

The following were present:-

1. F.A./Member (Chairman).
2. Director General Works/Member.
3. Director Buildings.
4. Director Planning.
5. Director Roads.
6. Director Architecture.
7. Deputy Director Designs.
8. Deputy Director (U.F.).
9. Statistical, Programming & Coordination Officer.

1. Traffic circuit for the Bus Stand at Aab Para Market.

The Deputy Director Designs explained the existing system of entrance & exit of the buses at the Bus Stand which was not satisfactory from the traffic point of view. Alternative proposals to improve the traffic system were explained.

After consideration, the proposal for entry of the buses coming from Rawalpindi by diversion along the west service road of Sector G-6, moving along the major road between G6-1 & G6-2 and then turning on to the Municipal road was approved. Regarding the exit, it was felt that instead of the proposed ramp, the existing system should continue because the traffic at the 'T' junction had in any way to be controlled by light signals. It was, therefore, desired that the Director Roads should prepare cost estimates of the proposed ramp and the matter should then be brought up for decision as to whether the ramp should be built or the existing system should continue.

2. Houses-Progress and programme for 1968-69

The summary submitted by the Director Buildings was considered. During discussion, the following points were made:-

- i) In sector G-7 the designs of one & a half storey flats should be repeated, because that would not upset the planning as the areas in that sector were reserved for various housing requirements on the same basis.
- ii) Houses for the Intelligence Bureau, Planning Commission and the C.D.A., for which areas were reserved in sector G-7, should be under taken. The designs of different types of houses which were already under construction should be repeated. The Board will select the

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designs after the site inspection.
iii). In sector G-7 about 1300 houses were under construction. It was necessary that in those areas where houses were being built, construction of Class III centres should also be undertaken immediately.

D E C I S I O N

It was decided that the Board would inspect the houses under construction and select the designs for construction of houses for the Intelligence Bureau, Planning Commission and the CDA in sector G-7.

It was also decided that construction of Class III centres in sector G-7, where houses were under construction and have to be constructed, should be undertaken immediately.

3. Designs of four storey flats

The Director Architecture presented the designs of B & E type houses, revised in accordance with the previous suggestions of the Board. The Director Architecture also presented and expalined a new scheme for the flats which provided for future vertical development.

In the revised designs diagonal beam was proposed for the cantilvered terraces. It was felt that cantilevered terraces would be very costly, and therefore these should be supported by pillars. In the Govt. houses such costly treatments were not justified.

When asked about the cost, the Director Architecture stated that the area & cost per house was within the permissible limits. The circulation areas & their cost had not, however, been included for that comparison. That meant that both area & cost would be more than the permissible limit. That increase could perhaps be adjusted against the savings in the cost of land and services.

The Director Architecture stated that the new scheme was only in the schematic form and detailing could be done if the idea was acceptable in principle.

D E C I S I O N

It was decided that the Director Architecture should prepare necessary details of his new proposal. The Director buildings should then prepare cost estimates for both the designs and a comparison of cost with the houses under construction should be prepared taking into consideration the savings on account of the cost of services & land. Final

decision would be taken after the comparative cost analysis was presented to the Board.

It was also desired that in the planning of the 'L' type flats areas, sites for community garrrages should be provided for 10% of the residential units.
