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MINUTES OF BOARD MEETING HELD ON
SATURDAY, THE 23RD JANUARY, 1971.

The meeting of the Board of Capital Development Authority was held in the Conference Room at 9.00 A.M. on Saturday the 23rd January, 1971. Maj. General Bashir Ahmad, Chairman, CDA, presided over the meeting while the following officers were present :-

1. Member (Tech).
2. Member (Admin).
3. F.A. /Member.
4. Secretary.
5. Director Planning.
6. Director buildings.
7. Director Designs.
8. Director Architecture.
9. Director Works.
10. Director W & S.
11. Director Horticulture.
12. Director Maintenance.
13. Director Purchases/Stores.
14. Director Municipal Admn.
15. Director M.P.O.
16. Director Public Relations.
17. Director Coord & M. A.
18. Director Audit & Accounts.
19. Comptroller Sectt: Bldgs.
20. Addl: Director Lands.
21. Addl: Director Rehab.
22. Statistical & Programming Officer.
23. Dy: Director (I.P).
24. Dy: Director (U.P).
25. A.F.A. (Costing).
26. Asstt: Estate Officer.

Following decisions were taken in the meeting.

2286/412/71.

406/BF-Comm/69

Setting up of fire sub-station in Sectt: Bldgs.

1. DGW

2. DPL

3. DMA

4. Comp. SB

The summary on the captioned item was presented by Director Planning. The back-ground of decision to establish a Fire Station in Secretariat area was explained to the

Board by the Member (A). The Comptroller S.B. explained that arrangements exist to meet an emergency. A Fire-Fighting Crew is permanently posted in the Service block. The consideration of the summary was postponed by the board with the following observations :-

- a) An exercise should be carried out by the Comptroller S.B. that what type of equipment exists, what type of equipment is needed to meet any emergency, what is the strength of the staff for fire-fighting in emergency and how quickly a fire-fighting engine can reach the Secretariat from main Fire HQrs.
- b) Practical demonstration will have to be carried out by the Comptroller S.B. before the case is re-submitted to the Board regarding the time taken by the Fire-fighting Brigade to reach the Secretariat from Fire HQrs, by creating some false emergency.
- c) Regular practice should be given to this staff.

2287/412/71 2.

303/8F-Contd/68

Layout plan of Sector I-10/1 Industrial Workers' Colony.

The summary on the captioned item was presented by Director Planning who explained the salient features of Sector I-10/1 which is reserved for Industrial Workers' Colony. The Board approved the detailed internal plan of the Sector with the following observations :-

DSW

DPL

Dr Arch.

- a) Open space shall be provided at three places instead of one place. Area of the open space will be sufficient to accommodate a Hockey or a Football ground.
- b) Class III Centre will be shifted from the present place to more central place away from schools.

After the necessary amendments have been made in the layout, Director Planning will show it to the Chairman and

Member (Tech) for approval.

2288/412/71 3.
18/8F-Comm/71

Reduction of open spaces/addition of new plots for Low Cost Housing.

DCW
DPL
Dir Arch
Asst Dir P&P

Summary on the captioned item was presented by Director Planning with reference to earlier decision of the board regarding the survey of open spaces and their conversion into plots in sectors G-6, G-7 & F-6, F-7, with a view to setting up low-cost housing colony for CDA employees. Director Planning explained that a number of plots are lying vacant in Sectors G-7/2, G-7/3 and F-7/3. He recommended that it would be easy and in accordance with the detailed planning of Islamabad if the low-cost housing colony for CDA employees is set up on the plots lying vacant in these Sectors. According to him, there would be 412 plots of the sizes varying from 25'x40' to 25'x50'. The Board felt that it was possible to carve out 160 plots in G-7/2, and 114 plots in G-7/3, for accommodating such a Colony. The conversion of existing open space into 138 plots in F-7/3 needs further action as it may not appropriately fit in the detailed planning of the Sector. The Board thus decided that low-cost housing colony should be set-up in G-7/2 and G-7/3. Regarding F-7/3, Director Planning and Director Arch, along with Member (T) and Member (A) would make a spot survey and re-submit the summary to the board with clear recommendations whether low-cost housing in this Sector would fit in, in the harmony of the development of this Sector.

2289/412/71 4.
24/8F-Comm/68

Railway Spur Crossing with Principal and Service Road.

1. DCW
2. DPL
3. Dir Design
4. Dir Bldgs.
5. AFA (works)

The summary on the captioned item was presented by Director Designs. It was explained to the Board that according to the topography of the area, the road will have to pass over the railway line at two places and the railway line will pass over the road at one place. The Board decided that the Railways Administration should be informed that there would be a double level crossing. The Board also agreed, in principle, that the main roads should be constructed near the level Crossings provided by constructing the road earlier than the Railway line, the cost of the bridges can be transferred to the Railways. Service roads which have already been completed will then be joined in the Principal roads.

2290/412/71 5.

363/NF-Gen/71

Review of progress of works for the month of December, 1970.

The summary on the captioned item was presented by S & P Officer. The Board made the following observations :-

II. Buildings.

1. Houses Phase-II (crash programme)

DPW
Dir Bldgs
Dir Work
JPL
Dir Arch.
Estab Officer
Admin Officer
S & PO
Addl. Dir Ret.

Only 16 'E' type houses were left out, out of 838 houses constructed in the crash programme. It was felt that a large number of CDA officers are living in Rawalpindi/Satellite Town, whereas they are required for 24 hours in Islamabad. The Board decided that 16 'E' type houses should be utilised by CDA. In the meantime, a summary may be prepared for the consideration of the Priorities Committee for the utilisation of these houses.

2. Houses for Intelligence Bureau

6. Intelligence Bureau office Building

It was brought to the notice of the Board that the work was held up because of non-receipt of sanction of the revised PC-I form. The Board desired that the matter should be taken up by S & P O. at personal level.

7. President's House

8. President's Secretariat

9. Suites for Heads of States & State Function Hall.

The Board observed that the progress on construction of President's House has been very slow. No progress has been indicated regarding the colony for the President's Body-Guards and other staff. Henceforth, the progress on the President's staff colony should also be indicated in the Progress Report. Efforts should be made to accelerate

the speed on the construction of the President's House.

III. Roads

3. Service Roads, foot paths, cycle tracks and remaining earth work (dressing) in the right of way of 5th Avenue.

The Board felt that cycle track appears to be necessary along Shahrah-e-Islamabad from the inter-junction of Shahrah-e-Pahlawi and Shahrah-e-Islamabad to Zero Point. However, the construction of the cycle track at this stage was likely to be objected to at a later date because Shahrah-e-Islamabad is going to be a 4-lane highway and cycle track would then become a part of the main track of the highway and expenditure thus incurred would be declared infructuous. The Board desired that the cycle track can be designed in a manner that subsequently the same track can be made a part of another lane, i.e. about 6' wide cycle track can be constructed and whenever the highway is to be constructed, the pavement will be part of road. Director General Works should examine the proposal in detail and put up recommendation to the Board.

Development of I-9/4 Sector.

It was reported to the Board that a large number of plots were lying in I-9/4. These plots were primarily carved out for Industrial Labours. A three-storey development was envisaged. However, no construction has actually taken place. It may be examined whether these plots should be converted into plots for single storey houses, or they may be given to Cos. for construction. It will have to be ascertained from the Construction Companies whether they would be prepared to undertake three-storey construction as envisaged in the plan, before proposal is submitted to the Board.

2291/412/71 6.

18/8F-Cover/70

Construction of low-cost houses for
CDA employees in Islamabad.

The minutes of the meeting of the Sub-Committee, headed by Addl: Director Reh:, were submitted by Addl: Director Reh: for confirmation. The Board considered the minutes and approved with the following modifications :-

- BSW
DPL
Dir Arch
Dir Bldgs.
Dir A+A
Addl Dir Reh
" " Land
Estab Officer
AFA (works)*
- a) For the time being, the low-cost housing scheme will cater for the requirements of those employees whose pay does not exceed Rs. 500/- per mensem. The houses shall be confined to two and three rooms quarters.
 - b) CDA will undertake construction on behalf of the employees, but CDA will charge the actual expenditure on the staff engaged on the construction, instead of usual departmental charges.
 - c) Since the project is a 'Pilot Project', it should not be circulated for reaction amongst the Central Government employees till the CDA is assured of its success and the scheme is partially executed on the ground.
 - d) No Press-note shall be issued for inviting application from the general public.
 - e) Allottees, who would be primarily CDA employees, shall be required to deposit the cost of the land immediately after allotment. Their applications shall be processed for grant of loan with the House Building Finance Corporation. After the loan applications have been sanctioned, the employees shall be required to deposit 20% of the cost of the house before the loan is drawn from HBFC.

The Board further felt that there was very slow progress of the execution of schemes for colonies at Tarash, Tarlai Kalan and Humak for displaced persons. Addl: Director Reh: explained that applications have already been invited and verification is being carried out through Addl: Director Lands of the names of those who have received compensation less than Rs. 2,500/-, before allotment orders can be issued. He further, informed the Board

that no physical work has been undertaken although all the applicants have deposited 1/10th of the price of the land. On a query from the Chairman, it was revealed that the cheques have not yet been deposited in the CDA accounts. The Board decided that the cheques so received along with the applications should immediately be credited to CDA accounts. Proper accounts will be kept of the cheques received from the applicants and credit will have to be given while recovering the balance price. Director General Works should take up developmental work out of the money so received from the allottees.

ANY OTHER ITEM

2292/412/711. Design of CDA Block in Blue Area.

18/82 - Contd/69

DSW

Dir Arch

Dir Works

Dir Design

Director Arch: produced the design of the would be CDA Block in Blue Area. The design was given by Mr. Rami Gazal, French Architect. The board found the design, in principle, acceptable. Director Works and Director Designs were, however, of the opinion that the cost per square ft. can still be reduced provided suitable adjustment is made in the beams and chandeliers. The Board approved the design with the following observations :-

- a) We should not sacrifice the character of the building for minor savings.
- b) Since the facade of this building will become a specimen in the blue Area for others to follow, any modification should not affect the facade.
- c) Member (T) shall hold a conference of Director Designs, Director Works and Director Arch: and sort out the points of difference between the Engineers and the Architect before the scheme is implemented on the ground.

2293/412/711 2. Master Plan for Water Supply line.

41/82 - Contd/69

DSW

DPL

Dir Wts

Dir Maint

Dir Design

Sometimes back the Board had decided that Master Plan of the layout of the peripheral mains and internal distribution lines of the water supply should be prepared. A large number of copies were got to be printed and retained in

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various offices. This was considered essential in order to keep a proper record of the efficiency of the lines in view of day to day breakdown before any replacement could be arranged. The Board observed that no such plan has been produced either by the D.G.W. or Director Planning. It was felt that no action was taken by these Directors because of defused responsibilities. It was thus decided that D.G.W. shall prepare and produce such a plan within a month. Director W & S shall coordinate in the preparation of the water supply lay out plan. He would draw upon the assistance of the Director Maintenance or any other Director necessary to be co-opted in this work.

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Sheikh