

MINUTES OF THE BOARD MEETING  
HELD ON FRIDAY, THE 5TH MARCH, 1971

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A meeting of the Board of Capital Development Authority was held on Friday, the 5th March, 1971 at 9.00 A.M. in the Conference Room. Maj. General Bashir Ahmad, Chairman, CDA, presided over the meeting. Following were present :-

1. Member (Tech.).
2. Member (Admn.).
3. F.A./Member.
4. Director General Works.
5. Director General M&HS.
6. Secretary.
7. Director Finance.
8. Director Coord & M.A.
9. Director Municipal Admn.
10. Director Stores & Purchases.
11. Director Audit & Accounts.
12. Director Planning.
13. Director Architecture.
14. Director Public Relations.
15. Director Buildings.
16. Director W&S.
17. Director Works.
18. Director Maintenance.
19. Addl: Director Lands.
20. Addl: Director Reh:
21. S & P Officer.
22. Establishment Officer.
23. Estate Officer.
24. A.F.A. (Costing).
25. Asstt: Law Officer.

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2313/417/71 Following decisions were taken :-

- 7/84 - Comd/71  
 1. Construction of low cost houses for displaced persons of Islamabad in sector I-9, Islamabad.

*Dir Arch*  
*Dir ATA*  
*Dir Fin*  
*Addl Dir*  
*(Pst)*  
*Estab Officer*  
 The summary on the captioned item was presented by the Director (Arch). He explained that it is customary to charge 4½% of the construction cost as design charges and for the repetition of the same design to charge Rs.150/- for each house. Since the same design has been given to the two companies, there should be no objection to charge half and half of the cost for the original design and then @ (Pst) Rs.150/- per house. The Board approved the proposal.

On a point of explanation, the Board decided that the Construction Companies will not be allowed to dispose of 20% of their share of the total number of houses. The procedure would be that they would dispose of 20% of only those houses completed by them.

2314/417/71  
309/2 - Comd/71

2. Mosque in the Secretariat Complex designed by M/s. Ahd Associates.

*DSW*  
*Dir Works*  
*Dir ATA*  
*Dir Fin*  
*LO*  
*Arch*  
 The summary on the captioned item was presented by the Director Arch:, who explained that the Architect at the time of submitting his design, had quoted Rs. 9 lacs as the estimated cost of the building. There was no limitation prescribed by the Board in the agreement. The only condition prescribed by the Board was that he would not be paid more than Rs.45,500/-, including Rs.5,000/- of price as fee for the total project.

Although CDA had not prescribed any maximum limit of the estimated cost, yet the fact remains that the Arch: gave the estimated cost of the superstructure along with the design. Obviously, any design of the superstructure which is likely to cost more than the estimated cost as in the present case, the CDA would not be interested in having such a design. In fact, Arch: can be sued in the court of law by the CDA for not completing the design of the mosque, as the work has been got done through another Architect. It should be at the expense of the former Arch: who refused to complete the contract. Obviously, no payment can be authorised. It was, however, felt that the full facts of the case were not available. The Board desired that the case should be re-examined and revised summary should be put up to the Board. In the meantime, President's Secretariat should be informed that the case is being examined and as soon as final decision is taken, President's Sectt: will be informed.

23/5/4/71

490/171 - Comd/71

3. Presidential Estate, National Assembly, Foreign Office Block and Broadcasting House, Islamabad - Extension in the stay of Architect's representative.

DGW

Dir Works

Dir Fin

Dir Arch

The summary on the captioned item was presented by the Director Works. He gave the detailed background of the appointment of Mr. Rigoni representative of Mr. E.D. Stone, in Pakistan, for the completion of the President's House and other important National buildings. In view of the fact that the President's House is only being constructed for the time being and the funds are not available for the construction of National Assembly and Foreign Office Block, the Board found that it was not possible to agree to the extension of Mr. E.D. Stone's representative in Pakistan for another three years. Since tenders for the President's House have already been called for and are being now finalised, the representative is perhaps needed for another three months. The Board thus approved his extension upto June 30, 1971. There-after necessary visits by him may be arranged.

23/6/4/71

7/38 - Comd/71

4. Review of awards by the Deputy Commissioner, CDA under Section 36(3) of the CDA Ordinance, 1960 - the case of Revenue Estates Chehan, Korak, Bheeka Saydan and Madrassa.

Dir Fin

Adl. Dir Land

Adl. Dir

Adl. Dir

Adl. Dir

The summary on the captioned item was presented by the Adl: Director Lands. In view of the fact that the DC., CDA, did not assess the price according to the Ordinance, it was essential that the awards should be reviewed regardless of the final outcome. Since the matter has been challenged in the High Court, whether the review proceedings can be taken simultaneously when the appeals were pending in the court of the Commissioner, and a stay has been granted by the High Court in one case, it would be appropriate that further proceedings are not initiated till the matter is finally decided in the High Court on technical grounds.

- 317/417/71. 5. Representation from residents of Ramna 7/2 regarding raising of boundary wall of 'E' type houses.

18/8f-Cond/71

*Dir Bldgs*  
*Dir Hort*

The summary on the captioned item was brought by the Director Buildings. The Board did not consider it feasible to construct the boundary wall. The Board, however, decided that Director Hort should be asked to plant hedge of various fast-growing and tall trees to serve as purdah wall.

- 318/417/71. 6. Foot-paths, Pedestrian Streets, Cycle Tracks and Parking in Ramna - 6.

423/8f-Cond/71

*Dir Bldgs*  
*DPL*

The summary on the captioned item was presented by Director Buildings. The item was postponed by the Board as it needed detailed examination by a smaller Committee before the matter could be discussed in the Board.

- 319/417/71. 7. Revision of water charges in Islamabad - Follow-up action.

412/8f-Cond/71

Summary on the captioned item was presented by the Secretary, CDA. The concerned Directors explained as under :-

*DGW*  
*Dir P/S*

*Dir W&S*  
*Dir Maint*

*DMA*  
*Sd PO*  
*Fin Wing*

- a). D.D. Purchases informed that the matter is being processed by F.A./Member at his own level.
- b) & d). DGW explained that necessary report would be submitted in the next Board meeting.
- c). S&PO is carrying out necessary financial exercise in consultation with the Japanese experts and as soon as the exercise is complete, the same shall be put up to the Board.
- e). This is dependent on the study being made by the Director (W&S) and Director Maintenance in consultation with the Japanese experts. As soon as the study is complete, then it would be possible to assess the economic of the alternative sources of water.
- f). Director Maintenance explained that all the connections are being metered. Tentatively it is proposed to meter all the connections by the end of April, 1971.
- g). D.M.A. explained that action has already been taken.

2320/417/71  
519/84-Comm/171

8. Designing of 500 bedded Hospital  
in Islamabad.

*DGM&HS*  
*In Arch.* The summary on the captioned item was presented by the Director Arch:.. The Board noted with concern the delay in the finalisation of the agreement with M/s Pacific Consultants. The Board felt it is very difficult to convince the Arch:.. That is why the Government itself could not move in the matter for a long time. It has taken seven months but M/s Pacific Consultants have not shown any inclination to finalise the contract. They are putting one or the other alternative with the sole objective that they should be in a position to secure \$ 73,300 which they demanded from the Government. CDA would lose much of the time. Since the project is of important nature, the Board considered it essential that we should immediately try to explore the market in Pakistan if any of the Archs: would be in a position to design the hospital building. The Board decided to avail of the offer made sometimes back by Prince Agha Khan. The consultants employed by him for designing hospital at Karachi might be in a position to undertake the design of this hospital. The Board, therefore, observed that Director Architecture and DGM&HS should immediately establish contact with the consultants of Prince Agha Khan and other architects in Pakistan who can give bids for undertaking the detailed designs. Once the bids are available, it would be easier for CDA to take a decision on the enhanced fee being asked for by M/s Pacific Consultants. The Government should also be apprised of the factual position in this regard.

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