

The following were present:-

1. Chairman.
 2. F.A./Member.
 3. Member (A).
 4. Deputy Director General Works.
 5. Director Works.
 6. Director Municipal Administration.
 7. Director Public Relations.
 8. Director Planning.
 9. Director Architecture.
 10. Director Internal Audit.
 11. Law Officer.
 12. Finance Officer.
 13. Establishment Officer.
 14. Statistical, Programming
& Coordination Officer.
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1. Design of Facade Block-III.

The Director Architecture presented & explained the schematic design and elevation of Facade Block-III. The ratio of circulation area, which was only 14% of the gross area, was appreciated by the Board. It was observed that the 2 staircases provided in the buildings may not be sufficient and, therefore, two more should be provided. The schematic design was approved and the Director Architecture was asked to prepare the details.

2. Buildings near the Clover Leaf at Zero point
and along the 7/8 Principal road.

The Director Architecture presented the models of alternative proposals for schematic plans of the office buildings & residential flats in sectors G-7 & G-8 near the clover leaf at Zero point and along the 7/8 Principal road. The proposal with staggered buildings and modular towers of varying heights at regular intervals was appreciated by the Board. During discussion, the following points were made :-

- i). Multi-storey flats in sector G-7 should be built along the Principal road.
- ii). In view that the 7/8 Principal road is part of the ceremonial approach to the President's House, the residential units (flats/appartments) to be built along that road should be of higher types i.e. E to I types.
- iii). These flats would be built by private sector, and would meet the requirements of the people working in the Blue Area buildings. On the ground floor of these flats shops & restaurants could also be allowed.

- (iv). On an enquiry from the Chairman about the possibilities of introducing the use of prefabricated & standardised-units in housing, the F.A./Member stated that the CDA had earlier considered the matter and a few Block-making-machines were also purchased. Reportedly the matter was now under active consideration of the Planning Commission.
- (v). The D.D.G.W. stated that prefabricated elements could be used for which standardization, particularly of doors & windows etc; was essential.
- (vi). Unless standardization was done the prefabrication could not be used.

DECISIONS

The theme of the proposal with staggered buildings and equidistant modular towers of varying heights was approved by the Board. Following decisions were also taken :-

- i). The architects (M/s Naqvi Siddiqui) who were designing the buildings for T & T and Post Office Departments in sector G-8 should be informed of the theme approved by the Board, and asked to adjust their designs accordingly. M/s Abd Associates, who were designing the Atomic Energy Commission building should also be informed.
- ii). On the plots along the 7/8 Principal road higher category flats/appartments should be built by private allottees. They should be allowed to provide shops & restaurant on the ground floor.
- iii). A committee consisting of architect(s) & engineer(s) should be set up by the D.G.W./Member to standardize the doors, windows & ventilators etc; for prefabrication & use in housing.
- iv). The Director Architecture should get one house with standard units & prefabricated elements constructed under his supervision, on experimental basis. The Director Buildings should be associated with the experiment for carrying out the construction work.

3. Taxation proposals for Islamabad.

The summary submitted by the Director Municipal Administration and the report of the Committee set up to prepare proposals for taxation in Islamabad was considered by the Board. Following decisions on the recommendations of the committee, contained in para 3 of the report, were taken :-

i). House Tax.

In view of the Government decision for Income Tax exemption on all houses built upto June, 1970, this Tax should also be considered after June, 1970.

ii). Transfer fee on immovable property

The rates proposed by the committee were considered too high. It was decided that one per cent of the sale price of the built up property should be imposed.

iii)./3

98/68

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A

11.

(Main)

Accounts

Internal

Audit

Finance Officer

Mr. Officer

iii). Scrutiny fee for building plans etc.

Building plans & designs were scrutinized by the B & BC Cell in the Planning Directorate. Since the revenue earned by that Cell as scrutiny fee was not even sufficient to meet its own expenses, the proposal for crediting the scrutiny fee to the Municipal Administration was not agreed to by the Board.

iv). Octroi duty

There should be no Octroi duty in Islamabad. In fact there should be no Octroi duty on the movement of goods between Rawalpindi & Islamabad. Regarding the share in the Octroi duty charged by the Rawalpindi Municipality on building material & other goods which are ultimately consumed in Islamabad, the Director Municipal Administration was advised to take up the matter with the Rawalpindi Municipality.

v). Tax on professions, trades & callings

The Board agreed to the proposal of the Committee. It was, however, desired that the professions etc; given in the schedule to the report should be classified/categorized and the rates should be rationalized & fixed for each category.

vi). Tax on advertizements

The Board agreed to the recommendations of the committee, and approved the proposed rates of the committee, and approved the proposed rates for advertizements.

vii). Tax on animals

The Board agreed to the recommendation of the committee, and decided that for dogs the following rates should be charged :-

- a) first dog - Rs. 3/- per annum.
- b) second dog - Rs. 6/- "
- c) third dog - Rs. 9/- "
- d) fourth dog - Rs. 12/- "

and so on.

viii). Tax on Cinemas entertainments and amusements

The Board agreed to the recommendation of the committee.

ix). Conservancy rates

The Board agreed to the conservancy rates for houses recommended by the committee, and desired that the private houses bigger than I types should be charged @ Rs. 5/- per month. It was also decided that the B & B.C Cell of the Planning Directorate should supply a copy of all approved plans to the Directorate of Municipal Administration.

It was desired that henceforth all building plans & designs received in the CDA for approval, should be sent to the Directorate General Health & Medical Services for examination from health point of view, before approval.

Regarding the hotels, cinema houses, factories, markets & other industrial units etc. the Board decided the conservancy charges should be one per cent of the annual value (rental) of the property assessed by the CDA.

x). Water Rates

The Board decided to consider this item along with the report of the committee under the D.D.G.W. The consensus of opinion, however, was that water supply in Islamabad should be metered.

xi). Fee for licences, sanctions & permits etc;

The Board agreed to the recommendations of the committee.

Regarding paragraph 4 of the committee report the Board decided that the taxes for Fire, Hospital etc; should be considered in June, 1970 with the question of House Tax. The school fee should, however, be excluded from the list.
