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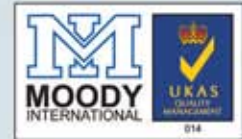
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# EDITORIAL



**W**e have been witnessing that the multi storey buildings in our country sometimes rapidly decay and degrade when their maintenance has been neglected and as a result this leads to other harmful effects and threaten safety of both occupants and building finishes. So, it is very important for the builders and developers and other property owners to provide and program appropriate maintenance work for their projects and buildings.

Throughout the world building maintenance has become a major part of the work in the building industry and absorbs lacs of rupees each year. But unfortunately in our country this sector is least taken care off. The builders and developers working in our country has no arrangements for after sale services and even the end user and owners of these buildings do not take these matters seriously. Consequently, the lives of their buildings become lessen day by day and at the end the owner faces huge losses due to some maintenance issues.

Maintenance practically begins from the day when a builder leaves the building site. Design, materials, workmanship, function, use and their interrelationships, determine the amount the maintenance required during the lifetime of a building. The prime aim of the building maintenance is to preserve a building in its original state, as far as practicable while retaining, where appropriate, its investment values, and presenting a good appearance; so that it effectively serves its purpose.

For the purpose of maintenance of their buildings, builders and developers can hire such organizations or companies which provide the services regarding repairing of building structures, maintaining the existing beauty of the buildings, taking care of the drainage systems and preserving other facilities which the customers get at the initial stage of purchasing a unit. These services can extend the life of the property and creates a good will to the existing customers.

In our country due to certain weather conditions, external parts of the buildings are windswept quickly when exposed to the natural environment. Thus, timely identification of deteriorated building elements is needed to prevent the buildings from huge losses. In this regards regular inspection and maintenance are the keys to resolve those upcoming issues. We have also seen that overlooked dilapidation and inadequate maintenance in the building may lead to loose tiles and plaster of external walls, spalled concrete and threaten public safety. Consequently, without proper maintenance the buildings are frequently deteriorated.

The management of Association of Builders and Developers of Pakistan (ABAD) is also very dedicated in resolving these types of issues. For that, the House has been organizing different programs, workshops, awareness campaigns and training sessions for the builders and developers and their technical staff so that they can get awareness about the concerned matters.

Engr. Zaheer Qadri





*M*osque is the Holy place for Muslims and refers to its Arabic name – Masjid. Masjid is a place for worship for all the followers of Islam. Masjids all around the world are well known for the general importance to Muslims as well as for Islamic architecture and representation of Islamic culture. Since Masjid is the place where all the Muslims of nearby community's come together and have their prayers. Masjids can also be the place of beautiful architecture that is famous all around the world. In this article we have focused on some of the most beautiful Masjids around the world.





## Masjid An-Nabawi



Often called the Masjid of Prophet Mohammad P.B.U.H., is built by the Holy Prophet in the city of Medina. It is the second Holiest site in Islam (the first being the Masjid-al-Haram in Mecca). It was the second Masjid built in history and is now one of the largest Masjids in the world with the capacity of around 10 lacks worshipers at a time. After an expansion it also now incorporates the site of the final resting place of Muhammad P.B.U.H. and early Muslim leaders like Abu Baker Siddiq (R.A.) and Umar Farooq (R.A.).

The Masjid has 10 minarets with average height of 105 meters (344 ft.) each. As it stands today, the Masjid has a rectangular plan on two floors with the Ottoman Prayer Hall projecting to the South. The main prayer hall

occupies the entire first floor. The total area covered by the Masjid is around 400,500 square meters (4,311,000 sq. ft.).

The Masjid has a flat paved roof topped with 27 domes on square bases. Holes pierced into the base of each dome illuminate the interior. The roof is also used for prayer during peak times, when the domes slide out on metal tracks to shade areas of the roof, creating light wells for the prayer hall. At these times, the courtyard of the Ottoman Masjid is also shaded with umbrellas affixed to freestanding columns. At present the Masjid enclosure is 100 times bigger than the first Masjid built by Prophet Muhammad P.B.U.H. and can accommodate around a million worshippers.



## Sheikh Zayed Masjid

Sheikh Zayed Grand Masjid is located in Abu Dhabi, the capital city of the United Arab Emirates. It was initiated by the late President of the United Arab Emirates (UAE), H.H. Sheikh Zayed bin Sultan Al Nahyan. His final resting place is located on the grounds beside the same Masjid. It is the largest Masjid in the United Arab Emirates and the eighth largest Masjid in the world. The Masjid site is equivalent to the size five football fields approximately.

As the country's grand Masjid, it is the key place of worship for Friday gathering and Eid prayers. It is the largest Masjid in the UAE and it accommodated more than 40,000 people during Eid. The Sheikh Zayed Grand Masjid has many special and unique elements: The carpet in the main prayer hall is considered to be the world's largest carpet made by Iran's Carpet Company and designed by an Iranian artist.

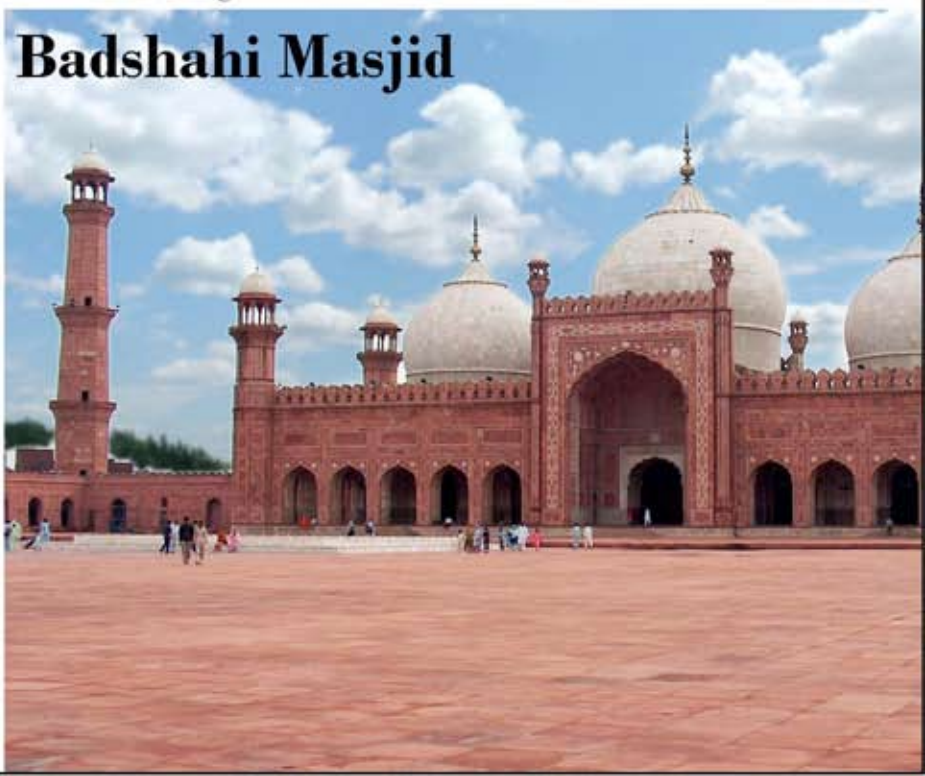
The design of the Sheikh Zayed Masjid has been inspired by both Mughal and Moorish Masjids architecture, particularly the Badshahi Masjid in Lahore, Pakistan and the Hassan II Masjid in Casablanca, Morocco being direct influences. The design of the Masjid can be best described as a fusion of Arab, Mughal and Moorish architecture.

The Badshahi Masjid in Lahore is the second largest Masjid in South Asia and the fifth largest Masjid in the world. Epitomizing the beauty, passion and grandeur of the Mughal era, it is Lahore's most famous landmark and a major tourist attraction.

It is capable of accommodating around 1 lack worshippers; 5, 000 in its main prayer hall and a further 95,000 in its courtyard and porticoes. It remained the largest Masjid in the world from 1673 to 1986 (a period of 313 years), when overtaken in size by the completion of the Faisal Masjid in Islamabad.

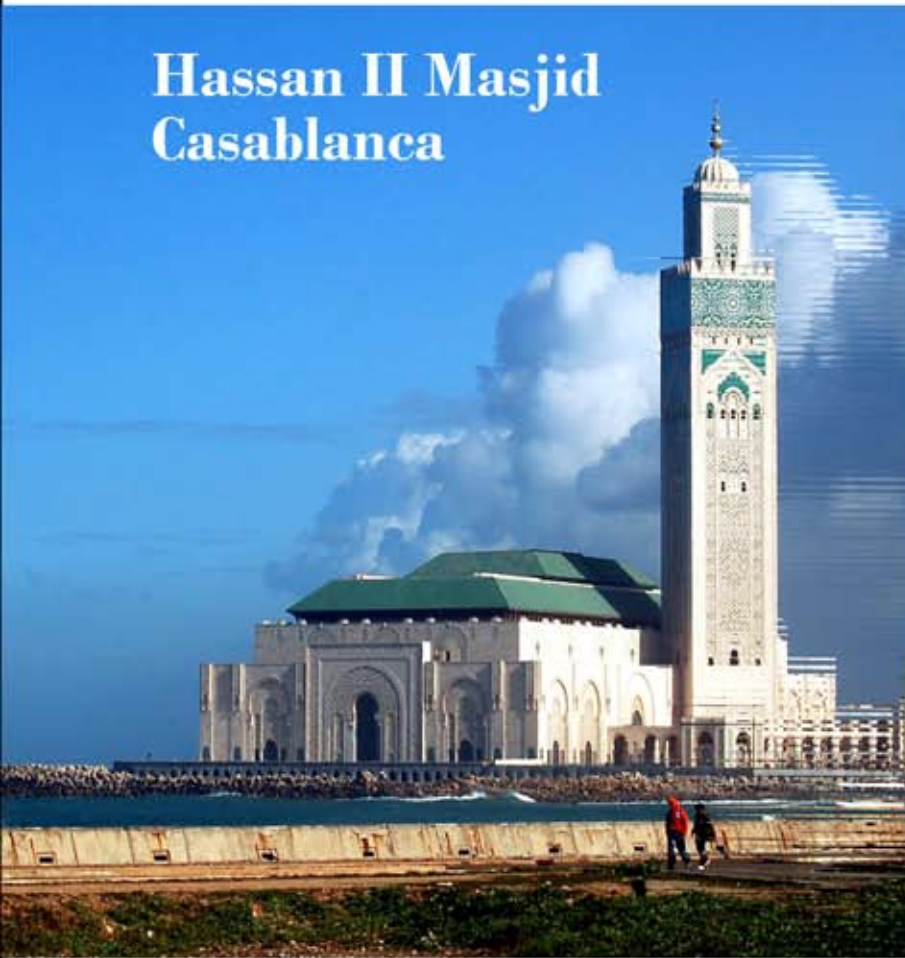
To appreciate its large size, the four minarets of the Badshahi Masjid are 13.9 ft (4.2 m) taller than those of the Taj Mahal and the main platform of the Taj Mahal can fit inside the 278,784 sq. ft. (25,899.9 sq. meter) courtyard of the Badshahi Masjid, which is considered the largest Masjid courtyard in the world.

## Badshahi Masjid





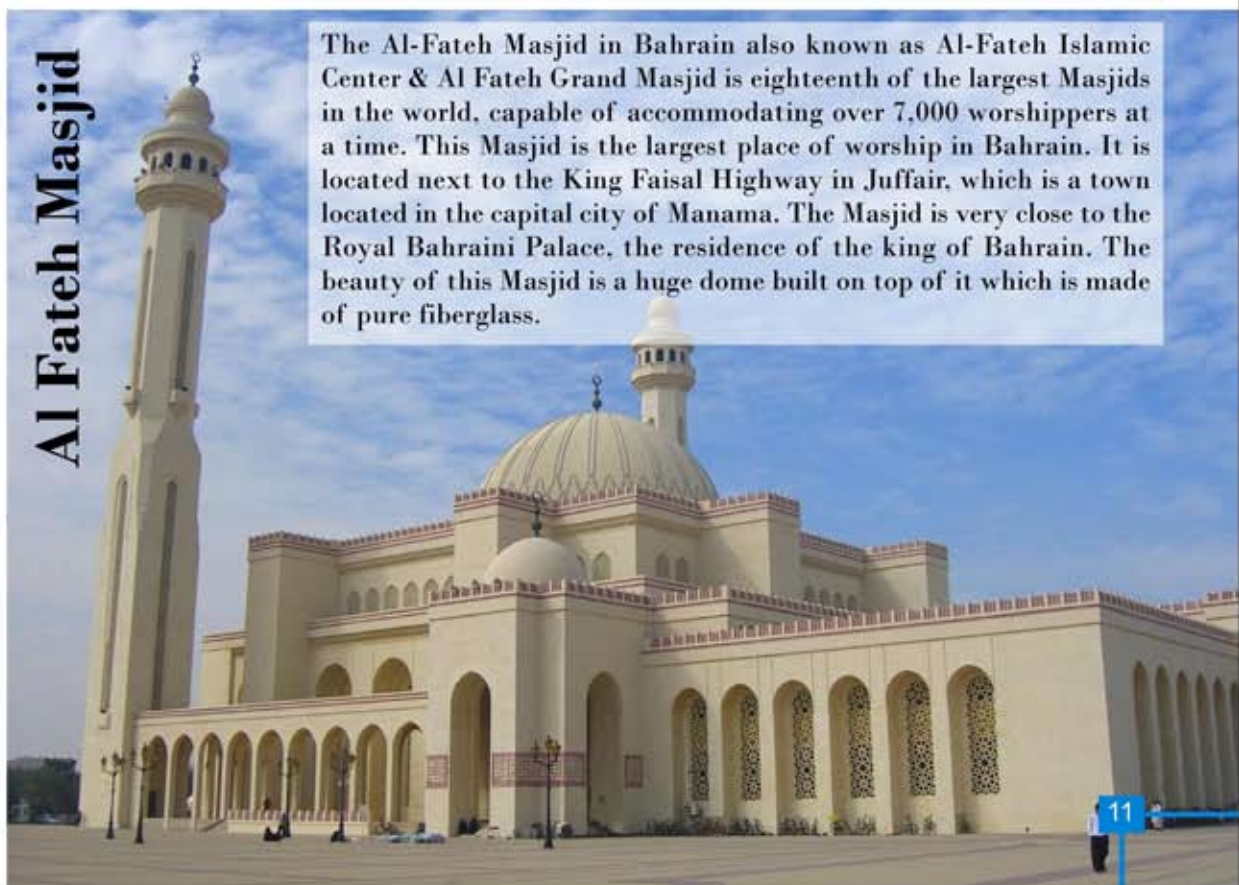
## Hassan II Masjid Casablanca



The Hassan II Masjid is a Masjid in Casablanca, Morocco. It is the largest Masjid in the country and the 7th largest in the world. Its minaret is the world's tallest at 210 metres (689 ft). Completed in 1993, it was designed by Michel Pinseau and built by Bouygues. The minaret is 60 stories high topped by a laser, the light from which is directed towards Mecca. The Masjid stands on a promontory looking out to the Atlantic Ocean, the sea bed being visible through the glass floor of the building's hall. The walls are of hand-crafted marble and the roof is retractable. A maximum of 105,000 worshippers can gather together for prayer: 25,000 inside the Masjid hall and another 80,000 on the outside grounds.

It is said that the Hassan II Masjid undeniably marks the continuity of a modernized ancestral art and bears the sign of innovations that are due not only to technical reasons but also to a fertile exploration of new aesthetic possibilities. The building dimensions are 200 metres (660 ft) in length and 100 metres (330 ft) in width. A particular feature in the Masjid is that all structures are made of reinforced cement concrete and all decorations are of traditional Moroccan design.

## Al Fateh Masjid



The Al-Fateh Masjid in Bahrain also known as Al-Fateh Islamic Center & Al Fateh Grand Masjid is eighteenth of the largest Masjids in the world, capable of accommodating over 7,000 worshippers at a time. This Masjid is the largest place of worship in Bahrain. It is located next to the King Faisal Highway in Juffair, which is a town located in the capital city of Manama. The Masjid is very close to the Royal Bahraini Palace, the residence of the king of Bahrain. The beauty of this Masjid is a huge dome built on top of it which is made of pure fiberglass.



## Sultan Ahmed Masjid, Istanbul (Blue Mosque)

The Sultan Ahmed Masjid is a historical Masjid in Istanbul, the largest city in Turkey and the capital of the Ottoman Empire from 1453 to 1923. The Masjid is popularly known as the Blue Mosque for the blue tiles adorning the walls of its interior. It was built between 1609 and 1616, during the rule of Ahmed I. Like many other Masjids, it also comprises a tomb of the founder, a madrasah and a hospice. While still used as a Masjid, the Sultan Ahmed Masjid has also become a popular tourist attraction. Sultan Ahmed Masjid is known as seventeenth largest Masjid in the world.

In 1992 Sultan Qaboos directed that his country of Oman should have a Grand Masjid. A competition for its design took place in 1993 and after a site was chosen at Bausher construction commenced in 1995. Building work, which was undertaken by Carillion Alawi LLC, took six years and four months. The Masjid is built from 300,000 tons of Indian sandstone and is considered eleventh largest Masjid in the world. The main prayer hall is square shape with a central dome rising to a height of fifty meters above the floor. The dome and the main minaret (90 meters) and four flanking minarets (45.5 meters) are the Masjid's chief visual features.

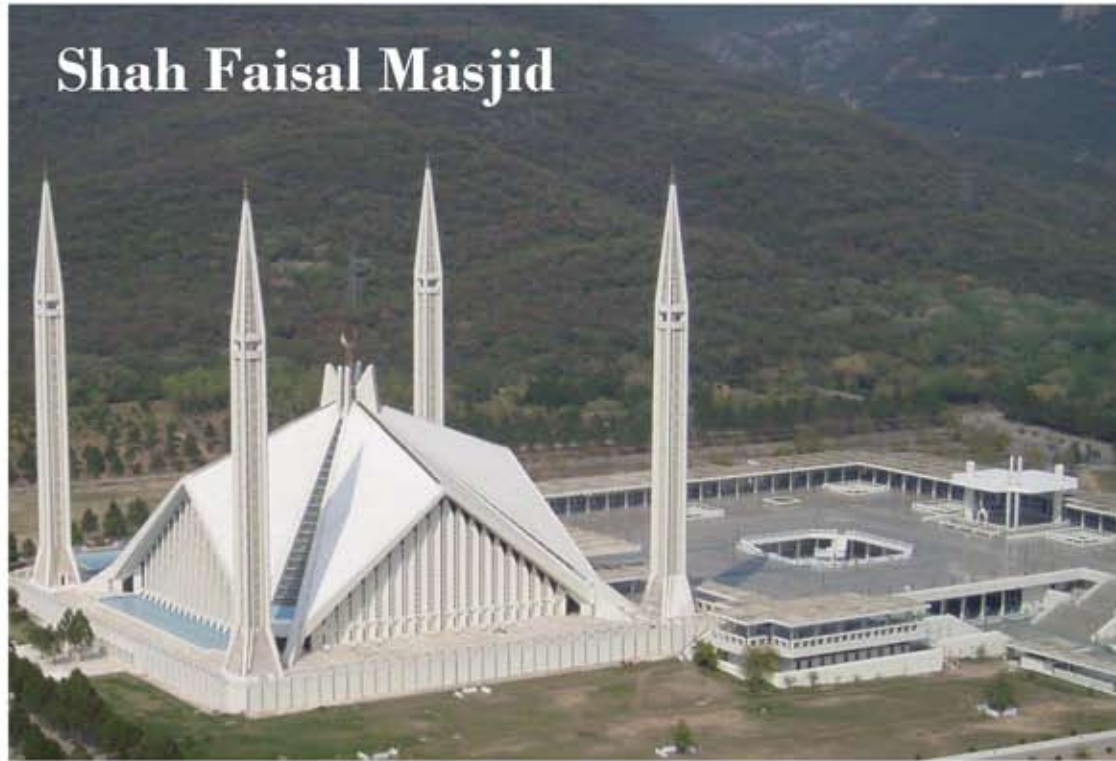
## Sultan Qaboos Masjid Oman







## Shah Faisal Masjid



The Faisal Masjid is the largest Masjid in Pakistan, located in the national capital city of Islamabad. Completed in 1986, it was designed by Turkish architect Vedat Dalokay to be shaped like a desert Bedouin's tent.

The Faisal Masjid is conceived as the National Masjid of Pakistan and named after the late King Faisal bin Abdul-Aziz of Saudi Arabia, who supported and financed its project. It is the largest Masjid in South Asia and one of the largest Masjids in the world. The Faisal Masjid was the largest Masjid in the world from 1986 until 1993, when it was overtaken in size upon the completion of the Hassan II Masjid in Casablanca, Morocco. Subsequent expansions of the Masjid al-Haram (Grand Masjid) of Mecca and the Al-Masjid al-Nabawi (Prophet's P.B.U.H. Masjid) in Medina, Saudi Arabia during the 1990s relegated Faisal Masjid to fourth place in terms of size.

The Masjid Negara is the national Masjid of Malaysia, located in Kuala Lumpur. It has a capacity of 15,000 people and is situated among 13 acres (53,000 sq. meters) of beautiful gardens. It was built in 1965 and considered a bold and modern approach in reinforced concrete, symbolic of the aspirations of a then newly-independent Malaysia. Its key features are a 73 meter high minaret and an 18-pointed star concrete main roof.

Masjid Negara is known as the thirteenth largest Masjid in the world. The folded plates of the concrete main roof is a creative solution to achieving the larger spans required in the main gathering hall. Reflecting pools and fountains spread throughout the compound.

## Masjid Negara, Malaysia







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# SAFE OURSELVES FROM FIRE AND ITS HAZARDS

**Fires can cause irreparable dangers coupled with loss of lives**



We have been seeing that a small fire can grow into a deadly one within one or two minutes. So, to help prevent a tragedy we all should closely inspect our homes, factories and offices to eliminate potential hazards. We should also prepare the residents or workers for an emergency and teach them about the dangers of fire and how to escape.



According to some recent statistics around 2000 people in Pakistan die each year in fires and approximately 8 to 10 thousand people are injured and more than 100 firefighters are killed while on duty. It is estimated that around sixty percent of all civilian fire deaths occurred in residences. And it is also noted that many of these fires could have been prevented but due to lack of planning and efficient working people were fail to save their lives.



• **Fire is Dark:** Fire produces gases that make the people disoriented and drowsy. Instead of being awakened by a fire, people may fall into a deeper sleep. Asphyxiation is the leading cause of fire deaths, exceeding burns by a three-to-one ratio.

• **Fire is Hot:** Heat and smoke from fire can be more dangerous than the flames. Inhaling the super hot air can sear our lungs.

Here also mentioned some techniques to protect the people from dangerous affects of fire.

It is said that cooking is the third leading cause of fire deaths and the leading cause of injury among people ages 35 and older, and mostly among women. Since an overwhelming number of fires occur in the home and different factories, therefore this piece of writing have explained some time-tested ways to prevent and survive the fire in homes and work places.

In order to protect oneself, it is important to understand the basic characteristics of fire.

• **Fire is Fast:** In just two minutes, a fire can become life-threatening and within five to ten minutes, a residence can be engulfed in flames.

### Every office and factory should have at least one smoke alarm

To have a smoke alarm is an inexpensive protection for all the people who can be affected by fire. If it is possible then install a smoke alarm on every level of the office or factory. Test it monthly, keep it free of dust and replace the battery at least once a year. Smoke alarms themselves should be replaced after ten years of service, or as recommended by the manufacturer.

### Prevent Electrical Fires

Never overload circuits or extension cords. Do not place cords and wires under rugs, over nails or in high traffic areas. Immediately shut off and unplug appliances that sputter, spark or emit an unusual smell. Have them professionally repaired or replaced.

### Use Appliances Wisely

When using appliances we should follow the manufacturer's safety precautions. Overheating, unusual smells, shorts and sparks are all warning signs that





appliances need to be shut off, then replaced or repaired. Unplug appliances when not in use. Use safety caps to cover all unused outlets, especially if there are small children in the home.

### **Make sure you have a safe fire escape method for all situations**

One may have installed a very expensive security system against fire, but if the people cannot escape the burning structure it means the owner has a false level of confidence.

### **Space Heaters Need Space**

Keep portable and space heaters at least 3 feet from anything that may burn. Never leave heaters on when leaving home or go to sleep. Children and pets should always be kept away from them.

### **Smokers Need To Be Extra Careful**

Never smoke in bed or when you are sleepy. Carelessly discarded cigarettes are a leading cause of fire deaths in our country.

### **Be Careful Cooking**

Keep cooking areas clear of combustibles and wear short or tight-fitting sleeves during cooking. Keep the handles of the pots turned inward so they do not over-hang the stove. If grease catches fire, carefully slide a lid over the pan and smother the



**Never smoke in bed or when you are sleepy. Carelessly discarded cigarettes are a leading cause of fire deaths in our country.**

flames, then turn off the burner.

We have come across a number of news on daily basis related to fire eruption in homes and factories and also continuously experience the incidents of fire in our country. Most of them are due to the negligence of the owners and the workers and sometimes the house holds. Among all the two recent ones are discussed.



The garment factories in Karachi and Lahore caught fire in the month of September in 2012. The fires occurred in a textile factory in the western part of Karachi and in a shoemaking factory in Lahore.







At least 23 students and one teacher suffered burn injuries when a fire erupted in a private school in Shahdara Town on Thursday, Express News reported on Thursday.

On the orders of the DCO, a case has been registered against the school authorities and the structure has been sealed. The arrest of the school principal has also been ordered. The age of the injured children is reported to be between 10 to 12 years.

The fire is believed to have erupted from a gas heater in a classroom and was extinguished by firefighters with the help of four fire tenders, reported Dunya News. All of the injured have been shifted to nearby hospitals. No one is critically injured.



### Some major incidents of fire catching in Karachi and Lahore

The garment factories in Karachi and Lahore caught fire in the month of September in 2012. The fires occurred in a textile factory in the western part of Karachi and in a shoemaking factory in Lahore. The fires were considered to be the most deadly and worst industrial factory fires in the history of our country that killed a total of around 400 people and seriously injured more than 250 workers of the factories.

#### The incident of Karachi

A garment factory in Baldia Town, Karachi named Ali Enterprises, caught fire when a boiler exploded

and the flames ignited chemicals that were stored in the factory. Around 350 workers were inside the factory when the blaze erupted. Officials said that all the exit doors in the factory were locked and many of the windows of the factory were covered with iron bars, which made it difficult for workers to escape at the time of the fire and consequently many of the deaths were caused by suffocation.

#### The incident of Lahore

A shoemaking factory in Band Road, Gulshan-i-Ravi in Lahore also caught fire when sparks from a faulty electricity generator flew into the chemicals. The generator was installed in the garage of the factory compound, which was also the only



entry and exit point of the factory. That fire was also caused a large amount of death and serious injuries of the workers.

To keep us and our property safe from fire, one should take care about these potential hazards.

### **Eliminate other potential hazards from homes and factories**

- Keep matches, lighters and gasoline locked away and out of children's reach. Keep flammable items such as clothing, furniture, newspapers or magazines away from the fireplace, heater or radiator.
- Always turn heaters off when leaving the room or going to bed.
- Place covers over unused electrical outlets and avoids plugging several appliance cords into the same electrical socket.
- Replace old or frayed electrical wires and appliance cords, and keep them on top of, not beneath rugs.



- Never leave a burning candle unattended. Place candles in a safe location away from combustible materials and where children or pets cannot tip them over.
- Have chimneys cleaned and inspected once a year.

By applying the above mentioned precautionary measures, one can keep the people safe from fire and its dangerous effects.





# Progress in Renewable Energy Resources:

## A STUDY OF BANGLADESH



According to the World Bank report, Bangladesh now has the fastest growing solar home systems program in the world with more than 50,000 new installations in the month of March this year. The lender has been supporting the program to provide electricity to rural households since 2002 through the Rural Electrification and Renewable Energy Development Project. The lender has contributed about 492 million US dollars to the project.

The solar home systems consist of a solar panel, a battery, and a charge controller. The battery is charged by solar energy, which in turn provides electricity to the households.

With support from the World Bank and other development partners, about two million solar home systems have already been installed in the rural areas in Bangladesh. It is said that solar home systems are economically viable solutions to get electricity to villages where electricity grids would be too expensive to build.

Recognizing the project's success in providing rural electricity, the World

Bank in September last year approved the second phase of the project worth 155 million US dollars to further the initiative.

The second phase will support provision of 550,000 solar homes systems in rural areas, renewable energy-based mini-grids, and replacement of diesel irrigation pumps with solar pumps, dissemination of clean cook stoves and deployment of energy-efficient compact fluorescent lamps.

Technical assistance to the power sector will also be provided. The government-owned Infrastructure Development Company Ltd. and non-government organizations, such as Grameen Shakti, Rural Services Foundation and many others, have partnered the effort.

These systems meet the basic electricity needs of rural people, who would have otherwise been dependent on kerosene lamps for lighting. The electricity provided from the systems has helped children spend more time studying and new opportunities are emerging for village enterprises.







# RENEWABLE ENERGY IN PAKISTAN

By M. Akhtar Qureshi

IN PRESENT  
SCENARIO  
UTILIZATION  
OF  
RENEWABLE  
ENERGY  
RESOURCES  
IS A NEED OF  
THE HOUR

As the world is changing rapidly and the economies are developing, the demand for electricity is increasing and it has been estimated to increase at the rate of 8% per annum. In order to meet the increasing demand of power, we will have to look for some sources which are not common and are renewable so they can be used again and again. This write up deals with benefits and the issues related to renewable energy.

World is also looking towards renewable energy resources as there is increasing awareness about reducing pollutants and greenhouse gases. Alternative energy resources have been helpful in reducing the toxins which are by-products of energy use. Alternative energy resources protect us against harmful effects and also help us in preserving many natural resources used as sources of energy.



Renewable energy sector is an underdeveloped sector in Pakistan. However, the power shortages and the energy crisis have awakened the interest in developing the renewable energy resources. Also, the groups working for a pollution free environment have been advocating for developing renewable energy resources for energy production. These resources include Solar Energy, Hydroelectricity, Wind and Coal.

### SOLAR ENERGY

Solar energy is produced by the sun in the form of light and heat. Major portion of renewable energy on earth is produced by sun, wind and the wave power. It has been estimated that the amount of solar energy reaching the earth in a year is about twice of all energy produced by coal, natural gas, oil etc. which are non-renewable resources of energy. Energy emitted by the sun is absorbed by sea and the plants. These plants convert solar energy into chemical energy through photosynthesis which helps in the growth of plants which supply food for human beings. There are a number of ways in which solar energy is used. These include lighting, heating, cooking, cooling, disinfection etc. Solar technologies use photovoltaic panels and solar thermal collectors to make use of the energy.

Solar energy can be used in solar heating systems, solar power systems, solar lighting system, solar batteries etc. Solar lighting system reduces dependence on the conventional electric supply system.

Solar Power Systems can be customized depending on the requirement of individuals. Majority of users in cities or industrial locations will opt for power system tied to the grid in places where power from utility services is available. This would in effect mean that solar powered electricity can be supplemented with power from utility services if the requirement is more than the solar power system supplies.

Similarly, Solar energy panels may be combined with batteries and generators to provide grid tied power along with the power supplied by solar panels. The Solar Panels generate electric during the day and charge the batteries which keep the power stored.

The other type of Solar Power System described as Standalone consists of solar panels and a battery bank. This solar system produces excess electricity during the day which is stored in the batteries and can be used as and when required.

Another type of solar power system is known as Direct DC which produces energy when and where it is needed. This energy has a number of usages including the running of water pumps and fans. These types of systems are small in size and therefore easy to transport and install. Also no complex wiring is required and therefore no storage and control systems are needed.

### MERITS AND DEMERITS OF SOLAR TECHNOLOGY

Solar technology is gaining ground with the passage of time. The truth is that the up front costs of solar





systems are high but in the long term, it turns out to be economical as the running costs are minimal. Over a period, the concept of solar technology has made progress which has helped in reducing the initial cost and improving the overall performance. This has increased the practical application of solar energy.

As mentioned above, solar energy uses energy from sun which is abundantly available and can be converted into electricity which then be used to meet shortage of power. One of the best advantages of solar technology is the minimum maintenance cost of the system. On the other hand solar energy is good for the future of earth as it does not damage the environment in any way of which every one is conscious these days.

Another plus point is that with the passage of time, the cost of solar cells is decreasing and their efficiency is increasing. Since the production of bio fuels like coal, oil and gas is limited to few countries in the world,

The other type of Solar Power System described as Standalone consists of solar panels and a battery bank. This solar system produces excess electricity during the day which is stored in the batteries and can be used as and when required.

the process of generating power by using bio fuels is becoming expensive. So, most of the developing countries are switching to solar energy.

With the advantages there are also some weaknesses of solar power system. Among them the initial cost of setting up such facility is too high. This simply means that some people cannot afford to purchase a solar power system and for others it means that even if they



set up a solar power system for selling power, it would consume quite some time before the investor would start making profit on his investment.

Another disadvantage of solar power system is that it needs a lot of space which in some cases may not be available specifically when it is used for producing electricity for projects where a lot of energy is required and we need to install a number of solar panels which need space to place these in position. As mentioned above, working of solar energy system depends on the position of sun and the strength of sunlight. This would mean that when the weather is cloudy or the sun is not so bright, the system will not be very effective in producing much needed power.

## SOLAR ENERGY IN PAKISTAN

Pakistan is a sunny country and therefore, solar energy systems make a logical solution to energy problems. A very strong and valid argument in favour of this suggestion is that almost 70% of the population of Pakistan lives in villages which are usually far away from the national grid. Connecting these villages to national grid will be very expensive. It follows therefore that solar power system is the best and most economical solution as it is cost effective and maintenance free.

## HYDROELECTRICITY

Pakistan is endowed with a number of rivers which makes a strong case for producing electricity from water by building large hydroelectric dams. But the hydroelectric projects have their own demerits which include relocation of population and flooding of the area around. Tarbela Dam, Mangla Dam, Warsak Dam are some large hydroelectric projects in Pakistan. The Kalabagh Dam has been put on hold said to be due to environmental reasons and some other factors. In addition, Pakistan has planned some other multipurpose dams which are at various stages of planning and implementation.

## WIND POWER

The Government of Pakistan started facing some problems in supplying power to coastal regions in Sindh and Baluchistan. This necessitated serious thinking to find a durable solution to the issue. So, the Government of Pakistan decided to develop wind power plants in these areas with assistance from Government of China.



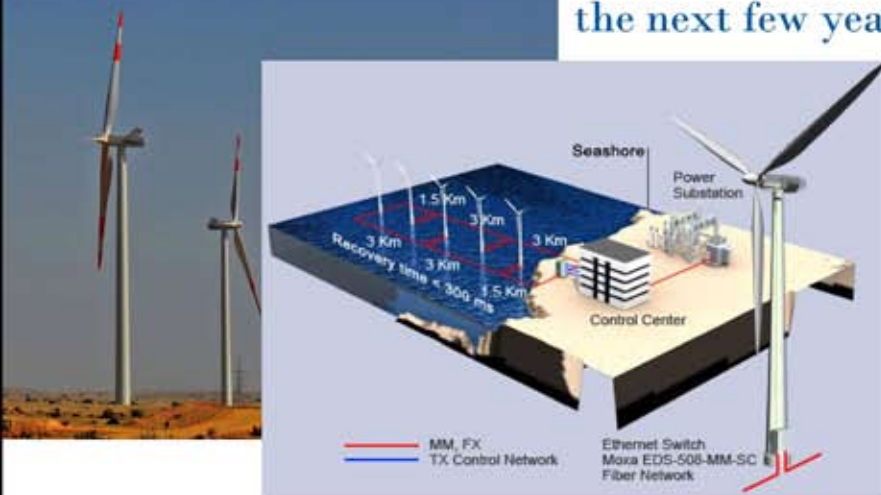
## WIND POWER PROJECTS IN JHIMPIR

Pakistan is one of those fortunate countries who have high speed winds near the centres. In Sindh and Baluchistan provinces, there is sufficient wind available to power every coastal village in the country. Taking the initiative, the Government of Pakistan has completed a number of projects to prove that wind energy is a viable alternative to produce power. For that 85 micro turbines have been installed in Mirpur Sakro in addition to 40 turbines in Kund, Malir. It is also understood that the Alternative Energy Development Board (AEDB) has acquired 18,000 acres for installation of wind turbines.

Jhimpir Wind Power Plant is the first wind power plant in Pakistan which was developed by Zorlu Energy Pakistan, a subsidiary of Turkish firm at a cost of 136 million US dollars. In this project, five wind turbines each capable of producing 1.2 MW of electricity has been completed. This project started with production of 6 MW of electricity but its expansion to 50 MW has been planned in the next few years.



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mentioned above have been completed. The main reason for all this is that no major financial incentives are available for those who are interested to install wind turbines or solar panels. When compared to other countries of the world, producers of renewable energy have incentives available from the governments. In Germany, Spain and India, those who install solar panels or wind turbines have a guaranteed rate per kilo watt hour. These incentives help in reducing the generation cost. In Pakistan, there are no such incentives available.

Another project of about 50 MW is being built by Fauji Fertilizer Company Energy Ltd. (FFCEL) in Jhimpir. Letter of intent for another project of 100 MW has also been issued to FFCEL. The Government of Pakistan is planning to increase generation by wind turbines up to 2500 MW by the end of 2015.

### COAL POWER IN PAKISTAN

Pakistan has the fifth largest coal deposits in the world. But the energy generation from coal also gives some harmful effects and that can be controlled by applying some precautionary measures. When coal is used for producing power, sulfur dioxide and nitrous oxide are produced during this process. These increase smog, deplete ozone and cause acid rain. Even during transportation of coal, coal dust and emissions from vehicles used for transportation of coal can cause unhygienic effect on health.

### FINANCIAL AND POLICY INCENTIVES

Pakistan has plenty of wind and solar energy power generation capabilities but only a few projects as

It is evident from the above details that Pakistan is most suited for installation of wind and solar power systems. Of course other renewable energy systems will need to be looked into to increase the supply of renewable energy. A continuous supply of power is a basic requirement for the economy to grow at unhindered speed. The renewable energy should be part of the push to increase energy supply.

The Government of Pakistan will need to offer incentives to local and foreign investors to persuade them to invest in developing renewable energy resources to meet the increasing requirement of power for ensuring continued development of the economy. These incentives may be in the form of tax holiday on income for a certain period, guaranteed return on investment in the form of a pre-determined rate for purchase of power from producers of renewable energy, providing land on subsidized rates for setting up solar power and wind power system for projects, availability of capital at special discounted rates etc.





New  
trends  
in

# Kitchen Design with some VENTILATION TECHNIQUES

by: Shahnawaz M. Khan

The area or space used for cooking and preparing food is commonly known as kitchen. Today a modern residential kitchen is typically equipped with some major things like a stove, a sink with hot and cold running water, a refrigerator and some cabinets arranged according to the choice of the residents' or the architects'. Many households have some more utilities in a kitchen like a microwave oven, a dishwasher and other electric appliances. The place may be used for some other purposes like for dining, food storage, entertaining and dishwashing but the main function of a kitchen is cooking or preparing food.



## Ventilation is one of the most important things to maintain a healthy environment for us and our loved ones

**W**orld have experienced the kitchen after the 18th century and before that food was cooked over an open fire. The invention of cooking range, stove and development of water infrastructure capable of supplying water to private homes urged the people to develop or design a proper place for doing all those food related activities in their homes. Side by side technical advancement took place and people were capable of heating their foods in the 18th and 19th centuries and that had changed the architecture of whole kitchen. After 19th century the invention of modern piping systems replaced the carrying of water from the outdoor source such as wells, pumps or springs with modern pipes.

### Kitchen Ventilation; an Important Issue

Ventilation is one of the most important things we have to manage, in order to maintain a healthy environment for us and our loved ones. We can see that the architects and designers have also altered the sizes of kitchens as compare to the sizes of homes today, which are getting larger and larger. The indoor air quality have effected by many of those giant homes which have professional grade kitchen appliances but do not have proper ventilations. Because when we cook something in kitchen the fumes of moisture, gas, grease and smoke are released into the air and damage the air quality inside the home. It also settles on furniture, cabinets, window sills and paints and then destructs the home furnishings.

Previously the kitchen ventilation was not an issue, since our kitchens were probably drafty enough to supply enough ventilation. But in today's larger and more tightly sealed homes where we find no inlet for fresh air, ventilation can be an issue. Nowadays the builders and developers are trying to build homes to be energy efficient, so it is very important to install proper kitchen ventilation for keeping the indoor air quality at its optimal best. The gases released with the cooking smells damaging the home greatly and also have adverse effects on our health. Among the fatal gases that needs proper and quick ventilation carbon monoxide is one that is produced by burning gas on our stovetop and in the oven.

Focusing on the new designs for a kitchen is not should be the only task, we all should know about the best ventilation for them as well as how to control humidity and moisture in our homes and protecting our family from the dangers of carbon monoxide.



*After 19th century the invention of modern piping systems replaced the carrying of water from the outdoor source such as wells, pumps or springs with modern pipes.*





Here are some emerging kitchen trends that are seen in modern homes all over the world.

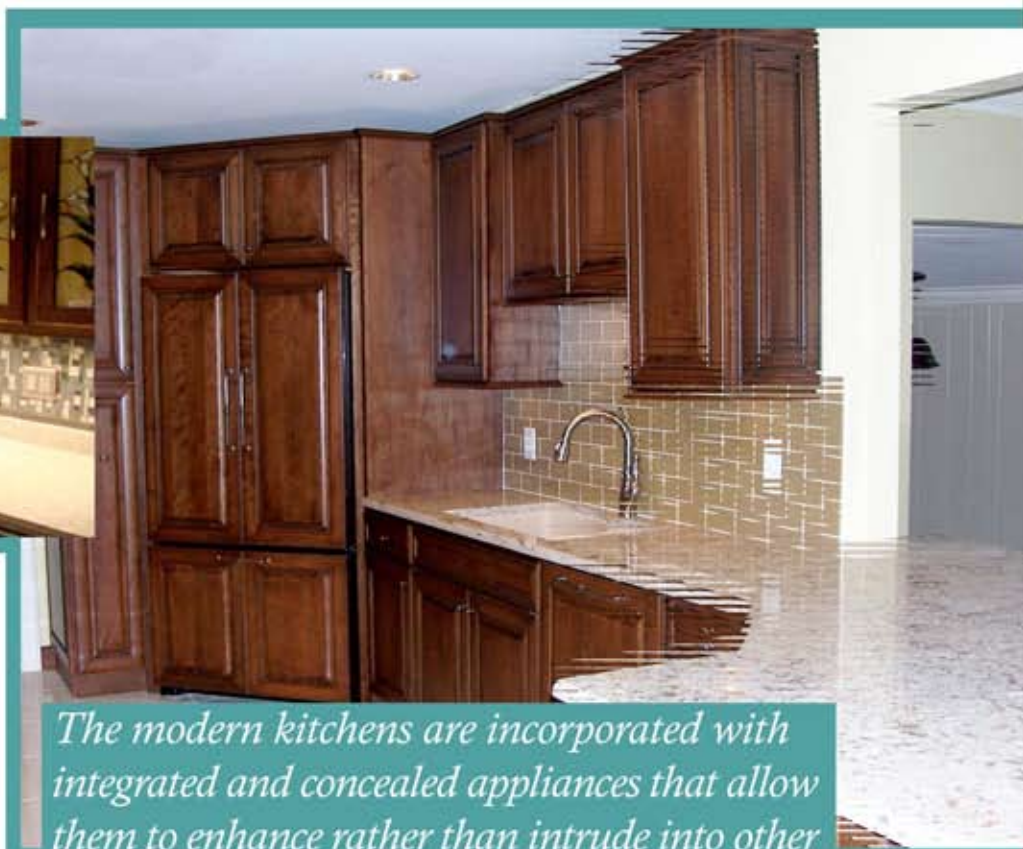
### Rejection of old cherry wood style

Among the most popular types of wood for cabinetry, Cherry wood has consistently been the first or second type used for this purpose. But now, designers all over the world are slowly shifting away from it and the popularity of cherry wood is continuously declining in last few years.

Another wood species, maple also dropped in popularity in the recent years, just because of the introduction of some new products related to kitchen cabinetry. Instead, a number of lesser-used woods are being specified more often, including oak, which is specified by many designers; walnut, which has now increased its popularity; birch, which is now also specified by many kitchen designers and bamboo, which has got more popularity now. Among them, alder is currently specified by many of the kitchen designers in recent years.

### Concealed Kitchens

Kitchen designs are more flexible nowadays and have reached a new level of integration. As the kitchen



*The modern kitchens are incorporated with integrated and concealed appliances that allow them to enhance rather than intrude into other spaces.*

today is like the home's primary living and also incorporated as an entertaining room for the homeowners, has added positively in the lifestyles of the inhabitants. The modern kitchens are incorporated with integrated and concealed appliances that allow them to enhance rather than intrude into other spaces. Clean structural lines coupled with sleek color palettes enable the space to establish a distinctive identity, without overpowering the surrounding rooms.

### Darker finishes

Dark finishes are now replacing the old styles natural kitchen cabinetry. The light natural finishes have been recently specified by some kitchen designers in most part of the world with some medium natural finishes and dark natural finishes area also functional in some other parts of the world. Painted cabinetry has its own impact

on the kitchen styles; in which white continues to be the most popular option, as white cabinets have been recently specified by most of the kitchen designers. Another trend to note is that distressed finishes are making a comeback and is also being specified by most of the designers now.

### Glass backsplashes

We know that glass remains an important and functional material for the kitchen countertops, it is now been used by more than half of kitchen designers as a backsplash material, and is also rising its popularity now. With this the natural stone tile and ceramic tile are also specified by some of the kitchen designers' around the globe. Other popular backsplash materials are granite and quartz. The popularity of these materials as backsplashes is due to their high use as countertop materials. Finishing





*Colors that give off emotion, acting not merely as a passive backdrop for the kitchen, but bringing life through lighting, wall colors and wood tones, are profoundly impacting the most innovative designs.*

off a granite or quartz countertop with a matching backsplash is quite common in today's modern kitchens; however, the same does not hold true for solid surfaces. While these materials are very popular for countertops, they are seldom used for backsplashes, as they are specified by less number of designers.

### **Color Combination Enhances the Beauty**

In order to enhance the beauty of a kitchen bold colors are using to create a vibrant splash in the palettes, with rich blues, purples, greens and citric yellow making their confident appearance in kitchens and baths. Colors that give off emotion, acting not merely as a passive backdrop for the kitchen, but bringing life through lighting, wall colors and wood tones, are profoundly impacting the most innovative designs. Colors from nature combined with others more

synthetically blended, are inducing a feeling of movement and motion throughout the room through sharp contrasts.

### **LED Lighting**

Energy efficiency, a need of the hour and is clearly not a fashion, but a real trend that can be seen taking hold in homes across the world. Despite the higher initial cost, light emitting diode or LED lighting is proof of this trend. LED is the most commonly used electric component in kitchens and is suggested by more than half of kitchen designers in recent years and the popularity of LED is still increasing today. However, compact fluorescent lights (CFLs) are not sharing in this trend. Although they use roughly a quarter the energy of an incandescent bulb when producing the same amount of light, measured in lumens, the poor color of the light they produce and the presence of



mercury in these bulbs are keeping them out of newly remodeled kitchens and are also among the main reason for their infamy.

### **Use of Pull-out Faucets**

Among the different types of stylish faucets, pull-out kitchen faucets have become established as the dominant type of kitchen faucet. Designers are increasingly eschewing the standard faucet with a detached side spray in favor of pull-out models that integrate the two functions into a single unit. Since the standard kitchen faucets were specified by just under half of designers, barely more than a third of designers have recently specified them. Meanwhile, the use of pull-out faucets has increased from very much among the kitchen remodelers. In other words, 14 of out every 15 designers who designed a kitchen recently incorporated a pull-out faucet.

### **Some Ventilation Techniques**

Ventilation is now very necessary with the new types of heavy and larger appliances, as they emit enormous amount of heat and other energies. When cooking with gas, carbon monoxide is released into the air as a byproduct of the flame and can cause a variety of problems ranging from



headaches, nausea and even death. Today, the ventilation systems are especially designed just for the kitchens to make them more beautiful, and the variety in these systems make our desire pretty easy to choose something we need, as well as like. Whether we stay with the brand name of the appliances we already have or choose to install designer pieces, they will match seamlessly with our other kitchen appliances and style. Matching is all

area where air will be trapped under the hood. Gases, smoke, steam and grease will rise up in the hot air and should be caught by the range top hood. To intake the air more cleanly and safely the top of the stove must be as wide as the stove, to grab the maximum air emitted over the stove.

### Fans for Controlling Moisture Build up

Depending on the model that we

surfaces.

To control the humidity level in our homes is most important for seeking healthy life. Since so much moisture results from cooking, so it is important to remember to turn on the fan when using the cook top. We must have the ventilation system in our home that can handle regular levels of humidity with ease, but if we do not have kitchen ventilation we will quickly smell a decline in the indoor air quality. And we know that

*To control the humidity level in our homes is most important for seeking healthy life. Since so much moisture results from cooking, so it is important to remember to turn on the fan when using the cook top.*



important in any kind of appliances used in the homes. Many cook top ranges often have matching hoods and ventilation systems making it easy to match with the existing appliances.

The need of a cook top hood Choosing a cook top hood is an important task, as it should be at least having the same width as the range, and cover around 50% or more of the front burners. When cooking on the stove top we want to maximize the

choose we may have one of two types of ventilation fans. If we do a lot of cooking at home we should consider an aerodynamic model. This type of fan actually pushes air out and down around the cook top, and then sucks it up through the middle with another fan. Some of the newer models work on aerodynamics and most cook top hoods use one fan that sucks air up and out through the ventilation. The newer hoods will help cut down on the amount of moisture from cooking which can cause build up on our homes

when moisture is allowed to build up it creates dust, grease deposits, rot and mold that can cause skin and eye irritations, respiratory damage and other seemingly mysterious illnesses. It is clear that the purpose of proper home ventilation is to maintain a healthy living environment by supplying fresh air to our home while at the same time removing stale and polluted air. Home ventilation also helps to maintain proper humidity levels of 30 to 50 percent.



# CONSTRUCTION KNOWLEDGE AROUND THE WORLD



In our magazine, we have been publishing a number of articles and features related to the construction industry of the world. Now we have decided to publish the information about the construction activities around the world, which may be of interest to the builders in Pakistan. We also plan to publish any articles on current developments in the construction industry along with the information on landmark projects in immediate past period. The first one from the series is presented in this issue.



### World's Largest Man-Made River Project

Libya's Great Man-Made River Project is an enormous, long-term project that will supply water from beneath the Sahara Desert through a grid of underground pipes. Despite its name, the project is not a river with banks. It all started on October 2001, where 82 million dollars in construction contract was awarded by the Great Man-Made River Authority. It is a 25 billion dollar project that Libya managed to complete with no loan or help from banks. This project was awarded to a consortium led by Frankenthal KSB Fluid Systems and Koei - Halcrow consortium providing engineering design works.

Through this project the water is transported by reinforced concrete pipeline to northern destinations. South Korean construction experts built the huge pipes in Libya by some of the most modern techniques.

The Great Man-Made River gets its water from four large underground basins: the Kufra basin with a capacity of 20,000 km<sup>3</sup>, the Sirt basin with 10,000 km<sup>3</sup>, the Murzuk basin measuring more than 450,000 km<sup>3</sup> and the Jabal Fezzan with an estimate of 4,800 km<sup>3</sup>.

From these basins water is transported to the north providing water for at

least 5.6 million inhabitants and for irrigation. Its website says it is the largest global underground network of pipes and aqueducts, consisting of: over 1,300 wells, seven million miles of pre-stressed steel wire to strengthen 12-foot diameter pipes, 3,500 km of pipeline covering an area equal to Western Europe, four pipelines - two east and two west, supplying 6.5 million cubic meters of fresh water daily to Libyans and others in the region and extracting water at a depth of from 1,600 - 2,500 feet, the system purifies and supplies it, mainly to populated coastal cities.



### Jukkasjärvi Ice Hotel

The Jukkasjärvi Ice Hotel in Sweden is composed almost completely of ice. Every winter, using frozen building materials from the Torne River, artists blast enormous steel skeletal frames with snow cannons. Then, the frames are removed to leave free-standing snow and ice structures. Construction on the hotel is continuous throughout the season, with new rooms and projects being completed as winter progresses.

No matter how cold the weather gets outside and just 124 miles (200 kilometers) north of the Arctic Circle, it certainly gets cold. The temperature inside the ice hotel remains a steady 23 degrees Fahrenheit (-5 degrees Celsius). For warmth, guests must rely on reindeer skins, toasty sleeping bags and the spirits served at the hotel bar.



## The Moai

Moai are the iconic carved stone heads that populate Easter Island. These are one of the most famous construction projects in history, each standing about 13 feet (3.9 meters) high and weighing 14 tons (12.7 metric tons). The 887 moai dot the treeless landscape of the 63 square mile island, 397 of which stand in the quarries where they were carved, mysteriously abandoned.

The Moai are a puzzle. How did the carving of these strange, enormous statues come about on such a small, treeless island? One hypothesis, though by no means an uncontested one, is that the Rapanui, the island's original inhabitants, deforested the island themselves in the process of building the moai, using logs and rope made from tree fiber to move the statues across the island.



## Ryugyong Hotel

The world's wackiest hotel that has 105 stories and 3,000 rooms, but absolutely no one is allowed to stay in it is located in Pyongyang, North Korea. Construction on the project began in 1987 but stalled in the early 90's when funding dried up leaving behind a massive empty shell. The Ryugyong Hotel, which looms over the skyline in Pyongyang, North Korea, is impossible to miss. Depending on how you look at it, the hotel resembles a rocket about to take off into a magical Communist utopia.

Recently, reports have been filtering in that work is beginning again on the unfinished top floors. Plans include completing the exterior of the building's pinnacle and constructing one of the five revolving restaurants that were originally planned for the hotel.



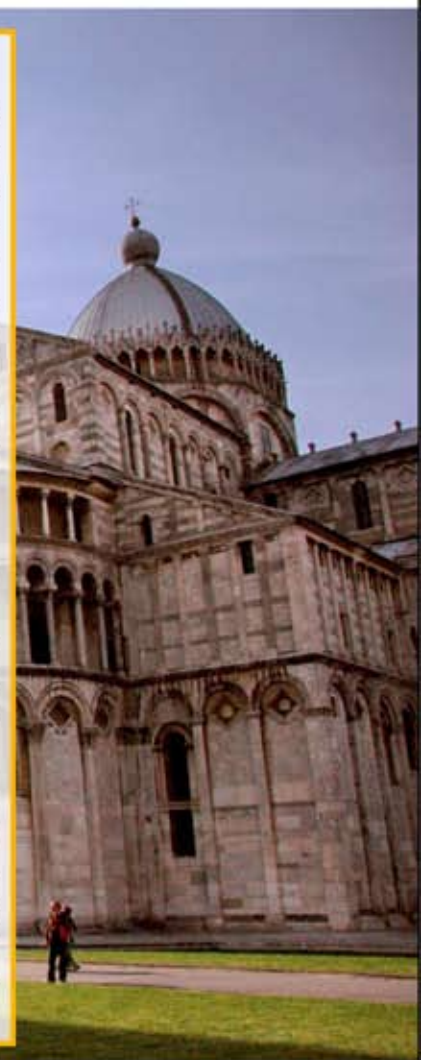




### The Leaning Tower of Pisa

One of Italy's most famous symbols in a construction project that went bad is the Leaning Tower. In 1173, construction began on the bell tower that would accompany the baptistery and cathedral in Pisa Square. About five years into the project, the tower began to sink into the unstable subsoil underneath. This was also due to the substandard foundation that had been laid, only 3 meters thick. Construction was finally completed over a century later, and today the tower leans nearly 4 degrees from true vertical.

The tower doesn't hold the greatest unintended slant of any structure in the world; that "honor" goes to Germany's Leaning Tower of Suurhusen, with a slope of more than 5 degrees. The Leaning Tower of Pisa's tilt increased alarmingly through the 20th century, closing it to interior visitors from 1990 to 2001. To solve the problem, engineers added cables to stabilize the structure, then excavated under the tower and added trusses and counterweights. Today, the tower is thought to be stable for at least the next 200 to 300 years. Of course, correcting it to vertical is out of the question, as it would then be just "another bell tower."



### World's Largest South-North Water Transfer Project

Water has always being man greatest treasure and the Chinese government knows it well. Among the world's largest construction project, one will find the South-North Water Transfer Project. This 62 billion dollars project consists of diverting almost 45 billion cubic meter of water per year from the Yangtze River to the Yellow River. The Yellow River is located in Northern China, where water is an even more valuable resource due to its lack of presence.

This amazing project intended to be completed by 2050, will supply water to millions of people in the Northern China and will also displaced from their houses several thousands. The amount of water being transferred is equivalent to almost half the water consumed in California annually. The Danjiangkou reservoir, already being constructed marks the beginning of the project's middle route.





# SEMINAR ON

## Viable, Sustainable and Affordable Housing Programs At ABAD House

The Government should support those builders and developers who are working for low cost housing. Said, Zaigham Mahmood Rizvi.

The Association of Builders and Developers of Pakistan (ABAD) has been keen to organize such workshops and seminars which have great importance for the



builders and developers and regards to the daily needs of construction practices. So, keeping in mind the importance of affordable housing programs for the people of our country, the Association planned this seminar on the need of Viable, Sustainable and Affordable Housing Programs on 23rd January 2013 at ABAD House. The seminar was a great success. In addition to the members, many dignitaries participated in the seminar and with the guests there were a number of people from press and media also attended the seminar.

The seminar started with the recitation from Holy Quran followed by the welcome address by Chairman ABAD M. Anwar Gagai. It was focused on the

importance of sustainable and affordable housing for the countrymen. In his address he also highlighted the importance of construction industry in the growth of national economy. He said that the Association is eager to improve the housing finance facilities from HBFC and other commercial banks but the process is very complicated and the rules regulations are very rigid. He also emphasized upon the need of providing funds to the construction industry by the government, since it is the only way to the economic growth.

After that, the Vice-Chairman ABAD Mr. Nusrat Mirza Chughtai expressed his views about the topic and said that the banks should make sure that more people can take benefit from their loans and other financing services, in this way their objectives can be fulfilled. He also said that construction industry is the largest source of providing jobs to the skilled and unskilled workers and is also responsible for the development and growth of more than hundred industries that are allied to the construction industry.

Then, former chairman ABAD, Mr. Mohsin Sheikhani appreciated the presence of Mr. Zaigham Mahmood Rizvi at ABAD House for this valuable cause, and said that housing finance is an important prerequisite for the development of construction industry. He raised a suggestion that banks should take a step forward in the project financing services and also dedicated a part of their capitals for the development of construction sector. He added that affordable and sustainable housing is the need of the hour.



M. Saleem Kassim Patel, the former chairman (SR) also shared his views related to the context. He informed the gathering about some facts and figures related to our construction industry and also gave a conversant comparison of construction industries' of the neighboring countries.

Then the presentation was presented by Mr. Zaigham Mahmood Rizvi, Consultant on Housing Infra Structure to the State Bank of Pakistan & Secretary General of Asia Pacific Union for Housing Finance. In his presentation, he highlighted the major problems in providing the viable, sustainable and affordable housing facilities to our countrymen. He added that providing affordable housing to the people is a global issue and a number of countries are trying to overcome this problem. He added that the world is already facing shortage of housing units and due to the unaffordable and costly units; this shortage is even increasing day to day. He also advised the concern authorities that, for provide the housing facilities to the people belonging to low income group, the government should facilitate those working for low cost housing.



## **banks should take a step forward in the project financing services and also dedicated a part of their capitals for the development of construction sector.**

Then Executive Director of HBFCL, Mr. Nadeem Rafi also expressed his views by saying that the Association should help the HBFCL in the cases of recovering of loans to other builders and developers and their customers. He added that the cooperation between ABAD and his company will surely be beneficial for the

progress of construction sector of the country. He hoped that all the matters pertaining to the housing finance will soon be resolved with the mutual teamwork between ABAD and HBFCL.

Mr. Imran Ahmed, Additional Director Infra Structure & SME Finance of State Bank of Pakistan and

Mr. Shehbaz Saboor, Secretary General of Association of Mortgage Banker were also put their contribution in making the seminar successful by delivering brief speeches related to the topic. At the end, ABAD shields were presented to all the guest speakers.





## Meeting of Allied Industries Sub-Committee and Presentation by Target Engineering Enterprise



The meeting and presentation were held at ABAD on 26th March and the purpose was to have some information about the new technology introduced in place of gas energy. Since this utility is nowadays quite short for home uses and for the projects of builders and developers. The presenters were from Target Engineering Enterprise and deals in energy power sector.

The meeting started with the welcome by the convener Mr. Abdul Majeed Adhiya, he then introduced the members to the guest and also highlighted the functions and responsibilities of his sub-committee. He also put some light on the working and achievements of ABAD for the builders' community.

Then the guests introduced the company and also highlighted some of the achievements in their specific field. After that they talked about their product and also gave some references where their products were already installed. Then a power point presentation was shown through which the guests gave complete



details about their products and services. Their specialization was in domain of LPG fuel based products such as Alternate Energy Systems (SNG Technology) / LPG Auto Gas Stations and LPG Bottling Plant Equipments. They have also worked in Alternate Energy Systems, industrial vaporizers supply and installations, fabrication and process automation of LPG filling and storage plants, fire fighting and fire detection systems etc.

After the presentation there was a brief question answer session between the presenters and the members. Some issues were also raised regarding the safety of the building with using the SNG technology and among them most of the queries were answered satisfactorily.

At the end it was also suggested that a workshop or an awareness program would be held at ABAD regarding that new technology, so that most of the members can get benefit form it.





# MEETING WITH THE DELEGATION OF DAILY NEWSPAPER JEHAN PAKISTAN AT ABAD

**Government should devise a policy for the promotion of construction said Chairman ABAD, Muhammad Anwar Gagai.**



The meeting held to discuss the issues of the construction industry and to address them at higher level, since it is the high time to deal with them. The meeting started with the welcome note of Chairman

Replying to the questions, the Vice Chairman ABAD Mr. Nusrat Mirza Chughtai said that different utility providers are not helping and supporting the builders' community and as a result the builders are failed to offer better facilities to their customers. Focusing on the adverse law and order situation of the country, he said that these problems restricts the builders to work freely and side by side the government institutions are not supporting and cooperating with the builders in this regards.



ABAD M. Anwar Gagai, he then thanked the guests for their time and cooperation with the Association.

After that from the guest, Mr. A.K Memon introduced the newspaper among the members and thanked ABAD for the timely coordination in holding that forum with Jehan Pakistan. He then introduced his team with the members and then some questions were asked form the present office bearers of ABAD.

**Different utility providers are not helping and supporting the builders' community and as a result the builders are failed to offer better facilities to their customers.**

Highlighting the role of ABAD he was of the view that the Association works like a bridge between its members and other concerned departments. Since no one is satisfied with the performance of present authorities related to building and construction, but he expressed his confidence that the upcoming



government can take up the issues with urgent priorities.

Expressing his views, the Chairman ABAD said that builders and developers should be considered as an industry but the government institutions have not been taken our issues seriously, which is not a good sign regarding the development point of view. Talking about the land issues, he condemned the government policies of not giving lands to the builders' for development. Ha added that builders buy their land first and then develop it, but sometimes their lands

**The city is contracting rather than expanding; builders go towards high-rise instead of developing new societies and communities. This is because of adverse law and order situation in different suburban areas.**

Then the Regional Chairman (SR) Dr. Talha Farooqui raised some other issues faced by the builders' community. He said that the city is contracting rather than expanding; builders go towards high-rise instead of developing new societies and communities. This is because of adverse law and order situation in different suburban areas.

He added that the builders are feeling insecure in these situations. The construction industry feeds other 72 allied industries and all are affected due to these situations. At the end, the guests again thanked the office bearers for their time and cooperation with the newspaper.





# VIEWS/OPINIONS

## *of our MEMBERS about Shelter Magazine*

The publication is very revealing and has the contents related to construction industry. Through the meetings' report published in it, builders came to know about what is happening in the Association. It also highlighted the issues of the builders' community and is done every effort to make the builders aware about recent changes in the field of building and construction. It should cover all the aspects related to our industry, so that people can take more interest in reading it and can get maximum knowledge from it. Information about the projects of those builders who are member of ABAD or other builders' projects working in Karachi should be included in the magazine.

Rameez Qasim Gaziani

The overall material printed in the magazine is quite interesting and informative for the people related to the work of building construction. But something related to entertainment should be included in the magazine, like some current news about our fashion industry. In this way everyone can take interest in reading it, for that the advertisement of different designers' products can be published. It should cover the recent trends in home décor so that builders and developers can take benefit from the information published in it. The management of the magazine should make sure that their publication reached the builders on time.

Kamran Tajani

I appreciate the team working for the magazine. The magazine is very knowledgeable and up to dated, it has all the things necessary for a good publication with the relevant fields. New products related to construction industry should be highlighted in the magazine, so that builders and developers can know about those recent and innovative things. The magazine should also cover different exhibitions held in our city related to building and construction industry, as a result of which the publication will become more helpful for the builders and developers.

Khawar Muneer

The material printed in the magazine is valuable for the builders and developers. Builders should also contribute in this magazine in the form of their experiences related to construction industry. The overall progress of the magazine is good but it should also include the articles and features related to international construction practices. The pictures used in the magazine are very attractive but it should be the local ones or taken from the projects in Karachi, so that the construction sites of the city can be highlighted.

Shehzad Iqbal



# MEETINGS OF SUB-COMMITTEES

## Joint Meeting of ABAD and KESC Sub-Committee

The joint meeting held at ABAD on 12th March and was the meeting between the joint sub-committee of ABAD and KESC. It was called to discuss certain issues with KESC related to new connection policy, load assessment criteria and some other complaints from the members. It started with the recitation of Holy Quran by Regional Chairman (SR) ABAD Dr. Talha Farooqui.

The Vice-Chairman, Nusrat Mirza Chughtai thanked the delegation of KESC for taking time to visit ABAD House. After introduction of the members present in the meeting, Vice-Chairman informed the delegation that the issues confronted by ABAD members mainly pertaining to load assessment criteria, new connection policy, delay in bank guarantee etc.

Then Mr. Idrees, who represented the KESC in the meeting, thanked for the invitation and appreciating the services of builders and developers in Karachi city he said that meetings like this provided a platform for

dialogue between ABAD and KESC. Hearing all the issues and grievances from the members, he said that KESC has apposite approach and we try our level best to resolve all the issues.

The Vice-Chairman added that we want to know about the new connecting policy since the policies currently applied are not understandable by the builders and their also exist some vague elements in it. When talking about the bank guarantee issue the vice-chairman was of the view that builders should give some relief in it.

Replying the questions from the members the representative from KESC said that they admit all the issues and since no one is hundred percent perfect and there might be some flows in their strategy but they have a positive approach and try their level best to facilitate the customers.

In the meeting some complaints were also discussed from the builders, who came to join the meeting on especial invitation from ABAD.

## Joint Meeting of CEC and REC (SR)

The joint meeting held on 6th April 2013 and started with the unanimously approval of minutes of the last joint meeting of CEC and REC held in March. The Chairman ABAD Anwar Gagai welcome the members in the meeting and then informed the committees about the recent progress of the House regarding KESC, SSGC and KW&SB matters, as a number of members having many issues related to these departments. It was explained that any member facing any problem with any department must bring it to the notice of ABAD with relevant documents so it may be taken up with the concerned authorities.

The accounts for the last month were presented for approval and then unanimously approved by the committees. Some membership cases were also presented before the meeting, among them 9 were approved. After that the proceedings of the meeting

between ABAD and HBFCL were also discussed. Then a member informed the meeting about some new developments in the in the policy making of HBFCL and also quoted a news piece from a daily newspaper. It was then mutually agreed in the meeting that ABAD should follow that news and do the necessary for it.

Then the meeting was informed about some issues against KW&SB, during which the members showed their grievances with the above mentioned department. It was then mutually agreed in the meeting that ABAD should take prompt action to resolve those issues as there were still some problems exist.

The issues of NGOs were also discussed and it was decided that letters should be written to the concerned authorities against those NGOs, since all their efforts were against the builders' community.



## Meeting of Sports and Culture Sub-Committee

The convener Engr. Saleem Swaleh presided the meeting and welcome all the members in the first meeting of the committee in current tenure. The members present appreciated the arrangement and organization of the sub-committee regarding last year's match which was played between two teams of ABAD at UBL Sports complex. It was also discussed that a similar event should also be organized in near future.

The convener also asked the members to give their suggestions related to organize any social or cultural event for the members of ABAD. In this reply, a number of suggestions were made and some were taken very seriously. It was also mutually agreed that the entertainment with the family members would be preferable in all the suggestions.

A member proposed that some indoor games like bowling can be played rather than to play a cricket match in the ground, since families can better enjoy at these places. He then proposed Arena Club for that purpose.

Another member proposed that Karachi Arts Council can be visited for the family entertainment, as there

is already some famous dramas lineup nowadays. Most of the members agreed upon this suggestion but the issue arise was the security condition of the area, since the area nearby the arts council was not considered safe for the families.

A member suggested that cricket match must be played apart from any other enjoyment, and then the committee mutually agreed that a match should be played with in next week. Cocan Ground would be the possible place for the match as it was in easy reach to all the members.

A member also suggested that to watch a movie in cinema can also be a better family enjoyment and he added that Atrium Cinema would be a good place to watch any movie. Another suggestion was to arrange a ghazal program in Golf Club, as many of the members have the membership of Golf Club and to have a ghazal night would be the most entertaining for all the families.

At the end it was decided that, the priority would be given to three proposals to have a ghazal night at any place, to have some indoor games at Arena Club and to watch movie at Atrium Cinema.

## Joint Meeting of Environmental Protection and City Builders Downtown Affairs Sub-Committees

The joint meeting was held on 11th February and was called to discuss the issues of environmental protection and the downtown matters as they both were interrelated to some extent. In the beginning, convener of environmental protection sub-committee Mr. Abdul Rehman Naqi briefed the members about the proceedings of the last meeting of sub-committee.

After that a member present there enquired about the notices and judgments of the court that were received by the affected members. Then some members informed the meeting about their notices and also shared their experiences related to the same issues. The affected members were further asked to submit

their notices and judgments in ABAD so that the committee can take any action in that regard.

Then the convener of environmental protection committee asked the members of downtown affairs committee to share their problems, if someone has related to the environmental protection. After that the convener of downtown affairs committee Mr. Asif Sum Sum informed the members that in the previous meetings it had already been decided that the issues related to environmental protection will not be taken up from the platform of ABAD, but the House just provide guidance to the affected members in resolving their issues.



It was mutually decided in the meeting that complete rules and regulations should be followed so that the matters can be resolved easily and systematically. The members present in the meeting informed others about some consultants who can be helpful in resolving the environmental issues of the members.

Then the convener of city builders downtown affairs sub-committee informed the meeting about the issues faced by the members due to NGOs and other blackmailers. After that some members also shared their bad experiences with those NGOs and other

unwanted elements that continuously creating hurdles in the construction processes of their projects.

It was mutually agreed that a special committee should be formed to deal with the issues created by NGOs, since the matters were of serious concern and could not deal by individuals on their own. At the end, it was decided that a lawyer have to be hired from the platform of ABAD to deal with those legal problems created by NGOs and letters should also be sent to all the members asking about their problems and issues due to those organizations.

### Joint Meeting of ABAD and HBFCL Sub-Committee

The joint meeting was held on 6th February at ABAD and was called to discuss the issues faced by the builders regarding the policies formulated by House Building Finance Company Ltd. A delegation from HBFCL came to defend their ideas and company policies. After the introduction from both the sides, the former regional chairman (SR) M. Saleem Kassim Patel highlighted some grievances with the guest regarding their company but also appreciated their services and farsightedness of their high authorities. Praising the efforts of HBFCL he said that we want to invite the new Chairman of your company at ABAD and also inform the media about the good offices between ABAD and HBFCL.

After that, Chairman ABAD Anwar Gagai welcome the guests and admiring their untiring efforts to facilitate the customers. Then he gave references to some of the previous meeting in which the company promised to do favours with the builders' community, but most of them are still not fulfilled. Then the issues were highlighted which had been discussed in previous meetings; among them, the issue of policy file, block wise disbursement issues, income verification issue, debt burden ratio issue, the issue of self employed and new employed persons in multinationals were the main. It was then asked the guests that case of individual allottees should be taken up soon.

In the meeting it was also highlighted that people are not interested to finance their properties with HBFCL just because of the vague policies of the company. For that the policies should be clear and easy to understand so that people can trust on the company and finance their properties and projects.

Then the guests from the company said that they are ready to cooperate with ABAD in ever matter of mutual interest. They informed the meeting that some individual cases have already been resolved earlier and also assured that several good results will soon be achieved by the company. They also gave their suggestions regarding the issues faced by the builders' community.

It was also pointed out from the guests that the ratio of defaulters is very high that's why the company has some major financial constraints. Then a list of defaulted projects was shown in the meeting. It was then mutually agreed that the membership of ABAD should be necessary for policy files so that in future the members will not be defaulter anymore. At the end, it was mutually assured that both the parties will cooperate and coordinate with each other in every matter of interest and will meet periodically so that the issues will soon be resolved.



## Meeting of Upper Sindh Affairs Sub-Committee

The meeting called to discuss the issues regarding Upper Sindh affairs. The members came from Hyderabad and Sukker informed the committee about different charges and taxes that they have paid as betterment and other development charges. A member informed the meeting that the concerned authorities also take demolition charges from the builder that is not applicable in any other area of Pakistan. The effected members also suggested the convener of the sub-committee Dr. Asad Thanvi that ABAD should take prompt action against these issues. Another issue discussed was related to the presentation of the multi-storey buildings. It was agreed that the procedure of presenting the building to the concerned authorities is quite different in other city areas as compare to Upper Sindh areas. So this matter should also be considered on urgent basis.

The members asked the convener that letters should also be sent to the commissioner Hyderabad regarding some overlapping of taxes, which the builders have to pay two or three times for the same purpose. Then the convener pledged them and said that all their issues will soon be resolved, since ABAD is endlessly working for the builders of the Upper Singh areas.

In the meeting it was also agreed that Hyderabad and

Sukker have also been ignored in so many issues of building betterment and other relaxation policies. The convener assured the affected members that letters will be written to the concerned departments regarding these issues and these should also be followed immediately. It was mutually agreed in the meeting that by-laws should be different for different areas, so one can not apply the laws of one area over another.

The members came from Hyderabad and Sukker also shared some good experiences regarding the new rules and policies formulated in their respected areas by the interim government. It was also suggested that a zonal office of ABAD should be established in any Upper Sindh area, like in Sukker. The convener then advised the members that at least 14 members should be registered from the above said area, so that a zonal office of ABAD will be established there.

At the end, it was mutually agreed and strongly supported that the Director General SBICA should be contacted for meeting with the delegation of ABAD, that would be headed by Chairman ABAD and having other members especially from Hyderabad and Sukker. The agenda of that meeting should only be comprised of just one point that some building by-laws should be formulated for Upper Sindh areas.

## Meeting of Cantonment Boards Sub-Committees

The meeting called to discuss the issues related to different cantonment boards. It was started with the discussion on the progress of previous meeting. A number of issues discussed in the meeting, among them, the problem of NOCs from KW&SB, other public notices received by the builders, NOC from Civil Aviation Authority, issues of compound charges and extension in the dates of projects were the main. It was mutually decided in the meeting that letter should be sent to Director General Military Land and Cantonment and ask the time for meeting and above mentioned issues should be included in the agenda of that upcoming meeting.

In the meeting members were also asked to give their suggestions for the agenda of upcoming meeting, but all were satisfied with the agenda prepared previously. After that members informed the meeting about their complaints regarding cantonment boards. Then the sub-committee advised that those members who have some issues regarding cantonment boards must inform the convener and co-convener so that prompt action will be taken against their issues.

At the end, the committee informed the members that CO of Faisal Cantonment Board will soon be contacted for the meeting.



Pakistan  
State Times

Wednesday, April 24, 2013

## ABAD demands power, gas connections for new housing projects

By Commerce Reporter

**KARACHI:** Chairman ABAD, Anwar Gagai has drawn the attention of the government to the downward slide of the construction industry.

In a statement issued to the press, Gagai said that the government must extend full support to this industry which is the backbone of national economy. This industry is the biggest employer after agriculture in Pakistan and opens opportunities for all types of skilled and unskilled labour and provides market for the products of almost 100 allied industries that pay taxes to government and thus help in providing the much needed revenue for economic development. He listed various issues being faced by the construction industry.

He said the issue which is hindering the timely possession of housing units to allottees as builders were finding it almost impossible to get electric connections for their projects. They have to face a number of problems before getting connected to the grid. KESC should adopt policy to facilitate the builder rather than creating hurdles.

Freeze on gas connections is another big issue which is bothering the construction industry. The builders are unable to hand over possession without electric or gas connection. to their allottees in order to provide a roof over the head of common man, it is pertinent that Ge should abolish the imposed on gas co

He said that K  
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BUSINESS RECORDER KARACHI THURSDAY 11 APRIL 2013

**Swiss Red Cross engaged in building over 700 houses in Sindh**

**KARACHI:** The Ambassador of Switzerland Christoph Bubb together with his spouse Mrs. Regula Bubb and the Consul General Didier Boschung visited the Dadu district in Sindh where the Swiss Red Cross is engaged in reconstruction of 710 houses for the flood-affected population. The visit had been organized by the Swiss Red Cross team.

The funding of this project was the result of a solidarity campaign launched by the foundation "Swiss Solidarity" in 2010 after floods in Pakistan. This foundation raises funds for humanitarian relief works and projects wherever and whenever a crisis happens. The total amount collected for the flooded people of Pakistan is 45 million USD and it came from the Swiss population. This shows the emotions and the solidarity of the Swiss people towards Pakistan.

reconstruction of houses in a district is carried out by the Red Cross in collaboration with its local partners. The project is run by "owner-approach" which means beneficiaries themselves are involved in the reconstruction of their homes.

Furthermore, the scope of the project is not limited to reconstruction of houses only but also involves the residents in promoting community development and preparing for future disasters. The community development programmes include health and sanitation besides environmental care wherein members of the community will

Up till now, about 450 houses have been completed and the rest are under construction and are scheduled to be ready for use by June 2013. The Swiss envoy appreciated the work of the Swiss Red Cross and its representatives in Pakistan, particularly their engagement with the local communities.—PR



تعمیراتی صنعتِ زبوں حالی کا شکار ہو گئی ہے

تعمیراتی صنعت کو درپیش ان مسائل کو حل کرنے میں مدد دینا تاکہ تعمیراتی صنعت ملک کی ترقی میں اپنا کردار ادا کر سکے۔

بلڈرز حضرات کو یکجہاں حاصل کرنے کے لئے بہت سے مسائل کا سامنا کرنا پڑتا ہے جیسے مین ایسوسی ایشن آف بلڈرز

[illegible]

روزنامہ جرأت کراچی 24 اپریل 2013ء



## A black and white photograph showing three men seated at a table covered with a patterned cloth. The man on the left is wearing a light-colored shirt and a dark jacket. The man in the center is wearing a dark suit, white shirt, and dark tie. The man on the right is wearing a dark jacket over a light-colored shirt. They are all looking towards the camera. In front of them on the table are several microphones and some papers. The background is dark and out of focus.

شہر کی کچی آبادیاں جرائم کا اصل مرکز ہیں، انور گاہانی

بقیہ	جہانِ نورم	37
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The News International, Thursday, February 14, 2013

**By our correspondent**  
Karachi

This was stated by KMC Chief Officer Matanasi Ali Khan while meeting a delegation of the Association of Builders and Developers (ABAD) of Pakistan on Wednesday.

Khan advised the ABAI delegation that the builder should pay their due charges for construction in the areas where commercialisation had taken place on a rapid pace without the due permission of



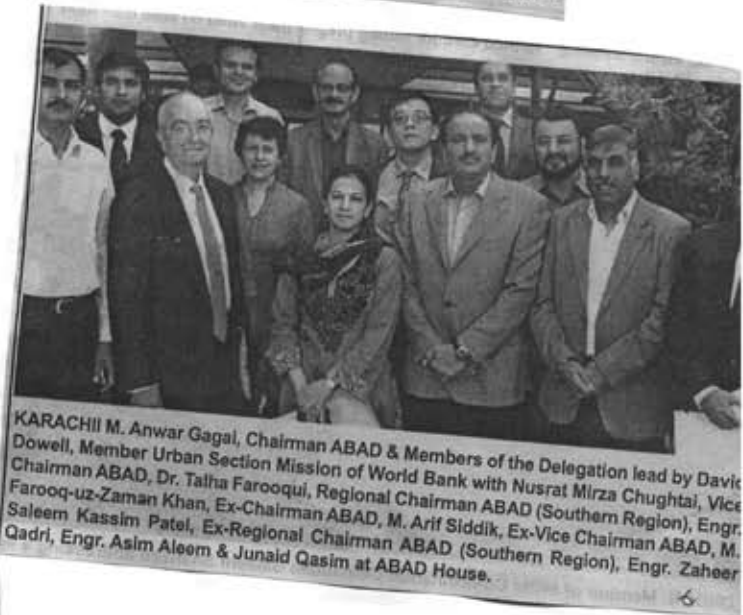
• روزنامہ جرأت کراچی 27 اپریل 2013ء

بلڈرز کمیونٹی کے خلاف سازش نہ کی جائے انور گانگانی

● کراچی وائر بورڈ اپنے مینیجنگ ڈائریکٹر کے فیصلوں کا احترام کرے

کراچی (کامرس رپورٹر) آب آف پاکستان کے چیئرمین انور محمد کاکڑ نے ایک خبر کی سخت تردید کی جس میں کراچی وائر بورڈ اور آب کے ممبرز کے درمیان ناجائز فائدہ کے لئے جھڑپ کے بارے میں کہا گیا ہے وہ آب کے ممبران کے ایک اجلاس سے خطاب کر رہے تھے جس میں ان کے چیئرمین آب اور رجنل چیئرمین (سدون رجنل) ڈاکٹر طلحہ فاروقی سمیت دیگر 60 سے زیادہ ممبران نے شرکت کی۔ آب کے عہدیداران نے اس طرز عمل پر ناگوارگی کا اظہار کیا اور اس کو جلد رکنہ کوئی سے خلاف ایک سازش قرار دیا۔ چیئرمین آب نے اجلاس کو بتایا کہ ممبرانیں ہمارے ممبران کے سامنے Bulk Billing کے بجائے سے غیر قانونی طور پر قبضہ کیا گیا تھا۔ انہوں نے کہا کہ کراچی وائر بورڈ نے مینیجنگ ڈائریکٹر نے آب ہاؤس میں 11 دسمبر 2012 کو آئے دوران کہا تھا کہ Bulk Billing کے تمام بلز غیر مشروط طور پر واپس لے لئے گئے ہیں اور قبول لگے۔ بلز بہت غلامانہ تھے۔

Thursday, February 21, 2013



KARACHI: M. Anwar Gagal, Chairman ABAD & Members of the Delegation lead by David Dowell, Member Urban Section Mission of World Bank with Nusrat Mirza Chughtai, Vice Chairman ABAD, Dr. Talha Farooqui, Regional Chairman ABAD (Southern Region), Engr. Farooq-uz-Zaman Khan, Ex-Chairman ABAD, M. Arif Siddik, Ex-Vice Chairman ABAD, M. Saleem Kassim Patel, Ex-Regional Chairman ABAD (Southern Region), Engr. Zaheer Qadri, Engr. Asim Aleem & Junaid Qasim at ABAD House.



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