

The following were present :-

1. Acting Chairman.
2. Member (Administration).
3. D.G.W./Member.
4. Director Maintenance.
5. Director Buildings.
6. Director Planning.
7. Law Officer.
8. Asstt. Engineer (B & BC).
9. Statistical, Programming & Coordination Officer.

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Office
1. Provision of kitchen in B02 type houses built in 1962.

The summary submitted by the Director Buildings was considered. It was felt that the demand of the residents was genuine. It was considered that instead of the proposed window with the door, only a high level Jali window should be provided.

It was decided that the back shelter should be covered by a wall with a door and a high level Jali window.

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2. Amendment in the Islamabad Residential Sectors Zoning Regulations.

The summary submitted by the Director Planning was considered. During discussion, the following points were made -

- (i) In reply to a query, the Asstt. Engineer (B&BC.) stated that about 80 plans had been approved on the basis of the existing Regulation and about 6 were under consideration.
- (ii) The matter had been brought up before the Board earlier also. It was then desired that it should be examined by the Director Planning in consultation with Architects.
- (iii) If the covered area was allowed as 30% on the ground floor and 30% on the first floor, the architects could not produce good designs and only cube like bldgs. would be designed by them, which would look bad.
- (iv) There was justification for more covered area on the ground floor for provision of garages & servant quarters etc. That was why an increase of 5% was proposed in the summary.

- (v) The 40% & 20% ratios were fixed when flats & apartments were not allowed, and when construction of flats & apartments were allowed the ratio was changed to 30% & 30%. The increase of 5% on the ground floor, by reducing 5% on the 1st floor, was now suggested to meet certain essential requirements and also to provide flexibility to the architects in designing the buildings.
- (vi) The cantilivered roof projections upto 5' were already allowed and were not counted twice. If the projections were not cantilivered, and were supported by pillars etc; these had to be counted.

DECISION

It was decided that the maximum built up area on the ground & first floors should be allowed to the extent of 35% & 25% respectively, as recommended in the summary.

It was also decided that cantilivered 3' wide projections and 5' wide roof projections should not be counted twice for calculation of covered area. If the projections were wider, then these should be counted on both floors.

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3. Removal of cul-de-sac in front of plots No. 150 & 135 in sector F7-3.

Official The Director Planning submitted that the allottee of plot No. 150 in F7-3 had requested that the cul-de-sac in front of his plot should be removed and the road should be connected with the cul-de-sac in front of plot No. 135. The allottee also requested that the area of the cul-de-sac which would not be required for the road might be added to his plot for which he would pay to the CDA. The situation of the plots and the cul-de-sacs was explained by the Director Planning on the plan.

After some consideration it was decided that the proposal might be accepted provided the allottee of plot No. 135 also made a similar **request**. In that case both the allottees would have to pay for the additional land as well as 10% extra on the value of the entire land as their plots would then become corner plots.
