

MINUTES OF THE BOARD MEETING HELD ON  
WEDNESDAY THE 15TH SEPTEMBER, 1971.

CONFIDENTIAL

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A meeting of the Board of Capital Development Authority was held on Wednesday the 15th September, 1971 at 9.00 A.M. in the Conference Room. Major General Bashir Ahmad, Chairman, CDA., presided the meeting. Following were present :-

1. Member (Tech.).
2. Member (Admn.).
3. F.A./Member.
4. Director General Works.
5. Secretary.
6. Director Works.
7. Director Bldgs./Roads.
8. Director W&S.
9. Director Designs.
10. Director Maintenance.
11. Director M.P.O.
12. Director Planning.
13. Director Architecture.
14. Director Horticulture.
15. Director Stores/Purchases.
16. Director Public Relations.
17. Director Municipal Admn.
18. Director Coord. & Municipal Admn.
19. Director Finance.
20. Addl: Director Reh.
21. S & P. Officer.

Following decisions were taken in the meeting :-

2422/44/71 1. Facade design of I&T Centre in sector G-7.

47/12/71 The Facade design of the proposed I&T Centre in sector G-7 was displayed to the Board by Director Arch:.. The design in principle was approved. The Board, however, observed that in the past in many 3-storey buildings, second stair case was not provided by the owners. While approving the plans of these buildings, it should have been ensured that there were two stair cases. In those buildings where it has not been provided, Director Arch: should take measures to get it provided by the owners. In future provision of 2nd stair case in three-storey buildings should be insisted upon.

2423/44/71 2. Review summary for August, 1971.

16/12/71 The summary submitted by the S&P Officer was considered by the Board. It was observed that in quite a number of cases, work had not been started because either the estimates were under submission for obtaining AA& ES or the tenders had been invited. As it was confirmed that sanctions in most of the cases had been issued by the Finance Wing and tenders had also been recieved, it was hoped that the progress in these cases would be made and reported in the current month's review to be held next month. It was also decided that in future the completed works should be shown separately in the review summary. The following decisions were also taken :-

(1). Simly Dam.

It was decided that a detailed programme for construction of the Dam and its appurtenant works should be urgently finalised by the DGW and submitted for consideration

of the Board. Regarding residential accommodation for the WAPDA Supervisory staff, the Board appreciated the proposal of the DGW that for most of the staff it may be provided in Islamabad. It was desired that the extent of accommodation which must be provided at the Dam site should be examined and finalized by the DGW in consultation with the Project Director, WAPDA. For the remaining staff, accommodation should be constructed in Islamabad on the plots reserved for CDA Colony in sector Ramna-8. These houses can, thereafter, be utilised for the CDA employees.

In order to provide transport facilities for the staff of WAPDA from Islamabad to Simly Dam site, it was considered that one or two buses may be purchased for the purpose.

It was also decided that the Director W&S should co-ordinate the matter regarding planning and designing of residential accommodation with the Directors of Planning and Architecture of CDA and the Project Director, WAPDA.

✓ (2) Water Supply Distribution System.

It was reported that work for water supply distribution system in sector Ramna-8 had been awarded, but 6" dia pipes were not available. It was reported that the indents for the pipes required for sectors Ramna-8 and Ramna-9 were prepared as soon as it was felt that these two sectors were likely to be developed in the near future. The indents were sent to the Purchases Directorate in April, 1970, which were returned asking for the expenditure sanction cover. As the planning of the sectors and designing of services was completed subsequently, the estimates were prepared and submitted for sanction of the Finance Wing. The sanction was available only in August, 1971, and the Purchases Directorate was again approached for procurement of the requisite pipes. It was observed that if the matter had been reported to the Board earlier, the delay which will now defer the completion of works by four to five months would not have occurred. It was, therefore, desired that the procedure should be streamlined, and indenting for the pipes etc. required for the development of sectors Mehran-7 & 8 should also be expedited.

Director Stores & Purchases further explained that the prices quoted by the only manufacturer are even higher than the bonus voucher prices. It was decided that Director Purchases should put up a comparative cost statement for immediate decision of the Board. Another proposal then emerged was that we should try to use Asbestos cement pipes. Director (W&S) explained that these pipes are being used in other parts of Pakistan but there is only one factory at Hyderabad and detailed examination will have to be carried out before switching over to asbestos instead of C.I. pipes. The Board, therefore, decided that Director (W&S), Director Design and Director Stores should go to Hyderabad and study the detailed specifications and take further action to procure the material in accordance with the rules.

(3) Sewage Treatment Plant - Phase III.

The DGW reported that General Manager of Karachi Shipyard was contacted for the manufacture of plant, who indicated that they could manufacture complete Sewage Treatment Plant in the Shipard. He also promised to send the feasibility report which is expected in about two weeks time. It was desired that the matter should be progressed vigorously and finalised urgently.

(4) Sewage Disposal works for the University of Islamabad.

It was reported that estimates for the sewage disposal works had been sent to the Project Engineer of the University, and the sanction was awaited from him. The work would be undertaken as soon as the sanction was received. It was desired that the matter should be expedited through personal contact with the Project Engineer, Islamabad University.

(5) Roads in Poultry Farm Schemes No.II & III.

The Chairman directed that shingle roads should be provided in these areas.

(6) Construction of Community Buildings

Director Arch: pointed out that he had noticed very poor workmanship in the construction of mosques. In spite of objection raised by Director (Arch.), action has not been taken to demolish the defective structure in time. The Board decided that any defect when pointed out to the Director concerned by the Director Arch: should immediately be removed.

(7) Road Maintenance in sector Shalimar-8.

A large number of roads have been damaged during the recent rains. One of the reasons is that the road berms and retaining walls have not been properly built. DGW should take immediate steps to maintain these roads till these are carpeted. It is not understood how these roads which have not been completed, have been transferred to Directorate of Maintenance. Member (Tech) should look into it and take proper steps to ensure maintenance of these roads.

(8) National Library

Director Arch: explained that he could not establish liaison with the concerned officers in the Education Ministry to ascertain who was competent to make changes in the design of National Library and how the orders were communicated to the Architects to change the design of the building from non-air-conditioning to air conditioned one. He further pointed out that the two buildings, i.e. National Archives and National Museum have already been designed by this Architect. The Architects M/s. Methewson are no longer interested to design the Library building because of dispute of fee. Therefore, there are two alternatives. One is to advertise and call for the entries of Architects and then give architectural contract. Director Arch: would not recommend such a course because the other two buildings have already been designed by Methewson and the third building if given to some other Architect will not be in harmony with these buildings. The second alternative would be to develop the design by the Arch: Directorate, on the basis of preliminary design prepared by Methewson. The Board decided that the design of Library building should be undertaken by the Architecture Directorate.

No. 2424/44/71 3. Designing of Audit House - Payment of fee to the Architects.

355/DT c of 71  
1) Dir Arch  
2) Dir Fin

The summary on the captioned item was presented by Director (Arch:). A number of questions, viz. whether the design which has been prepared by the Architect would be of any use in case the work is discontinued and architect is made payment according to the work done, whether it would be useful for the CDA to get the design completed and make the full payment or accept the design in half completed form, or whether the design can be developed by the Architecture Directorate in case incomplete designs are accepted and payments made, were raised. The Board agreed that payment could be made and that the matter be processed on the file and put up to F.A./Member.

Any other item

2425/44/71 1. Drainage of Ramna 8 & Ramna 9.

416/DT c of 71  
1) Dir Arch  
2) Dir W&S

Recently it has been observed that during heavy rains, the drainage system in Islamabad did not operate satisfactorily, as the water did not find an easy escape in the covered drains. Obviously, it is necessary to make a study whether it would be useful to have open drains and to what extent such drains would provide improvement over the existing covered drains. Such a study should be carried out and system of open drains tried in Ramna 8 and Ramna 9.

2426/44/71 2. Stand-by generators or conversion of existing generators of gas.

7/DT c of 71  
1) Dir W  
2) Dir Maint.

It was observed that due to failure of electricity, water supply was affected. One of the alternative to meet the emergency is to have stand-by generators but such a system may be expensive because the staff will have to be maintained for these generators permanently. An other alternative is that we should convert the existing machinery on to gas. DGW should immediately get it examined.

2427/44/71 3. Landscaping design of Blue Area.

297/DT c of 71  
1) Dir Hort  
2) Dir Pl  
3) Dir Design  
4) S. P. O.  
5) Estate Officer

The preliminary landscaping design of the Blue Area was displayed to the Board. The Board felt that there was too much attempt to conceal the structure through trees and bushes. Any attempt to soften structural display would not be in harmony with the purpose of the Blue Area. The Board, therefore, considers that besides the erroneous cross-sections which have been followed in working out the design, it would be better if there were block of buildings and then the cluster of trees here and there. The fountains should be reduced. A back road should be provided for having an excess for trucks and other automobiles. The Board decided that designs of various business centres in various parts of the world, like 5th Avenue in New York, or in Moscow, London, Canberra or Paris, should be obtained and adopted with necessary modifications.

24284477 4. Survey for the establishment of  
Hill Colony.

5671 MF 2771

Dir Pl.

The German Experts surveyed various places on the Margalla Hills and selected some site for putting up a Hill Colony. The Board in principle approved the site of two of these and advised to bring details of other sites before the Board before final selection is made.