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MINUTES OF THE MEETING OF THE BOARD OF THE CAPITAL  
DEVELOPMENT AUTHORITY HELD AT 9.00 A.M. ON TUESDAY,  
THE 29TH APRIL, 1969.

A meeting of the Board of Capital Development Authority took place at 9 A.M. on Tuesday the 29th April, 1969. The following attended:-

1. Chairman.
2. F.A./Member.
3. Member(A).
4. D.G.N./Member(T).
5. Mr. Alberto Rosselli, Architect. - By special invitation.
6. D.F.A.
7. Director Planning.
8. Director Works.
9. Director Architecture.
10. Director Roads.
11. Director Public Relations.
12. Addl. Director Lands.
13. Law Officer.
14. Deputy Director (Audit & Accounts).
15. Coordination Officer.

The Board considered the following items:-

- i). Preliminary design of the Plan House.
- ii). Revised Layout Plan of Presidential Estate.
- iii). Green Strip in Sector I-9.
- iv). Approach Road between G-6/2 & G-7/3.
- v). Apportionment of compensation between the occupancy tenants and land-lords in respect of the land acquired under the CDA Ordinance.
- vi). Guiding principles for the assessment of compensation of built up property acquired under the CDA Ordinance.
- vii). Revised layout plan of sector G-4 Diplomatic enclave extension area for residential purposes.

3/69  
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Preliminary design of the Plan House.

Mr. Rosselli Architect presented the design of the Plan House and explained the salient features of the design. It was explained to the Architect that in view of the higher scale of accommodation asked for by the Planning Division which, if accepted by the Government, might increase the useable area of the building by 100%, the design would require revision in order to meet the requirements. He was informed that a meeting had been arranged with the Planning Division on 30-4-69 at 10.30 A.M. in which the question of scale of accommodation to be provided in the Plan House will be discussed. The Architect was requested to draw up a sketch illustrating

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as to how he would meet the increase in the useable area within the proposed design in case the larger programme of accommodation was approved by the Government. The Architect said that he would be ready with the required sketch for presentation in the aforesaid meeting.

A layout plan of the Secretariat Complex indicating the site/form of the new Sectt. Block proposed to be constructed between phase-I & II was presented to the Board by the Director Architecture. Mr. Kosselli was requested to offer his views with regard to the layout, form & height of the proposed building and was asked whether it would fit in the overall complex of the Sectt. Buildings. The Architect pointed out that before he could offer his views, he would like to have a clear idea about the functions of the proposed building. The Director Architecture was requested to provide the requisite details to Mr. Kosselli in order to enable him to form his opinion about the desirability of the plan.

6/69

2002/68

#### Layout Plan of Presidential Estate.

Planning  
Director

The revised Layout Plan of the Presidential Estate was presented to the Board by the Director Planning and was approved. The Director Architecture was requested to go ahead with the designing of the individual buildings provided in the plan (To await further orders).

26/69

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#### Green Strip in Sector L-9.

Planning  
Director

The layout plan presented by the Director Planning was approved by the Board in principle. It was, however, suggested that the width of the roads should be reduced to 65ft. and provision for a cinema hall near the shopping centre and children play-fields/parks should be made in the plan.

4.

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#### Approach Road between G-6/2 & G7/3.

The summary submitted by the Director Planning was considered. The proposal was explained by the Director Planning with the help of a layout plan. After some discussion, the Board held the view that the proposed link would not be feasible as it was likely to create traffic hazards. Instead the Board accepted the treatment proposed by the Director Roads i.e. to provide a T junction so as to link G-6 with G-7.

5. Apportionment of compensation between the occupancy tenants and Land-lords in respect of the land acquired under the CDA Ordinance.

326/69  
Coord/68  
The summary presented by the Addl. Director Lands was considered. After some discussion the proposal contained in the summary was approved by the Board in-so-far as it related to the payments which had not so far been made by the D.C., CDA.

6. Guiding principles for the assessment of compensation of built up property acquired under the CDA Ordinance.

326/69  
Coord/68  
The summary presented by the Addl. Director Lands was considered and after detailed discussion the following decisions were taken:-

1. D. Ramesh  
Min (P & A)  
Officer  
i). Illegal property

No compensation should be paid by D.C., CDA for the property which had been built illegally.

- ii) Assessment of built up property.

The assessment of built up property should be made strictly in accordance with the categories and rates already approved by the Board and no payment should be made for extra items. For the purpose of assessment, the total covered area & the extra items should be taken into account and the category of the property determined as a whole in relation to the overall standard of construction.

- iii) Deduction on account of repair charges.

Deduction at the existing rates should continue to be made.

- iv) Compensation for mini-structures.

Since all structures must fall in one of the categories i.e. A, B, C & D already approved by the Board, the mini-structures should be categorized as 'D'.

- v) Payment of Bands, Walls and Wells.

Payment of these items should be made on the basis of item rates of P&A PWD schedule of rates 1954-58.

7. Revised layout Plan of sector G-4 Diplomatic Enclave extension area for residential purposes.

326/69  
8F-Coord/68  
The layout plan presented by the Director Planning was

Planning.

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considered. With a view to increasing the number of plots, it was considered desirable to reduce the sizes of the plots proposed in the layout plan. It was also felt that site for the future hotel should be provided in the layout plan. Provision for a post-office & Dhobi Ghats etc was also considered necessary. The Director Planning was, therefore, requested to prepare a revised layout plan incorporating the suggestions made by the Board.

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