

The required resolution.

1. Chairman,
- (112) 2. F.A./Member,
3. Member (Administration),
- (140) 4. Director General Works, the lake would  
also have some other landscape
5. Director Buildings,
6. Director Works, of water, as feared, it  
not be required for the lake. In fact it  
would only be a waste of evaporation. Another
7. Director Horticulture, and any loss of
8. Director Planning, the entire hot weather  
is estimated to be about 15,000 gallons
9. Director Designs,
- (10) 10. Deputy Director (Arch.), owing in the  
lake there would be a possibility of
11. Deputy Director (Landscaping), concrete  
basins and introduction of some
12. Deputy Director (B&BC), further take  
any possibility of securing
13. Deputy Director (Sectt. Bldgs.),
- (112) 14. Addl. Director Lands, the lake would  
Mr. Lovejoy has now proposed a concrete
15. Deputy Director Lands (Reh.), another  
has also been very nicely placed adjacent
16. Law Officer,
17. Mr. Lovejoy,
18. Representative of M/s. Derek  
Lovejoy & Associates. The lake proposal  
principle and requested Mr. Lovejoy to develop the  
lake. 19. Statistical, Programming & Research  
Coordination Officer.

2. Director of Lands Mr. Lovejoy's Committee.

The additional Director of Lands stated that

1. Lake in the Secretariat Area

167. The lake in the Secretariat Area is the rate of water  
in excess of 100 feet. Mr. Lovejoy presented his preliminary proposals for  
the design of the lake in the Sectt. area. Explaining his  
proposals, Mr. Lovejoy enumerated the advantages of the lake  
and desired general approval to having it so that the lake  
could be further developed. During discussion, the following  
points were made :-

- (i) From the point of view of security of  
Ordinance the President's House, the lake appears to  
be the best & most desirable feature in the  
only area. Thick plantation of trees in the area,  
conspicuously towards the Phase-I buildings  
value, side, is not desirable from the security  
in angle. The lake, if developed by the lake, is
- (ii) The phase-II buildings have been sited on  
the bed of the nullah. During the monsoon  
the rise in the level of sub-soil water  
has been observed upto 15 feet. In order to  
protect the foundations of these buildings  
from the sub-soil water, it would be necessary  
to check the seepage of water during the  
monsoon. The provision of the lake, the bed of  
which would be properly sealed, would provide

the required protection.

- (iii). Turfing & plantation instead of the lake on that site would add to the seepage of water, endangering the foundations of Phase-II buildings.
- (iv). The maintenance cost of the lake would be less than that if any other landscape feature.
- (v). Huge quantities of water, as feared, would not be required for the lake. In fact water would be re-circulated and any loss of water would only be due to evaporation. Maximum evaporation during the extreme hot months, is estimated to be about 15,000 gallons per day.
- (vi). As the water would be moving in the lake there would be no possibility of mosquito breeding. The use of carefully chosen aquatic plants and introduction of larvacating fish in the lake would further take care of any remote possibility of mosquito breeding.
- (vii). Originally the size of the lake was too large and it looked like a big sheet of water. Mr. Lovejoy has now proposed a reasonable size of the lake placed in a good setting. The mosque has also been very nicely placed situated in the setting providing a sort of punctuation in the lake

#### DECISION

The Board approved the schematic proposal in principle and requested Mr. Lovejoy to develop further the design during his present visit and present it to the Board with cost estimates.

#### 2. Review of awards by the Deputy Commissioner, CDA.

The additional Director Lands stated that he had prepared a list of all awards where the rate of compensation awarded was in excess of the 5 years, average, as worked out from the revenue records. Out of that, a list of those awards where the compensation was in excess by more than 15% was presented before the Board. After careful consideration of the intent & purpose of the amendment to the CDA Ordinance, under which the revision of cases is permissible, the Board decided that :-

Under Sub Sec. (3) of Sec. 36 of the CDA Ordinance, the D.C. should examine the awards of all the cases. He should re-open only those cases where the rate of compensation awarded in excess of the market value, (irrespective of the percentage of excess) is considered un-reasonable by the reviewing D.C.

3. Construction of new A,B,C & D type  
houses in Islamabad

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## DECISION

The Board took the following decisions :-

- (a). The Director of Buildings should prepare a note for reference to the Government, explaining the actual difference in the cost of each type of house i.e. excluding the additional items, which were not provided in the earlier houses & most of which had to be provided subsequently. The economies in land & cost of development should also be explained in terms of money.
  - (b). The Director should also prepare an explanatory note for submission to the Government Design Committee with the designs of these houses.
  - (c). The screening of the approved contractors should be done expeditiously, as suggested during the discussion. And contractors and whose performance has been satisfactory, and who are of the level of the work to be done, should be pre-qualified.
  - (d). The work should be advertized asking for tenders only from pre-qualified contractors.
  - (e). The work should be awarded on lumpsum basis. It should be understood that no extra items or extra payment would in any case be allowed.
  - (f). Contracts should not be awarded before the Government approval for the increased cost is available.
  - (g). The changes proposed in the drawings of the architects should be shown to the Board for approval.
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