S. A. Malik. |
| 9. Director W & S. | Mr. Khalid M. Malik. |
| 10. Director Maintenance. | Mr. A. Q. Nomani. |
| 11. Director Design & Research. | Mr. Habibullah Khan. |
| 12. Comptroller Sectt: Buildings. | Mr. Tayyab Ali Sheikh. |
| 13. Director Audit and Accounts. | Mr. Zafar Ahmad. |
| 14. Director Municipal Admn: | Mr. Ajaz A. Khan. |
| 15. Director Horticulture. | Mr. Rasheed M. Randhawa. |
| 16. Director Purchases & Store. | Mr. C. A. Rasheed. |
| 17. Dy: Financial Adviser. | Mr. Khizar Ahmad Jan. |
| 18. Director Planning. | Mr. Ishtiaq Ahmad. |
| 19. Director Architecture. | Mr. Anwar Said. |
| 20. Director Enforcement. | Lt.Col(Retd) Sher Afzal Khan. |
| 21. Estate Management Officer. | Mr. Qinaat Ali. |
| 22. Establishment Officer. | Malik Mohammad Ismail. |
| 23. Dy: Director (RM). | Mr. Fidyaa Abbas Siddiqui. |
| 24. Landscape Architect. | Sh: Abdul Qadir. |
| 25. Administrative Officer. | Mr. Sabir Hussain. |
| 26. Dy: Director (IP). | Mr. Akram-uz-Zaman. |
| 27. Asstt: Director (Eval). | Mr. Saeed Usman Zauq. |
| 28. Coordination Officer. | Mr. Z. D. Butt. |

The Board considered the summaries included in the agenda circulated vide Coordination Section's memo. No. CDA-633/ BM-Coord/79 dated the 14th December, 1979 and took the following decisions :-

1. TRANSFER OF PLOT NO. 168, RMNA-9/4, ISLAMABAD.

3357/633/79 47/BF Coord/76

The back-ground of the case was explained by Estate Management Officer. The Board observed that disposal of the case had been delayed inordinately without any apparent reason and

desired that efforts should be made at all levels to cut short avoidable delays in the disposal of cases. It was decided that ban imposed on transfer of plots allotted to the oustees as per earlier decision of the Board shall hold-good. However, in view of the fact that the application for transfer of plot No. 168 Ramna-9/4 was received a day before the imposition of the ban, it was agreed to accord permission to transfer the subject plot.

Action:-

Estate Management Officer.

2. TRANSFER OF 'LEASE HOLD' LAND BY THE ORIGINAL LESSEE AND CHARGING OF TRANSFER FEE THEREON.

3358/633/79 ✓

172/BF. Coord/78

The summary presented to the Board by Deputy Financial Adviser was considered. The Board felt that since residential, commercial, industrial plots etc. are disposed of under different policies, therefore, obviously there cannot be any uniformity in the terms and conditions of allotment of these plots which are dealt with and disposed of under respective policies. The Board, however, observed that bearing in mind authority's interest and there being no legal bar, transfer fee, to be determined by the Finance Wing on uniform basis, should be charged in such cases.

Action:-

1. Dy: Financial Adviser.
2. Director Planning.
3. Dy: Director (IP).
4. Estate Management Officer.
5. Cost Accountant.

3. DISPOSAL OF UN-SERVICEABLE VEHICLES/PROCUREMENT OF NEW TRANSPORT.

3359/633/79 ✓

473/BF. Coord/79

The Board observed that this issue had been discussed in the earlier meetings and need not be reviewed again. The proposals contained in para-5 of the summary were approved by the Board.

Action:-

Admin: Officer Sectt: CD.

Contd. P/3.

4.

APPROVAL OF BUILDING PLANS FOR
PAKISTAN SCIENCE ACADEMY, SECTOR
G-5/2, ISLAMABAD.

3360/633/79 ✓

855/BF. Coord/79

The building plans for Pakistan Science Academy, Sector G-5/2 were presented to the Board by Director Archt. He explained that the plans have been scrutinized and found in conformity with the Islamabad Building and Zoning Regulations. The Board observed that the important factor which has to be borne in mind is whether the architectural design of the building blends with the buildings already constructed in the area and is architecturally in harmony with the over all facade that has been followed/to be followed in the area. The Board, therefore, desired that Director Archt. should examine the design from this angle and submit his definite recommendations to the Board for taking a final decision.

Action:-

1. Director Archt.
2. Dy: Director (B&EC).

5.

REPLANNING OF AUTOMATIC BRICK
PLANT SITES IN THE NATIONAL
PARK AREA.

3361/633/79 ✓

76/BF. Coord/79

The back-ground of the case was explained to the Board by Director Planning. The Board observed that the summary had been prepared without under-taking a feasibility study. Director Planning was, therefore, asked to visit the site and prepare a feasibility report which should spell out the projected requirements of bricks vis-a-vis the existing availability of bricks and the number of brick plants already in operation with their per-annum capacity of production. The summary envisaging the feasibility study should be put up to the Board for consideration at an early date.

Action:-

1. Director Planning.
2. Dy: Director (IP).

6.

ACQUIRED AND UN-ACQUIRED VILLAGES OF
FOREST DIVISION MARGALLA NATIONAL PARK.

3362/633/79 ✓

7/BF. Coord/79

The summary presented to the Board by Director Horticulture was considered. A plan indicating the acquired

Contd. P4

and un-acquired villages falling in Margalla National Park was shown to the Board by Director Horticulture. He explained that in view of the presence of these villages, efforts made by the Hort: Directorate in improving the vegetative covers of Margalla Hills are negated and, therefore, submitted that the inhabitants of the already acquired villages should be ejected from the area and arrangements to acquire the remaining seven villages mentioned in the summary shown on the plan be made at an early date. The Board observed with concern that the majority of people who are residing in these villages and are keeping herd of cattle which are causing damage the landscaped areas in Islamabad as well as Margalla Hills belong to the Hort: Dte: of the Authority. Therefore, if the activities of these people are controlled effectively, lot of improvement can be brought about. Director Hort: was, therefore, asked to take remedial measures to ensure that the Horticulture staff stops indulging in the activities such as keeping of cattle in the area etc. which cause damage to the vegetation. He was also directed to work out a phased programme in consultation with Director Enforcement and Addl: Director Lands indicating the manner in which the inhabitants of these villages should be shifted to other areas highlighting the advantages of the proposal and bring the same to the Board for consideration.

Action:-

1. Director Horticulture.
2. Director Enforcement.
3. Addl: Director Lands.

7. PROVISION OF FREE RESIDENTIAL ACCOMMODATION, CONSERVANCY, WATER, SUI-GAS AND ELECTRICITY TO THE FIRE STAFF ISLAMABAD.

3363/633/79

2/AF-Coord/77

The back-ground of the case was explained to the Board by DM. It was decided that facility of rent free accommodation and water already available to the fire staff should continue but electricity and sui-gas charges be recovered from them with immediate effect. The recovery of such charges for the past period was condoned by the Board. The Board further desired that arrangements for the construction of residential accommodation near the Fire Headquarters premises for the shifting of fire staff presently accommodated in the Fire Headquarters building be expedited by DGW.

Action:-

1. DGW.
2. DM.
3. Dir. A & A.
4. *Rest of office*

8.

TRANSFERABILITY OF PLOT NO. 19,
I&T CENTRE, G-9, ISLAMABAD.

3364/633/79

172/85-Contd 48

The Board desired to know as to why it was felt necessary to put up a summary of the case to the Board. DD(IP) explained that the case was put up on file and it was decided that a summary of the case be prepared for consideration in the regular Board meeting. Chairman desired that the relevant file should be put up to him for orders.

Action:

1. Director Planning.
2. Dy: Director (IP).

9.

MONTHLY REVIEW SUMMARY FOR THE
MONTH OF OCTOBER, 1979.

1 PRESIDENCY COMPLEX.

3365/633/79

363/85-Contd 49

Comptroller Sectt: Buildings, Director archi, and DD(arch) were asked to prepare a comprehensive report on the Presidency indicating the stages of various on-going works and also the quality of work that has already been completed. This report should be put up to the Board on the 18th December, 1979 for preliminary discussion and subsequent presentation in the meeting scheduled to be held with Secretary, Housing and Works on 20th December, 1979.

Action:

1. Compt: Sectt:Buildings.
2. Director Architecture.
3. Dy: Director Archi.

i) LANDSCAPING.

Chairman observed that landscaping of the Presidency already done lacked botanical effect. He directed the Director Horticulture to see to it that special attention was paid to the landscaping of the Presidency and ensure that the quality of landscaping is improved to a standard commensurable with the status of the building.

Action:

1. Director Horticulture.
2. Landscape Archi.

ii) CARPETS.

Chairman enquired whether any progress had been made for making arrangements for the procurement of hand-made carpets for the Presidency. He observed that it was likely to take fairly long to manufacture hand-made carpets of the requisite sizes and, therefore, the matter should be finalized with the contractors concerned as early as possible.

Action:

1. Compt: Sectt: Buildings.
2. Director Purchases & Store.

iii) CHANDELIERS.

The Board observed that no report was rendered about the theft of two chandeliers by the agency concerned and the Board came to know of it through the Press. D.G.W. was advised to bring such incidents to the notice of the Board immediately.

Action:

1. D.G.W.
2. Compt: Sectt: Buildings.

2. BROADCASTING HOUSE.

DGW explained^a that work had been awarded to the new contractor namely M/s Ashers and work on two floors was expected to be completed within five months. Board desired that a complete progress report covering all the components of the building should be prepared and put up to Member(Tech).

Action:

1. D.G.W.
2. Compt: Sectt: Buildings.

3. CONSTRUCTION OF 'B' TYPE FLATS FOR A.G.P.A.

The Board observed that the progress on the Project was very slow and should be got accelerated by the contractor.

Action:

Director Works.

4. CONSTRUCTION OF PARLIAMENT BUILDING.

DGW explained that the Project was progressing satisfactorily and the pace of work was likely to accelerate in the coming months. He, however, mentioned that the case regarding allocation of foreign exchange for the import of teak wood required for the Parliament Building may be pursued with the Government to avoid any hold-up in work on that account at a later stage. It was decided that another reference be made to the Government by the Finance Wing in this behalf.

Action:

Dy: Financial Adviser.

5. EXTENSION OF MEDICAL CENTRE
IN G-6/2, ISLAMABAD.

The progress of work was considered to be slow. Director Works explained that funds already allocated for the Project had been consumed and additional funds were required to complete the Project. Director Works was advised to put up the case to Ex/Member for the allocation of more funds for the subject Project.

Action:

1. Director Works.
2. Dy: Financial Adviser.

6. CONSTRUCTION OF MARKAZI JAMIA
MASJID IN SECTOR F-6.

The progress of work was considered to be very slow. Director Works was asked to direct the contractor to take measures to ensure acceleration in the pace of work. In this context, the Board also decided that the performance of the contractors engaged on CDA Projects should be reviewed annually by the Director General Works so as to eliminate the contractors having poor performance of work.

Action:

1. D.G.W.
2. Director Works.

7. BULK WATER SUPPLY PHASE-I.

Director W&S explained that a programme has been

Contd. P/8.

chalked out in consultation with Director Maintenance for rectification of leakages in the Conduction Main-I and work shall be got executed at an opportune time.

Action:

1. Director W & S.
2. Director Maintenance.

8. CONDUCTION MAIN-II LINE.

The Board desired that a detailed report on Conduction Main-II Line indicating the scope of work envisaged in the original scheme, the work already done, being done or proposed to be done should be prepared by Director W & S and submitted to Member (T) as expeditiously as possible.

Action:

Director W & S.

9. SEWERAGE TREATMENT PLANT PHASE-III

The Board observed with concern that the completion of the subject Project had been delayed inordinately. This Project was scheduled to be completed by 30th June, 79 but subsequently the Board was assured that the Project shall be got completed by 31st December, 1979 and now it is said that the Project shall be completed by April, 1980. The Board enquired from Director W & S whether any penalty had been imposed on the contractor for this inordinate delay. Director W&S explained that till 31st December, 79 no penalty had been imposed on the contractor but assured the Board that penalty shall now be imposed under the terms and conditions of the contract. He also assured the Board that the Project shall be got completed by April, 1980 positively. The Board decided that in future all cases involving extension in the period of construction should be examined carefully and if any extension is not considered justified, the matter should be put up to the Ex/Member by the Director audit and accounts.

Action:

1. Director General Works.
2. Director W&S.
3. Director Audit & Accounts
4. Director Works.
5. Director Maintenance.
6. Director Roads.

MODEL VILLAGES SCHEMES.

The Board observed that the progress of development works on the Model Villages Schemes as a whole was slow and desired that pace of work should be got accelerated so that allotment of plots to the displaced persons of Islamabad in these schemes could be started. The Board also observed that the height of over-head tanks proposed to be constructed in various model villages schemes appeared to be on the high side and desired that it should be got checked by Director Designs so as to see whether it conformed to the requirements or not. In case the proposed heights were found unrealistic, Director Designs was directed to fix revised heights as per actual requirement.

Action:

1. D.G.W.
2. Director W&S.
3. Director Designs.

11. 2ND CARRIAGE WAY OF SHAHR-I-ISLAMABAD.

DGW explained that the date of completion i.e. March, 1980 indicated in the summary was not realistic and the work was not likely to be completed by that date. He, however, hoped that it will be possible to complete the work by end of April, 1980 and to ensure this Director Roads was advised to press the contractor to accelerate the pace of work.

Action:

Director Roads.

12. APPROACH ROAD FOR POLICE STATION
IN ADMINISTRATIVE SECTOR.

Directors Works/Roads assured that the subject work shall be got completed within 15 days by the contractor concerned.

Action:

Director Roads.

13. BRIDGE IN SECTOR I-9.

The progress was considered to be very slow. The Board desired that the contractor should be dealt with and penalized under the terms and conditions of the agreement by Directors Works/Roads.

Action:

Dir Road Contd P/10
.. Dir Works

14.

WATER SHED MANAGEMENT OF SIMLY DAM.

The Board desired that a complete report on water shed management of Simly Dam indicating the scope of the scheme, the work already done and remaining to be done should be obtained from the agencies concerned by Director Horticulture and submitted to the Board for information.

Action:

Director Horticulture.