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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 27TH AUGUST, 1968.

The following were present :-

1. Chairman.
2. F.A./Member.
3. Member (Administration).
4. D.G.W./Member.
5. Director Planning.
6. Director Buildings.
7. Director Architecture.
8. Director Public Relations.
9. Addl. Director Lands.
10. Estate Officer.
11. Asstt. Statistical, Programming & Coordination Officer.

1. Payment of compensation in connection with I.J. Principal Road.

The case file pertaining to the question of payment of compensation on account of some built up property and land falling in the right of way of I.J. Principal Road belonging to the Provincial Government was discussed. During discussion, the following points were made :-

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Lands
Finance Officer
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- (i) The Addl. Director Lands explained that the compensation already awarded by the D.C. on the basis of average market price as provided for in the CDA Ordinance was not acceptable to the Provincial Government. He said that the actual cost of the acquired property had been claimed by the Provincial Government, but since the D.C. was not competent to revise the amount of compensation, it was necessary that a directive from the Board to the Deputy Commissioner be issued under the provision of section 35 of the CDA Ordinance.
 - (ii) The F.A./Member pointed out that the property/land belonging to the Provincial Government should not have been acquired under the CDA Ordinance. Instead it should have been got transferred departmentally under the land acquisition regulations. He, however, felt that with a view to meeting the demand of the Provincial Government, the issue of directive by the Board under section 35 of the CDA Ordinance seemed necessary. The following decisions were taken :-
 - (a) The proposal for the issue of Board's directive to the D.C. under section 35 of the CDA Ordinance was approved.
 - (b) The Addl. Director Lands was directed to put up draft directive through the Law Officer.

2. Design of quarters for Dhobis near the Dhobi Ghat in G6-V.

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The summary submitted by the Director (Arch.) was considered. The Director (Arch.) presented and explained the modified design of the quarters in accordance with the suggestions made by the Board in the previous meeting. During discussion the following points were made :-

- (i). The revised design was in keeping with the architectural theme of the existing Dhobi Ghat.
- (ii). A slight increase in the store was considered necessary.
- (iii). It was noticed that no provision for bhatti (kiln) was made in the design. Since the provision of a "bhatti" was considered to be a must, it was felt that it should be provided in the design. The Director (Arch.) said that it was possible to provide the same somewhere in the courtyard. After some discussion the following decisions were taken:-
 - (a) The provision of bhatti in the quarter should be made.
 - (b) The size of the store should be slightly increased.
 - (c). Subject to the provision of a & b above, the design of quarters was approved.

3. Recreation Centre in Class-V Centre of sector G-6.

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The case file regarding the sale of plot in the recreation centre of sector G-6 was discussed. During discussion, the following points were made :-

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- (i). The Estate Officer explained that in response to the advertisement notice inviting applications for allotment of land for recreation centre in sector G-6, only two applications, one from the General Manager, Melody Cinema, and the other from the Investment Corporation of Islamabad Displaced Persons, were received. He mentioned that in his application, the General Manager Melody Cinema, had pointed out that at the time of the purchase of the Melody Cinema an assurance was given to them by the CDA that no other cinema house was to be built during the next five years and that they would be given preference to purchase the site if the necessity of another cinema house was felt in future.
 - (ii). The F.A./Member pointed out that no such assurance or promise was given to the lessee of the Melody Cinema.

- (iii) The question as to whether the recreation centre should have a fullfledged cinema house with other amenities such as Theatre-cum-auditorium, a modern cafeteria and a bowling alley was also considered. It was felt that in view of the limited space reserved for the recreation centre, it should contain one fullfledged cinema house with a bowling alley in the basement and a sizeable cafeteria within the cinema building.
- (iv) The Chairman desired that before the application received from the Investment Corporation of Islamabad Displaced Persons for the allotment of land was considered, the antecedents of the party should be verified through the District Administration i.e. the Deputy Commissioner Rawalpindi/S.P. with particular reference to their financial standing etc.
- (v) The question whether the price of land should be charged in instalments spread over a period of five years was also considered.

After some discussion the following decisions were taken :-

- a. The antecedents of the Investment Corporation of Islamabad Displaced Persons should be verified through the District Administration with particular reference to their financial standing.
 - b. The party/parties having substantial financial assets and sufficient experience in the field of recreation should only be considered.
 - c. The price of land be charged in instalments spread over a period of five years.
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4. Provision of swimming pool in Class V centre of sector F-6.

The Chairman observed that in view of the pressing demand from various sections of the public for the provision of a swimming pool, it was necessary that this question be given due consideration. During discussion the following points were made:-

- (i). The provision of a swimming pool of moderate size i.e. 25 meters in the class V centre of sector F-6 was considered desirable.
- (ii). It was felt that in view of the climatic conditions of Islamabad, the pool should be covered.
- (iii). The provision of allied facilities, such as massage, physiotherapy, change rooms and public shower baths, was also considered desirable.
- (iv). The need to equip the pool with heating device so as to maintain the temperature of the water at certain degree was also considered necessary.
- (v). The expenditure likely to be incurred on this venture was estimated to the tune of Rs. 10 to 12 lacs. After detailed discussion the following decisions were taken :-
 - (a) The proposal to construct a covered swimming pool measuring 25 meters with heating arrangements was approved in principle.

- (b). To reduce the cost of construction the proposal to provide allied facilities except cabins for change of clothes was dropped.
- (c) The Director Planning was requested to earmark suitable site for the swimming pool in class V centre of sector F-6 and furnish the plan to D.G.W/Member for further necessary action.
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5. Design of multi-storey flats for A, B, C, D & E types at Islamabad.

The summary submitted by the Director(Arch.) was considered. The Director(Arch.) presented and explained the following three types of designs of multi-storey flats for A, B, C, D & E types to be built in Islamabad on experimental basis in accordance with the previous suggestions of the Board:

- (i) Isolated blocks.
- (ii) Staggered and stepped blocks.
- (iii) Linked series of blocks with a provision of future vertical development.

During discussion the following points were made:-

- (a) All the three types of blocks presented and explained by Director Architecture were appreciated by the Board with certain observations.
- (b) It was felt that the design of the staggered and stepped blocks might involve extra cost but would meet the requirements of privacy of the inhabitants.
- (c) The provision of central heating system in the flats as a welfare measure was considered desirable.
- (d) It was felt that according to the seismic data available it was not desirable to go beyond four storey flats.
- (e) Cost factor in all the three schemes in comparison with the houses already under construction was discussed and it was felt that before the question of constructing these blocks on experimental basis was finalised, it was necessary to analyse the cost, likely to be incurred on the construction of these blocks including the cost of services and the cost of land.
- (f) It was desired that as soon as the cost analysis was ready the designs of all the three schemes should be presented to the Government Design Committee for approval to the construction of one block of each scheme on experimental basis. After detailed discussion the following decisions were taken:-

- (i) The cost analysis of the proposed schemes including the cost of services and cost of land may be prepared by Director Buildings in

consultation with the Director (Arch.).

- (ii) The Director (Arch.) should then prepare the designs of all the three schemes for presentation to the Government Design Committee.

6. Improvements in the F type flats designed by William Perry.

The Director (Arch.) presented a perspective of the revised design as per suggestions of the Board in the previous meeting. During discussion the following points were raised :-

- (i) It was explained that the provision of proposed verandahs would improve the elevation of the flats.
- (ii) It was felt that the provision of verandahs would also improve the circulation & minimise the effect of heat in summer and cold in winter.
- (iii) The cost element on the provision of these verandahs was also considered and the expenditure per flat was estimated to the tune of Rs. 12,000/-.
- (iv) It was considered desirable that a block of two storey flats might be selected in sector F-6 away from the main road for the purpose of providing proposed verandahs on experimental basis.
- (v) It was considered necessary that the matter should be referred to the Government for approval of the proposed improvements.

D E C I S I O N

It was decided that the Government should be apprised of the difficulties being experienced by the inhabitants of the flats and requested to approve the provision of proposed verandahs in the flats so as to improve the living conditions in these flats. In the meantime a block of two storey flats in sector F-6 should be selected and the proposed verandahs be provided in that block on experimental basis.

7. Recreation facilities around Rawal Lake.

The question of preparing a scheme for the Rawal Lake area as recreational Zone was considered. During discussion the following points were made :-

- (i) The existing banks of the lake should be improved by stone pitching so as to hold them from sliding.
- (ii) Provision of a pedestrian path should be provided along the lake, with a green space around it.
- (iii) Space for restaurant should be earmarked at an appropriate site.
- (iv) Provision for a Boat Club should be made.
- (v) A marine drive around the green space should also be proposed in the layout.

DECISION

The Director Planning was requested to prepare a layout plan of the area incorporating the above suggestions.

8. Selection of site for the construction of future Sectt.Blocks.

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The Director Planning explained that during his recent visit Sir Robert Metthew who was the coordinating architect for the development of the Administrative Sector had proposed two sites where the extension of the Sectt. Blocks could be located. The sites proposed by the architect were shown by the Director Planning on the plan of the Administrative Sector. The Director Planning said that the sites were tentatively proposed by the Architect and that he would be sending a detailed scheme in due course of time. The Director Planning explained that with a view to maintaining harmony with the existing Sectt.Blocks, he was of the opinion that the next block of the Sectt., Buildings should be constructed in between the two phases. He said that this view was also endorsed by Prof. Metthew. During discussion the following points were made :-

- (i). The Chairman desired that while selecting the area for the future extension of the Sectt., Blocks the impact of traffic on the connecting roads should be borne in mind.
- (ii). The Director Planning explained the existing network of roads in the administrative sector & hoped that the future extension of the Secretariat Buildings on the proposed site would not pose any serious traffic problems. He, however, said that this aspect would be taken care of while preparing the plan of the area to be earmarked for the future extension of Secretariat Buildings.
- (iii). The Chairman desired that a reference be made to the Government requesting for the details of requirements of the Ministries/Divisions still to be accommodated in the Sectt.Buildings so that planning and designing of the future Sectt.Blocks could be taken in hand.

DECISION

- i). The site proposed by Director Planning for the extension of the Sectt.Buildings was approved in principle.
- ii). A reference be made to the Government requesting for supply of details of requirements of various Ministries/Division which have not been accommodated in the permanent Secretariat Buildings so as to enable us to prepare the plans and designs of the future Secretariat Blocks.
