

The following were present :-

1. Chairman,
2. Financial Adviser/Member,
3. Member (Administration),
4. Director General Works,
5. Director Works,
6. Director (W&S),
7. Director Planning,
8. Director Horticulture,
9. Deputy Director (R.P.),
10. Deputy Director (U.P.),
11. Deputy Director (Designs),
12. Law Officer,
13. Statistical, Programming & Coordination Officer.

1. Planting & turfing programme for the monsoon season (July/September, 1967)

The summary submitted by the Director Horticulture was considered. The areas included in the programme were shown by the Director on his plans. The Board approved the programme and desired that the entire work in sectors G-6, F6-3 & F6-4 should be completed expeditiously.

2. Club in G-6, Class V Centre

The cost estimates for the club prepared by the Director of Works were submitted before the Board in accordance with the decision taken in case No.1177/199/66 on 21.12.1966. The Deputy Director (Regional Planning) explained the history of the case regarding the offer of the site & the design of the club to the Staff Welfare Organization of the Establishment Division. During discussion, the following points were made :-

- (i). The CDA had agreed to contribute the land, design of the building, landscaping and supervision of the works for a club/community centre building to the Staff Welfare Organization.
- (ii). The Organization has Rs. 1.5 lacs for the building, against which the estimated cost of the club at Rs. 6,88,700 is too high. This building is too expensive for them.
- (iii). The rate of construction is about Rs. 43/- per sq.ft. The high rate of construction is due to the high specifications, like use of tiles in the face and stone masonry etc., proposed by the architect.

- (iv). For the S.W.O. a simple and moderate sized community centre building not costing more than Rs. 30/- per sq.ft. should be designed.
- (v). Construction of the proposed club building at its present site should be postponed. It should be offered to an organization which would be managing the adjoining playgrounds & field tracks.
- (vi). For the community centre building of the S.W.O. a suitable site should be suggested by the Director Planning.
- (vii). For this community centre building a design comprising a badminton-cum-multipurpose hall (40'x60'), 2 toilets, a kitchen, an office, a store, a caretaker's room and two lounges (10'x24' each) should be prepared within a total area of about 4,000 sq. ft.
- (viii). The matter should be referred to the S.W.O. by the D.D.(R.P.) explaining the whole position.

DECISION

The Board decided that a new design, in accordance with the requirements proposed in (vii) above, should be prepared by the D.D. (Arch.) for the community centre building, and the Director Planning should suggest a suitable site. The D.D.(R.P.) should write to the Staff Welfare Organization explaining the position.

It was also decided that construction of the proposed club building should be postponed.

3. Cost of development in the National Park area

The case regarding the cost of development in the National Park area was brought up by the Estate Officer in connection with the allotment of land to the Defence Science Organization. During discussion, the following points were made:

- (i). The charges for development should be rational and based on slabs, i.e. the allottees of bigger plots should pay less than the allottees of smaller plots.
- (ii). The rates now to be fixed would be only for the institutions. For other purposes the CDA should prepare a development plan, like the poultry & vegetable farms scheme, and sell/allot the plots accordingly.
- (iii). The development for which the charges have to be recovered from the allottees of land in this area should consist of the roadways only.
- (iv). The cost of construction of roads should be distributed over the net area available in the National Park, excluding the area under the roads.
- (v). If any other development work i.e. besides the construction of roads, is done by the CDA at a later stage then extra charges would be payable by the allottees.
- (vi). The cost of development on the basis given in (iv) above was estimated to be about Rs.1,000 per acre.

DECISION

The Board decided that the development charges in the National Park area should be recovered @ Rs. 1,000/- per acre. This would be in addition to the actual cost of acquisition of the land.

It was further decided that the allottees should be informed that these charges were only for the development of peripheral roads and if subsequently any other development works have to be done by the C.D.A. separate charges would be payable by them for such developments.

4. Development cost and sale price for residential plots in sub-sectors 19-12 & 13 and 19-4

In accordance with the Board's decision taken in case No. 1225/212/67 on 14.3.1967 the D.G.W. submitted the rates for sale of residential plots in sub-sectors 19-12 & 13 and 19-4. The Board approved the proposal contained in (a) of para 4 of the summary. The rate after scrutiny by the Finance Wing worked out to be Rs. 10.25 per sq.yd. It was, therefore, decided that the residential plots in these sub-sectors should be sold at the revised rate of Rs. 10.25 per sq.yd.