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MINUTES OF THE MEETING OF THE BOARD OF THE  
CAPITAL DEVELOPMENT AUTHORITY HELD AT 9.00 A.M.  
ON TUESDAY THE 16TH MAY, 1967.

The following were present :-

1. Chairman.
2. Financial Adviser.
3. Member (Administration).
4. Director General Works.
5. Deputy Director Horticulture.
6. Director Audit & Accounts.
7. Director Buildings.
8. Director Planning.
9. Director Works.
10. Director (W&S).
11. Director Designs.
12. Comptroller Secretariat Buildings.
13. Deputy Director (Arch.).
14. Finance Officer.
15. Establishment Officer.
16. Statistical, Programming & Coordination Officer.

1. Grant of T.A/D.A. to the Officers/staff of Horticulture Directorate

The summary prepared by the Establishment Officer was considered. During discussion, the following points were made :-

(i). The fixed rates proposed in the summary were not sufficient. The officers/staff have to travel long distances between their headquarters and various sites. Within the proposed amount it is not possible to meet the cost of petrol and maintenance of the vehicles.

(ii). If an officer travels a distance of less than 300 miles during a month, he gets the T.A. @ paisas 50 per mile for the actual mileage done. But if he travels more than 300 miles, he gets only Rs. 150/-, and not more, for the actual mileage covered by him. This is not justified.

(iii). In the Pak P.W.D. the ceiling has been fixed only for travel within a radius of 5 miles from the headquarters. For travel beyond the radius of 5 miles the normal T.A/D.A. is permissible. The same rules should, therefore, be followed in the C.D.A.

(iv). The ceiling on the T.A. was fixed in the C.D.A. because the allowance was mis-used and huge claims were made.

(v). The C.D.A. should follow the Government rules as applicable to the Pak P.W.D. If there are strong reasons to deviate from those rules the same should be put up before the Board for consideration and orders.

(vi.) The P.W.D. rules may be examined in the first instance and the C.D.A. rules brought in line with those rules.

### THE DECISION

The Board decided that the general question should be re-examined. The Establishment Officer was asked to prepare a comparative statement of the rates allowed to Pak P.W.D. and in the C.D.A., and submit the case to the E.A. for advice and views. Thereafter a summary together with the comparative rates should be put up to the Board for decision.

#### 1. Provision of services on either side of roads in sectors F-7 and F-8

(The summary dated 11.5.1967 was considered by the Board. During discussion the following points were made :-

(i). Water & sewerage lines in sector G-6 were provided on both sides of the roads. In the case of sectors F-7 & F-8 these services were designed only on one side, in order to keep the cost of development within the range on which the sale price of plots was determined.

(ii). In the case of sewerage & drainage pipes there were only remote possibilities of repairs which would require road cuttings, because there is low pressure. The normal repairs are carried out through manholes.

(iii). In view of what is stated in the summary and the reasons given in (ii) above, the work on these two services should be allowed to continue according to the present design.

(iv). In the case of water supply there are possibilities of frequent repairs as the pipes are likely to burst due to high pressure. This will, therefore, necessitate frequent cutting of roads if the pipes are laid only on one side.

(v). The cost of digging & filling of road crossings is higher than the original cost. This can be avoided if the water lines are laid on both sides.

(vi). In the case of alternative (b), suggested in the summary, considerable cutting of roads would still be involved. In view of what is stated in (v) above it is more reasonable to adopt alternative (a), as recommended in the summary.

(vii). In order to avoid any chance of road cuttings in the new sectors, all the services, should be provided on both sides of the roads.

### DECISION

The Board decided that in sectors F-7 & F-8, as proposed in the summary, water supply distribution lines should be laid on both sides of the roads inside the residential areas, and sewerage & drainage lines should remain on one side of the roads.

It was also decided that in the design of all new sectors, these three services should be provided by the C.D.A. on both sides of the roads. In order to recover partly the increased cost of development due to the laying of water supply distribution lines on both sides of the roads in these two sectors, the rates for house connections for water should be increased reasonably.

### 3. Designs of houses

The designs together with the comments of Planning Directorate were examined by the Board. During examination, the following observations were made:

- (i). Mrs. Lari has produced an acceptable design for 'B' type houses only. Her designs for other houses, even when they are revised, do not come up to the desired standards. No more designs should, therefore, be asked from her.
- (ii). In spite of several attempts Mr. Thariani has not been able to produce acceptable designs. He should also be asked not to continue.
- (iii). In view of the government decision for the hiring of houses for Joint Secretary and above, all the architects who have been commissioned to prepare designs for I type houses should be advised not to proceed further.

### DECISION

The Board decided that Mr. Thariani should be removed from the panel of engaged architects and the designing of F & G type houses should be withdrawn from Mrs. Lari. It was also decided that all architects engaged for the preparation of I type houses should be advised not to proceed further.

The Director Planning was asked to take the necessary action in consultation with the Law Officer.

### 4. Maintenance of shops in the I & T Centre

It was observed that the annual maintenance & repairs of the shops in the I & T Centre (Anb-Para Market) were not being carried out at all. During discussion, the following points were made :-

- (i). Some of these shops had already been sold by the C.D.A. Under the agreement the purchasers of the shops should be asked to undertake the necessary maintenance.
- (ii). The maintenance of the remaining shops, which are CDA's property and have been rented out, should be the responsibility of the C.D.A., and the D.D. Maintenance could undertake that work.
- (iii). Funds for the maintenance of the rented shops could be provided from the receipts of rental from these shops.
- (iv). Perhaps the lease agreements for the rented shops provided that annual repairs would be carried out by the lessees. In that case the lessees should be asked to carry out the works to the satisfaction of the C.D.A. in accordance with the agreement.

### DECISION

The Board decided that the D.M.A. should send notices to the purchasers for carrying out annual maintenance & repairs of the shops in accordance with the terms of the agreement.

Regarding the rented shops, it was decided that the D.M.A. should report the actual position about each unit to the D.G.W. In cases where annual repairs have to be done by the lessees, the D.M.A. should send notices to them for carrying out annual maintenance & repairs in accordance with the terms of the agreement. In other cases, the annual maintenance & repairs should be done by the D.D. Maintenance, for which estimates should be prepared and sanction obtained. The expenditure should be met from the receipts of rent.