

MINUTES OF THE MEETING OF THE BOARD OF THE CAPITAL
DEVELOPMENT AUTHORITY HELD AT 9.00 A.M. ON TUESDAY,
THE 23RD MAY 1967.

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The following were present :-

1. Chairman.
2. Financial Adviser.
3. Member (Administration).
4. Director General Works.
5. Director Horticulture.
6. Director Planning.
7. Director Works.
8. Director Buildings.
9. Director Designs.
10. Deputy Director (R.F.).
11. Deputy Director (Arch.).
12. Deputy Director (B&BC.).
13. Law Officer.
14. Estate Officer.
15. Representative of M/s. Dereck Lovejoy & Associates.
16. Statistical, Programming & Coordination Officer.

1. Design of Islamabad Club

The Deputy Director (Arch.) submitted a crystal like design for the club building. He also presented several alternative elevations for the circular design earlier approved by the Board. During discussion, the following points were made :-

- (i). The new proposal is good in the sense that it provides a departure from the regular forms. But it is very costly and involves wastage of space.
- (ii). The new proposal can be appreciated better from a three dimensional perspective. Better elevations are possible under this design.
- (iii). The circular design is better than the one proposed to-day. But this alternative or any other possible alternatives could be examined provided there is no wastage of space and the cost is also not more than the circular design.

(iv). Of all the alternatives, three elevations were liked for the circular building, but it was considered that still better elevations should be prepared and shown with perspectives.

DECISION

The Board decided that the circular design should be expeditiously finalized. It was desired that the elevations should be further improved and shown to the Board with perspectives on 26.5.67 for approval.

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It was also decided that the crystal like design should be examined from the point of view of cost and wastage of space involved. If considered feasible, it may then be submitted with complete analysis & details for consideration of the Board on 26.5.67.

2. Grading of slopes on the sides of the highways

The Director Horticulture requested that the D.G.W. may be asked to grade the side slopes of the remaining portions of the highways, so that turfing & plantation could be done by his Directorate. During discussion, the following points were made :-

(i). Since the width of the highways has to be increased in due course of time, any landscaping works now done on the slopes would go waste.

(ii). The D.G.W., for the same reason, had recently proposed to undertake earthwork for the 2nd carriageways in the total length of the two highways. The Board, for considered reasons, did not approve of that proposal.

(iii). The Director Horticulture should utilise his limited financial & manpower resources on landscaping works within the built up areas. Special emphasis should be given to the areas around the Secretariat, Hotel Shahrazad, Government Hostel, Class V centre of Q-6 and other similar areas.

(iv). Without complete landscaping around the buildings, the architecture in Islamabad, which is much better than in any capital visited by the Chairman, is not fully appreciated. It is, therefore, desirable that more attention should be paid to the landscaping of civic areas than the distant lengths of the highways.

DECISION

The Board decided that the Director of Horticulture should pay more attention to the landscaping of the built up and civic areas as explained above. It was however decided that grading of the remaining portion on the northern side of the Shahrah-e-Kashmir (upto Hotel Shehrazad) should be completed early so that turfing & planting can be done during the next monsoon season.

3. Revised landscape design for hill park in F6-3.

With a view to providing economy in the cost, the Board had earlier requested the representative of M/s. D.L.A. to suggest revisions in the design, on which execution had already started. The revised proposal was explained. During discussion, the following points were made :-

(i). Economy in the retaining walls and foot paths were the main features of the proposal.

(ii). In the original design stone paving on the entire width of foot paths was provided. Now stone paving is provided on the fringes only and in the centre concrete slab has been proposed. Although initial cost on the slabs would be less but due to frequent repairs their maintenance would be very costly. The effect of the slabs in the centre and stone on the fringes would not be as good as that of complete stone paving.

(iii). The foot paths are only required for occasional use. Their width could be reduced from 6' to 4'.

(iv). To reduce the cost of the park, unnecessary items like flower boxes should be eliminated.

- (v). Since the footpaths are required only for occasional use and take a major portion of the cost of the whole scheme, they should not be provided now. Even where provided they are not always used and people make their own tracks. Let the people use the park and indicate the acceptable alignments by leaving tracks on the turf. In this manner it is quite possible that as many foot paths and as much lengths would not be required as proposed in the design. The width can also be reduced and considerable saving can, therefore, be done. The foot paths should, therefore, be postponed now and provided later at any time.

DECISION

The Board approved the revised design excluding the foot-paths subject to the observation that flower boxes & other such items should also be excluded. Only retaining walls, drains, lawns & trees should be provided for the time being.

The Board also decided that the foot paths should be provided later after observing as to how the people walk in the park. In that case the width of the foot-paths should not be more than 4 feet.

4. Proposal for accommodating the widows and other oustees of village Katta Kotar

Director Horticulture stated that as a result of the D.D.(R.P.)'s efforts, one land-lord had agreed to give one kanal of land per family in sector O-8 for the rehabilitation of the widows.

For the rehabilitation of other families, the D.D.(R.P.) suggested two areas which were not approved as these neither solved the problem of the G.D.A. nor were they feasible otherwise.

It was, therefore, decided that the commissioner, Rawalpindi be requested to suggest some area where these people, who own buffaloes as their only means of livelihood, could be rehabilitated on humanitarian grounds. These people should then be asked to move to that area, and if they do not move they should be ejected under the law.

5. Deviations and irregularities committed during the construction by the owners of residential plots in Islamabad.

The summary dated 15.5.1967 was considered by the Board. During discussion, the following points were made :-

(1). Checking is done by the GDA at the D.P.C. level and on completion of the houses. It cannot be done at all stages of construction.

(ii). Supervision during construction is the responsibility of the architects. They should ensure that deviations from the approved design and violation of the regulations are not committed during construction.

(iii). Generally the plot owners are not aware of the deviations, and also do not understand the technicalities of the design. While supplying the completion certificate the architect certifies that construction has been carried out according to the approved design. The architects should, therefore, be held responsible for these deviations and irregularities.

(iv). Show cause notices should be served to architects whose certificate that construction had been completed according to the approved designs have been detected to be incorrect. In order to study their behaviour the D.D.(R.P.C) should prepare a statement for each architect showing the total number of house designs approved, the number of houses completed and the number of houses in which deviations/irregularities have been observed.

- (v). Minor deviations should be condoned with compounding, but in the case of major deviations and violations of regulations there should be no compromise of principles & regulations and the structures should be demolished.
- (vi). The stair cases for the servant quarters and basements are used very seldom and, therefore, the risers should be allowed upto 9" without compounding. In the case of the main building, where the stairs are frequently used, more than 7½" risers should not be allowed.
- (vii) Sometimes ago the architects had come to see the Chairman. They had then desired that the levels of roads & other services should be shown on the site plan of each plot, so that they could fix the levels of the buildings & internal services accordingly. The requirement is very genuine and should be met by the GDA.

DECISIONS

The Board took the following decisions :-

- (a). The risers for the stairs in the basements and servant quarters should be allowed upto 9" without compounding.
- (b). Minor deviations may be condoned by compounding.
- (c). Major deviations should not be allowed. The Estate Officer should send notices to the owners, in consultation with the Law Officers, asking them to demolish the extra structures. They should be informed that if they fail to do so the GDA would demolish them, and their properties confiscated.
- (d). The owner of the house on plot no. 432 in G6-4 (item no. 4 of statement 'B' attached to the summary) should be asked to provide a toilet for the servants on the first floor according to the approved plan, within a period of three months. Completion certificate should not be issued unless the toilet has been provided.
- (e). The architects concerned should be served with show cause notices asking them as to why they signed wrong declarations.
- (f). The D.D.(B&EC.) should keep upto-date statements for each architect showing the total number of house designs approved, the number of houses completed and the number of houses in which deviations/irregularities have been observed. The cases of architects who prove to be careless should be put up to the Board for cancellation of their licences.
- (g). The designs & levels of roads & services should be prepared on 1:1000 plans. It should be obligatory for the architects to purchase these plans. If their cost is too high, the matter should be put up before the Board with estimates.
- (h). The individual cases mentioned in para 5 of the summary should be put up to the Board on the relevant files with the respective plans/drawings.

6. Development plan of the blue area between sectors C-6 & P-6

Director Planning explained his proposal. During discussion, the following points were made :-

- (i). In order to determine the usages and functions of various buildings in the Blue Area, it is necessary that all the problems should be examined and studied in minute details.
- (ii). The problem of keeping architectural harmony is also very important and should be examined.

- (iii). Doxiadis Associates, who are our consultants for the designing of the Blue Area, have a team of experts in various fields of town planning in their offices at Athens. It is not possible to invite all of them here. The best solution seems to be that the Director Planning should be sent to Athens who should discuss various problems with the experts concerned and bring up a final solution.
- (iv). In order to ensure that all aspects of the problem are discussed by the Director Planning with Dr. Doxiadis and his experts in Athens, it is necessary that all the problems should be spelled out and a brief should be given to the Director Planning for his work in Athens.

DECISION

Before the Board decides that the Director Planning should be deputed to go to Athens, it is necessary he should spell out all the problems to be discussed at Athens and prepare a brief for the approval of the Board.