

The following were present:-

1. Chairman.
2. Secretary,
Ministry of Communications. By Special
Invitation.
3. F.A./Member.
4. Member (Administration).
5. Director General Works/Member.
6. Director Works.
7. Director(Arch).
8. Director (W&S).
9. Deputy Director (W).
10. Deputy Director (U.P.).
11. Mr. Naqvi (Architect).
12. Col: Hussain (Architect).
13. Asstt. Statistical, Programming &
Coordination Officer.

1. Building design of the Dte. General Post Offices-
its siting and relationship with the area.

Initiating the discussion the Chairman informed the Secretary Communications that the design of the building vis-a-vis its relationship with the civic design of the area was discussed in the last Board meeting. It was felt that since the area where the building was to be located would be the main approach to the city, it was important that the buildings to be located there are in harmony with the overall layout plan of buildings in that area. Therefore, it was felt that before any decision was taken with regard to the design of the building, the Communications Ministry should be apprised of the CDA's view point.

2. During discussion the following points were made:-

- i) With a view to making the approach to the city impressive it was necessary that all the buildings that are to be located between sectors G-7 and G-8 right upto the Blue Area are so designed that these are correlated to each other so as to achieve consistency in the building line.
- ii) It was felt that the proposed design of the building due to its odd shape would not fit in the overall complex and is likely to present a sharp contrast to the other buildings around.
- iii) The proposed design of the building will also break away the continuity which we are aiming at.
- iv) To achieve harmony in architecture it was considered necessary that the design of the building should be revised so as

to conform with the general pattern.

- v) The Secretary Communications pointed out that such rigid uniformity might result in monotony which in his view, was not desirable.
- vi) To explain the CDA's view point more clearly, the Model of the Blue Area was shown to the Secretary, Communications and the Director Architecture explained that the proposed layout plan of the area between zero point & point 16 would be prepared on the same pattern as of the Blue Area. He said that to avoid monotonous effect the layout of the area would be so planned that the buildings were placed in both forward and recessed positions, thus breaking the lines at suitable intervals. He said that this treatment would break the monotony and yet achieve harmony and continuity in the overall complex.
- vii) The question of extension in the building to meet the future requirements was also raised. It was explained that provision for such extension should be made at the back side without disturbing the front line of the buildings.

3. After some discussion, the Secretary, Communications agreed to the proposed adjustments/revision in the building design so as to conform to the overall civic design of the area. The Architect was accordingly advised to give the required treatment to the design on the guide lines to be supplied by the C.D.A.

4. The Architect hoped to submit the revised design by the middle of September provided he received the guide lines from the CDA within a week. The Deputy Director (UP) was asked to ensure that the guide lines were supplied to the Architect as early as possible but not later than a week.

2. Design of Facade Block-III

The Architect presented and explained the schematic design of the building in details with the help of a model. During discussion the following points were made:-

- i) The ratio between the gross area and the useable/carpet area was considered to be disproportionate. It was desired that the gross area be reduced to one/^{lac}sq.ft. approx. so as to achieve reduction in the cost of construction. This reduction should, however,

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have no effect in the ratio between the carpet area & the gross area which should be maintained at 70% & 30%, thus meeting the given requirements in full.

- ii) The distance between the two parallel blocks was considered to be narrow. It was felt that the distance be increased to the maximum but not less than 80 ft. at the ground and 50 ft. at the top levels.
- iii) The provision of a kitchen in the main building was not considered desirable. It was felt that the kitchen should preferably be provided in the basement.
- iv) The provision of galleries especially the inside galleries was thought to be unnecessary in view of the fact that the building was to be air-conditioned. It was also thought that the inside galleries would be a source of hinderance rather than of any advantage as these would deprive the rooms on that side of the natural light.
- v) The rows of the bridges provided on either side of each floor to link the two parallel blocks were not considered necessary. It was felt that only one bridge located in the centre of the building linking the 2nd floor of the two blocks would be sufficient.
- vi) The provision of two emergency stair-cases on each side of the building in addition to the central stair-case was considered necessary.

2. After detailed discussion, the following decisions were taken:-

- i) The minimum ratio between the carpet area and the gross area should be 68% and 32%. Efforts should, however, be made to achieve a ratio of 70% and 30%.
- ii) The distance between the two blocks should not be less than 80ft. on the ground and 50 ft. at the top.
- iii) A kitchen should be provided in the basement
- iv) The inside galleries may be eliminated.
- v) One bridge linking the 2nd floor of the two blocks should be provided in the centre.
- vi) Two emergency stair-cases should be provided on each side of the building in addition to the central stair-case.
- vii) The Architect was advised to revise the design incorporating the above suggestions and submit the same by the middle of September, 1968.

3. Improvements to water supply in Islamabad.

The summary submitted by the Director (W&S) was considered. The schemes envisaged in the summary were explained in details by the Deputy Director (W) with the help of charts. The following works under priority I were high lighted :-

- (a) Renovation of existing pumping stations,
- (b) Installation of rising main from sector G-10 & the construction of Head Works.
- (c) Provision of pipe line from the Kurang water supply in addition to the conduction main carrying Simly water;
- (d) Provision of pipe line to carry Shahdara water.

During discussion the following points were made:-
that

- (i) It was pointed out/due attention had not been paid in the past to improve the water supply position so as to abridge the gap between supply & demand.
- (ii) To make the best use of the resources available & thereby improving the water supply position in Islamabad, the implementation of works under priority-I of the scheme was emphasized.
- (iii) In view of the importance of water supply it was desired that in future the Board should be kept informed about the up-to-date water supply position in Islamabad.
- (iv) As regards para 6 of the summary it was felt that in order to follow the normal procedure it would be desirable if tenders specifying exact terms & conditions were invited from the local manufacturers instead of resorting to direct negotiations. The Member(T) pointed out that it would be very difficult to lay down the exact terms & conditions. He said that if the permission asked for was granted, all negotiations with the Party/Parties would be made in consultation with the Board.
- (v) It was felt that frequent electric break downs in Islamabad was one of the reasons which adversely affect the water supply situation in Islamabad. The Chairman inquired whether the electric break-downs were reported to the Central Government and the WAPDA. The Director (W&S) informed that such reports were being sent to

the WAPDA regularly. The Chairman desired that a comparative statement be prepared by Director (W&S) in consultation with the Director Maintenance indicating the electric break-downs in Islamabad & the resultant defects in the water supply system and should be submitted to the Board for taking up the matter with the Central Government.

D E C I S I O N

After some discussion, the following decisions were taken:-

- i) The schemes envisaged in the summary as priority-I were approved subject to financial check.
- ii) The D.G.W./Member should preferably issue tenders to the party/parties concerned but if that was not possible, he may negotiate with the party/parties direct subject to the condition that the Board will be consulted at all stages of negotiations.

4. Completion of 60 A and 48 C type houses.

The Chairman pointed out with concern that the position with regard to the completion of houses committed by him in the Priorities Committee/^{meeting} held on 29th July, 1968, based on the information supplied by the respective D.D is now reported to be incorrect. The Chairman desired that the D.D responsible for supplying incorrect information should be suitably dealt with. He further said that in order to honour our commitment all efforts should be made to complete these houses in all respects within a week. The Member(T) explained the present position of the services and stated that due to heavy rains & other hindrances such as non-availability of pipe for the gas line, the progress of work was jeopardized. He said that despite best efforts on our part it would not be possible to complete the services for these houses before the end of September, 1968. He, however, stated that suitable action was being taken against the D.D. concerned.

After some discussion the Chairman desired that a reference be made to the Cabinet Division explaining the factual position.