

The following were present :-

1. Chairman.
2. Financial Adviser/Member.
3. Member (Administration).
4. Director General Works.
5. Director Planning.
6. Law Officer.
7. Deputy Director (Arch.).
8. Statistical, Programming & Co-ordination Officer.

1. Disposal of cinema in G6-V

The Director General Works apprised the Board of the present position of the case. During discussion, the following points were made :-

- i. An advertisement for the sale of the cinema was issued last year. Only one tender from M/s. Abbasi - Amin Corporation was received and accepted. In terms of the offer the party was required to deposit Rs. 9,50,000 by 10.12.1966. The party had not yet deposited that amount, inspite of repeated reminders.
- ii. More than sufficient latitude had been given to the party. The offer should now be cancelled and the amount of Rs. 50,000/-, deposited by it as security with the tender forfeited in accordance with the terms of the tender.
- iii. Meanwhile certain other parties have made offers for the purchases of the cinema and further negotiations could be made with them.
- iv. We should not enter into negotiations. The best course would be to re-advertise.
- v. Because of the introduction of television the cinema business in Rawalpindi/Islamabad is becoming less attractive. The interested parties, therefore, demand easier terms.
- vi. Originally the sale was advertised on the basis of Rs. 10 lacs down payment and balance amount payable in 5 years. These could be relaxed to Rs. 5 lacs down payment and balance amount payable in 10 years.

DECISION

- (a) The offer issued to M/s. Abbasi - Amin Corporation, who have failed to abide by the terms & conditions of the tender, be called off and their security amount of Rs. 50,000 be forfeited.

- (b) Fresh advertisement should be issued inviting offers for sale or for lease of the cinema. The offer for sale should be on the basis of Rs. 5 lacs down payment and the balance amount payable in 10 years. Lease should be offered for a period of 3 to 4 years. Other terms & conditions of the offer should be the same as earlier approved by the Board.
- (c) If as a result of the above advertisement the cinema is leased out then, after expiry of the lease, it should be sold on appreciated value.

2. Buildings Regulations.

The Director Planning explained that in sectors F-7 & F-8 the allottees were allowed to build more than one residential unit on one plot. The intention was to allow 2 flats or 4 apartments on these plots so that such requirements could be met in Islamabad. In one case an architect had sent a design which consisted of three double storey independent units, although the floor area ratio had been kept within the permissible limits. The design was also shown to the Board. During discussion, the following points were also made :-

- i. Such development, if allowed, would create slum conditions in Islamabad.
- ii. Density in such areas would increase and the services, which were planned and being laid only for two family residences on each plot, would be over-burdened.

DECISION

The Board decided that the regulations be amended as follows :-

- a. On one plot not more than two flats, or one flat and two apartments, or four apartments would be allowed.
- b. The maximum floor area ratio for the plots should be 30% on the ground floor and upto 30% on the first floor.
- c. Over-head water tank must be provided in all cases where more than one unit is allowed.

3. Layout plans of the areas for B&C type houses in G7-1.

Director Planning presented the revised layout plans for B & C type housing areas in G7-1. During discussion, the following points were made :-

- i. The plans have been demarcated on the ground and found workable by the Director Buildings.
- ii. It was not necessary that even the pedestrian streets should be straight. Keeping the topography of the area in view, the plans should in fact be so developed that the pedestrian streets follow the contours. Thus more units of houses could be accommodated.

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Buildings
Roads
Designs

- iii. In the plan of 'B' type housing area, more units of houses could easily be accommodated.

DECISION

The Board decided that the contours and ground conditions should be given due consideration in the detailed planning, and the pedestrian streets at least should be planned to follow the contours as far as possible. It was also decided that in the 'B' type housing area maximum possible space should be created for more house units.

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