

The following were present :-

1. Chairman.
2. F.A/Member.
3. Member (A).
4. D.G.W/Member.
5. D.D.G.W.
6. Director Buildings.
7. Director Maintenance.
8. Director Planning.
9. Director Public Relations.
10. Director (W&S).
11. D.D.(Arch.)
12. Architect.
13. AXEN (Water) Maintenance.
14. Law Officer.
15. Finance Officer.
16. Estate Officer.
17. Establishment Officer.
18. Statistical, Programming & Coordination Officer.

1. Extension of Islamabad Model School in Sector G6-3/4.

The summary submitted by the Deputy Director (Arch.) was considered, and the design for the proposed extension was explained by the Architect. It was explained that the proposed extension was mostly vertical and in harmony with the architecture of the existing building. The Director Planning stated that the design had been shown to the Principal of the Model School, who approved the same.

The Director Planning stated that the extension works will be carried out by the CDA as deposit work, and therefore the design, if approved, would be passed on to the Directorate General Works for preparation of estimates etc.

DECISION

The design for the extension works was approved. It was desired that the estimates may be prepared and funds should be obtained from the Principal of the School before commencement of the work.

2. Water supply situation in Islamabad.

Explaining the position of water supply in Islamabad, the Director Maintenance stated that three of the 6 major sources had badly suffered (dried up) and the supply from these resources was reduced to only 30%. Shortage of water for supply to sub-sectors F6-3, F6-4 & G-7 was, therefore, being experienced and water in these sub-sectors

was being supplied by tankers. During discussion, the following points were made :-

- i. In order to ensure water supply during the peak period it was desirable that more tankers should be available. The tankers were not only required during the drought period but would also be required for supply of water at the construction sites where water supply lines had not been laid. The tankers could also be used by Horticulture Directorate. Additional tankers should, therefore, be purchased and the Director Maintenance should assess the requirements and put up within next two or three days so that purchases could be made.
- ii. The D.G.W./Member stated that at least 10 tankers may be ordered immediately. If approved by the Board, a request for procurement of 10 tankers would be put up.
- iii. In view that the Simly Dam Project had been delayed and its construction was likely to take 4 to 5 years, it was necessary that in the meantime possibilities of getting water from Rawal Lake should be explored.
- iv. The D.G.W./Member may, therefore, take up the matter with the Authorities concerned. In fact it was necessary that water supply in Islamabad should be supplemented from whatever sources it could be obtained.
- v. The Chairman observed that there was a dire need for providing storage tanks to ensure water supply by gravitation.
- vi. The D.G.W./Member stated that the design of two storage tanks had been completed and one of them was under construction. 6 more storage tanks were under design and their construction would be undertaken shortly, which would be expedited.
- vii. Rawal Dam was the best source to supplement the water supply in Islamabad which should be utilized. If water could be obtained from Rawal Dam such acute shortage of water supply in Islamabad would not be experienced during the next 4 or 5 years.
- viii. The D.G.W./Member stated that in order to supply water for construction of new houses in sub-sector G7/1, water from the nullah in G7-1 could be pumped from where additional water to the extent of 4 to 5 lacs gallons per day could be available.

DECISION

It was decided that in order to ensure supply of water during peak periods demand for extra tankers should be placed. In order to supplement the present water supply position, possibilities of obtaining water from Rawal Dam should be explored by the D.G.W./Member.

3. Grant of additional pay for holding higher dual charge under F.k.49.

The summary submitted by the Establishment Officer was considered and the proposal contained therein was approved.

4. Settlement of arbitration awards

The summary submitted by the Deputy Director General Works was considered. During discussion, the following points were made:-

5. Law Officer

Contd.....P/3

- i. The D.D.G.W stated that in the Pak P.W.D. there had not been a single case where the arbitrator's award was required to be made a rule of the court, nor any award had ever been challenged.
- ii. The Member (A) observed that the matter had been considered/argued in detail on the file. In the summary all reasons advanced by the L.A. & the L.O. had not been given. In fact the action to challenge the award starts from the Director concerned who does not agree with the award and ~~expresses~~ his views against the award.
- iii. It does not appeal to reason that the CDA having once appointed an arbitrator should disagree with his decision/award. That meant that the CDA would only accept the award of the arbitrator if it was favourable, otherwise the CDA would start doubting the arbitrators. In that case the contractors would be unnecessarily penalized.
- iv. The arbitrator was not entitled, under the Law, to award interest, which had been done by an arbitrator.
- v. Misconduct on the part of arbitrators should be taken note of either during the proceedings or immediately on receipt of the award. It should not be delayed for months.
- vi. In 1964 the Legal Adviser had proposed that arbitration clause should be omitted from the agreement forms, but then it was decided that the arbitrators should be appointed by the Chairman and not by the D.G.W.
- vii. On a query from the Chairman the Law Officer stated that the Arbitration Act of 1940 was a central Act and it did not expressly require that the awards given by the arbitrators should be made "rule of the court", before their compliance. In reply to another query the Law Officer stated that under the Arbitration Act and the terms of the agreement the award of an arbitrator was binding on both the parties.
- viii. It was the policy of the Government that such cases should be decided expeditiously. If the Directors have any reasons to suspect misconduct on the part of the arbitrator, that should be proved immediately or otherwise payment must be made to the contractors.

DECISION

After detailed discussion it was decided that keeping in view the Government policy to expedite such cases, payments should be made to the contractors in accordance with the awards of the arbitrators after obtaining from the contractors a commitment that they will have no objection to the award and will not make any other claim against the CDA in respect of the contract in question. Regarding the payment of interest awarded by the arbitrator the matter may be referred to the Law Division for advice, if considered necessary.

It was also decided that in future if there was any doubt/the conduct of the arbitrator it should be taken note of during the proceedings or immediately on receipt of the award. Otherwise payments to contractors should not be held up.

5. Disposal of sites for petrol filling stations

The summary submitted by the Estate Officer was considered. It was felt that in future the requests of such companies which did not send their earnings out-side the country should be supported.

DECISION

After some consideration, it was decided that the cases from companies and individuals should be considered by the Board on merits.

6. Design of the Pakistan House - remuneration of the architects.

The summary submitted by the Director Buildings was considered. During discussion, the following points were made:-

- i. Cost of the Project had increased on account of change in specifications due to subsequent decision to convert the building into a first class hotel. In fact the architect should not ask for increased remuneration because the cost would not have increased if we had used simple plaster instead of panels or marble in the building.
- ii. According to the agreement the architect's fee is to be calculated on the final cost of the civil works of the building as designed. The claim of the architect was, therefore, reasonable and justified.
- iii. The F.A./Member stated that the agreement had been executed in the very initial stages of the creation of the CDA and the cost of the building had not been fixed. In order to avoid such a situation, the CDA had subsequently started to fix the estimated cost of the building for the purpose of calculation of the architect's fee. The cost of the building had also been increasing with the passage of time, due to increase in the custom duty, labour charges and cost of materials etc. Under the circumstances we may accept the claim of the architect on the basis of the cost of civil works at Rs. 60 lacs.

DECISION

After due consideration it was decided that the architect may be paid at the rate of 4% on the basis of Rs. 60 lacs as the cost of civil works.

7. Provision of over-head water tanks in G type houses in sector G6-3

The summary submitted by the Director Buildings was considered. During discussion, the following points were made:-

- i. Cost of the over-head tanks should not be met from the maintenance grant. The overhead

tanks should be such that they could be used ~~else~~ where after the proposed reservoirs on the margalla range were constructed.

- ii. On enquiry from the Chairman the Director Buildings stated that there were 48 G type houses in which provision of over-head tank of about 400 gallons capacity each was proposed to be provided.
- iii. Galvanised iron sheet tanks should be provided which could be subsequently used when no longer required for these houses.
- iv. Cost of the tanks, if removable, should be charged to the water supply distribution system, and should not be debited to the capital cost of the houses.

DECISION

It was decided that galvanised iron sheet tanks should be temporarily provided on these 48 G type houses, and their cost should be charged to the water supply distribution system. These tanks should be utilised as and when required in other places.
