

MINUTES OF THE BOARD MEETING HELD
ON SATURDAY, 30TH JANUARY, 1971.

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A meeting of the Board of Capital Development Authority was held on Saturday the 30th January, 1971 at 9.00 A.M. in the Conference Room. Maj. General Bashir Ahmad, Chairman, CDA, was in the chair. Following officers were present :-

1. Member (Tech).
2. Member (Admn).
3. F.A/Member.
4. Director General Works.
5. Secretary.
6. Director Architecture.
7. Director Planning.
8. Director Horticulture.
9. S & P Officer.
10. Mr. M.K. Pasha.)
11. Mr. Abdul Qadir.) Landscape Architects.
12. Mr. George Loncker.)

Following decisions were taken :-

2294/413/71 1. Sports Stadium in Ramna 7/4 Class IV Centre.

548/88-Contd/68

Summary on the captioned item was presented by the Director Architecture, who explained the salient features of the proposed Stadium, in Class V Centre of Ramna 7 instead of Class IV Centre of the same Sector. The Board decided that the plan should be revised keeping in view the objects that playground facilities are to be provided and neces ary apertenants to the playground should be planned in the area. This would mean construction of a pavilian on one side with a place to sit at the top. Some stalls/shops for refreshments be provided. Indoor games may be provided if possible. The plan shall be revised by the Director Arch: and re-submitted to the Board, within two weeks.

! Dir Arch
✓ DPL

2295/413/71 2. Landscape designs.

358/88-Contd/70

- a) Nullah Park in Shalimar 6/1 and Shalimar 6/2.

1. Dir W&S
2. Dir Hort
3. MK Pasha
4. AQ Shal
5. Dir Works

The design on the captioned item was presented by Mr. M.K. Pasha, Landscape Archt. He explained the salient features of landscaping of Nullah Park in Shalimar 6/1 & 6/2. The Board approved the landscaping design of the nullah.

b) Class III Centre in Shalimar 6/1.

The design was presented by Mr. Abdul Qadir, Landscape Archt. He explained the salient features of the landscape plan for the Shopping Centre of Shalimar 6/1. It was observed that this item was earlier presented to the Board. The Board had desired that the cost of landscape of the area around the mosque and around the shopping centre should be separately worked out. No such exercise, it appears, has been carried out. Nor survey has been done as was visualised earlier that keeping in view our social conditions what type of plant shall withstand the clemency of weather and niggardly attitude of people. The landscaping design still envisages extensive civil work which will entail considerable expenditure. The board, therefore, decided that the design should be revised and re-submitted along with the estimates of landscaping.

c) Nullah in Shalimar 6/1 to Shalimar 6/4.

The design was explained to the Board by Mr. Abdul Qadir, Landscape Archt. He explained that earlier the landscape design was prepared by a Japanese Archt. who besides retaining the Nullah, provided a number of facilities also. Since all these facilities fell into the bed of the nullah, he examined the whole case again and found that if a small weir near Nazimuddin Road is constructed, the nullah can be converted into a small lake which would be in harmony with the existing topography of the site. While discussing the item, it was found out that the nullah had a small catchment area. In fact it has its source in the adjacent sector and obviously the volume of water would not be sufficient to convert the nullah into the lake. The Board, however, approved the item subject to its clearance by Director W & S, who would study the basic data regarding the discharge of the water in the nullah.

d) Master Landscape Plan of Presidential Estate.

The design was presented to the Board by Mr. George Loacker, Austrian Landscape Archt. He explained that the treatment will be done in 3 phases. Efforts have been made to eliminate civil work. The Board approved the broad outlines of the landscaping plan of the Presidential Estate and desired to work out the details with costs.

2296/413/713. Design of National Library.

566/9F-Contd/15-71

Summary on the captioned item was presented by the Director Archt. It was explained that M/s. Robert Mathews & Partners who were designing the National Library building, have refused to undertake the designing work in case the building was not airconditioned. Director Archt. explained that the three buildings, i.e. National Library, National Museum and National Archives, were to be

1. JFW
2. Dir Archt

designed by M/s. Robert Mathews & Partners. From time to time the Design Committee and the Education Department gave various space requirements about the Library building. This resulted in the revision of the design prepared by M/s. Robert Mathew. Design Committee decided that the building should not be airconditioned and the Archt was accordingly informed. However, Education Ministry thereafter informed the Archt that although airconditioning will not be done, yet provision will have to be made for airconditioning in future. M/s. Robert Mathew thus undertook the designing of the Library building keeping in view these directions. He holds that as far as his work is concerned, it has not reduced because of airconditioning in future as the building is being designed as airconditioned. The Board felt that the summary did not contain relevant facts. It is not known from the summary that what original requirements of the Education Ministry were indicated to the CDA and the Archt regarding the designing of this building. At what stage those requirements were changed and by whom? Was the Design Committee fully informed of the possible repercussions when requirements were being changed? When the agreement had been signed between the CDA and the Archt how the Education Ministry have been giving directions to the Archt and to what extent the Archt was required to follow those directions under the agreement? Director Archt was requested to bring up the summary again with full facts.

2297/413/71 4.
18/8F-Comm/71

Development of Low-cost Housing in Islamabad.

1. DPW
2. Dir ATA
3. DPL
4. D. Archt.
5. D. (Hdy)
6. Asst. D. (Hdy)
7. Asst. D. (Land)
8. S. S. (Hdy)
9. S. & P. O.
10. F. W.

The summary on the captioned item was presented to the Board by the Addl. Director Reh. The Board felt that there was no necessity of bringing up the summary at this stage as CDA is coordinating the efforts with a view to see the pilot project through and is not involved financially. What was required to be done was that the scheme was to be explained to the employees of the CDA regarding the size of plots, the cost of the land and the cost of the quarter and the mode of payment. Once there was a favourable response, the applications already received had to be processed and when the sanction of the loan is received from House Building Finance Corporation, the work was to be under-taken by the CDA as deposit work. If the experiment proved success, then alone a regular scheme will be drawn and extended to cover Central Government employees as well as public at large. Obviously, therefore, there was nothing in the scheme which needs approval of the Board.

Addl: Director Reh: desired that the cost of the land, the period of instalments and rate of interest might be fixed by the board. It was explained to the board that the scattered plots are within the settled sectors of Ramn: 7. The price per sq.yd. of the sector has already been approved by the Government. The board, therefore, decided that the Government approved prices should be charged from the employees. It was further decided that instead of recovering in lumpsum, the price shall be recovered from the employees in 5 years' easy instalments. The Board agreed to charge the normal rate of interest which is presently being charged by the CDA on outstanding instalments.

In this context, the Board also discussed the progress of the low-cost housing scheme 'Humak' for the displaced persons. It was explained that the applicants have deposited 10% of the cost of the plots. 25% of the cost will be recovered at the time of handing over the possession. The Board felt that it would be advisable that plots are given to those displaced persons who are prepared to pay in lumpsum. This is essential because it would be difficult to make recovery of the outstanding instalments from the displaced persons once they are put in possession and allowed to construct houses on the plots for obvious reasons.

ANY OTHER ITEM

2298/4/13/71 1. Layout plan of I-10

302/78-6-1/71

- The layout plan of I-10 was deferred in the Board meeting held on 23-1-1971. Director Designs carried out the necessary changes in the layout plan of Sector I-10. The Board approved the layout plan.

2299/4/13/71 2. Design of Small Shops

652/78-6-1/71

- The Chairman observed that a large number of deputations have approached him for planning small shops for barbers etc. as 'Khokhas' development like other cities is not possible in Islamabad. In this context, instructions were issued by the Chairman to prepare a design like that given by Mr. Brigdons'. Director Arch: was asked to produce the design in the next meeting.

2200/4/13/71 3. Followers' Colony

248/78-6-1/71

- In the last Board meeting, the question of setting up of Followers Colony in Shalimar 7 was considered. The Board desired that it should be checked up if a Followers' Colony can be located in Ramn: 7 if not already planned.

2301/413/71 4. Landscaping near Hosur in Rana 6/4

358/DF-Corrd/71

- The design was placed before the Board by Mr. Abdul Qadir, Landscape Archt. Since the cost estimates were not obtained from Director Buildings, it was decided that the design should be re-submitted along with the cost estimates of the work.

1 D. Hort

2 D. Bldg

3 AG Sheikh

2302/413/71

5. Treatment of Park Area near Sectt:

357/BF-Corrd/71

1 DSW

2 D. Arch

3 D. Wts

4 MR Pasha

Landscape Archt Mr. M.K. Pasha explained to the Board the landscaping scheme of the Park area near the Sectt:.

Explaining the background, the Archt stated that earlier the scheme was prepared by Mr. Edward Stone Junior which was

approved by the Board. His scheme was a detailed presentation

of the scheme already approved. The Board approved the treatment to be done in the Park Area with the following observations :-

- Director Hort: & Director W&S should first take steps to provide for easy flow of rain water from Park area as in last Summer it flooded the Sectt: Blocks.
- No civil work will be undertaken in the Park.
- Kacha paths will be provided.
- Plantation will be undertaken by the Director Hort: in this season.

2303/413/71

6. Disposal of Abattoir

337/BF-Corrd/71

DMA

AFA(c)

Secy MB

Letter from Secretary, Meat Board, containing the proposal for disposal of abattoir was discussed. Since the ECNEC had decided to appoint a Committee to study the operation of the abattoir, no action was taken on the proposal received earlier. A reference was made to the Cabinet Division requesting that a sub-Committee be appointed by ECNEC so that further action could be taken by the CDA to dispose of the abattoir as the same was incurring a loss. The Board decided that Cabinet Division may now be approached to allow CDA to take steps to advertise for calling bids for the disposal of the abattoir. The quotations so received will be one of the important factors which would enable the Committee to judge its economic viability of the project.