

RAWALPINDI DEVELOPMENT AUTHORITY  
(Director General Directorate)

No.RDA/DG/ 153  
dated the 24/07/ 2020

MINUTES OF THE 48<sup>th</sup> AUTHORITY MEETING OF THE  
GOVERNING BODY OF RDA HELD ON 10.07.2020

The 48<sup>th</sup> Authority meeting of Governing Body of RDA was held on 10.07.2020 in the conference room of RDA under the chairmanship of Mr. Tariq M. Murtaza, Chairman RDA. The meeting started with recitation of Holy Quran. The Chair welcomed all the participants.

2. DG RDA presented agenda items before the Governing Body, after detailed deliberation and discussion, following decisions were made.

Agenda Item No. 1      CONFIRMATION OF MINUTES OF THE 47<sup>th</sup>  
AUTHORITY MEETING OF RDA HELD ON 07.03.2020

The Minutes of the 47<sup>th</sup> Authority Meeting held on 07.03.2020 were presented before the Authority for confirmation.

Decision:

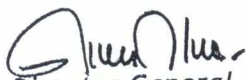
The Minutes of 47<sup>th</sup> Authority Meeting were confirmed.

Agenda Item No. 2      RDA (UD WING) ANNUAL BUDGET ESTIMATES FOR  
THE F/Y 2020-21 INCLUDING REVISED BUDGET  
ESTIMATES FOR THE F/Y 2019-20

Director (Admn & Finance), RDA presented the RDA (UD Wing) Annual Budget Estimates for the Financial Year 2020-21 & Revised Budget for the financial year 2019-20 before the Governing Body of RDA for approval.

Decision:-

The Authority unanimously approved the RDA (UD Wing) Annual Budget Estimates for the Financial Year 2020-21 & Revised Budget for the financial year 2019-20.

  
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Agenda Item No. 3

WASA, RDA ANNUAL BUDGET ESTIMATES FOR THE  
F/Y 2020-21 INCLUDING REVISED BUDGET  
ESTIMATES FOR THE F/Y 2019-20

MD WASA presented the WASA Annual Budget Estimates for the Financial Year 2020-21 & Revised Budget for the financial year 2019-20 before the Governing Body of RDA for approval.

Decision:-

The Authority unanimously approved the WASA Annual Budget Estimates for the Financial Year 2020-21 & Revised Budget for the financial year 2019-20.

Agenda Item No. 4

AUCTION OF COLLECTION / LEASE RIGHTS OF RDA  
OWN PROPERTIES REGULATIONS, 2020

It was briefed by Director General, RDA that the Lahore Development Authority in exercise of power conferred under Section 21 of the Management and Transfer of Properties by Development Authorities Act, 2014 (Act XIX of 2014) has prepared Auction of Lease Rights of LDA own Properties Regulations, 2019. Since, LDA is the sister organization of RDA and it is high time for RDA to adopt Auction of collection / lease rights of LDA own properties regulations, 2019 with certain amendments. Accordingly, RDA has prepared Auction of collection / lease rights of RDA own properties regulations, 2020.

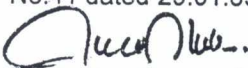
Decision:-

The agenda was approved as proposed.

Agenda Item No. 5

PLOT NO.12 (COMMERCIAL), SHERPAO COLONY  
SCHEME RAWALPINDI

It was briefed by the Director General, RDA that Plot No.12 Sherpao Colony Scheme was purchased by Mst. Nazir Fatima W/o Sh. Muhammad Zafar in open auction. The area of the plot at the time of auction was 01 Kanal 6 Marla and 123 SFT (7200 SFT). The plot was transferred to Syed Sultan Shah on 13.10.1969. Later on, allotment rights were transferred in the name of M/s Abdul Razzaq and Muhammad Ishaq on 29.06.1983 on the request of Syed Sultan Shah. The plot was cancelled vide Resolution No.23 by defunct Rawalpindi Improvement Trust vide letter No.128/12/3519/RIT dated 27.07.86. Later on, the plot was restored vide Trust Resolution No.41 dated 29.01.89 with the condition that the allottee withdraw all the cases from court

  
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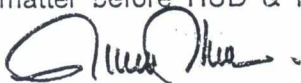
  
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land measuring 20x80 ft. from the area of plot will be handed over to the Trust for establishment of Flying Coach Addas and in lieu of this surrendered land, two strips in Asghar Mall Scheme and Ghazni Colony scheme will be given to the transferees. As per decision, a strip measuring 828 Sft in Asghar Mall Housing Scheme was given and possession was handed over to the transferee, but due to the sewer line in the plot. It could not be utilized. Due to this problem in Asghar Mall, the transferees were not agreed to get the other strip in Ghazni Colony Scheme. As per record, revised possession slip measuring 7200-1600=5600 SFT was issued by the office on 10.04.1989 and the transferees also submitted Completion Plan for the same area of 5600 SFT on 19.03.1999. After shifting of the Flying Coach Addas from Sherpao Colony Scheme the Directorate of MP&TE prepared a part plan on the land of Ex- Flying Coach Addas including the land measuring 20x80 sft. surrendered by the transferees. RDA tried to construct the boundary wall around the said plot but the transferees of the Plot No.12 got stay order from the Civil Court dated 25.07.2002. After vacation of stay order dated 28.05.2005 boundary wall was constructed on RDA land. The Contention of transferees of the plot is to restore the area of 1600 Sft which is adjacent to their plot and approved Completion Plan for the area of 7200 Sft which was originally allotted to them. The transferees being aggrieved submitted an application to Chief Secretary, Punjab on 19.04.2008 on which CS, Punjab directed to resolve the issue. The applicants were heard by DG, RDA and decided to offer the applicants a land of equal size i.e. 1600 Sft in Sherpao Colony close to plot No. 12 subject to the approval of Governing Body of RDA. The matter was placed accordingly before Governing Body of RDA in 30<sup>th</sup> Authority meeting held on 22.12.2008 vide Agenda Item No. 12. The authority decided as under:-

***"Approved, however, applicant may be called for interview alongwith documents before the committee consisting of Zila Nazim/ Chairman RDA, Tehsil Nazim Potohar Town & Tehsil Nazim Rawal Town, further process may be completed after the recommendations of the Committee"***

However, applicants were not called by the Committee. The transferees filed Writ petition No.355/2010 in Lahore High Court, Rawalpindi Bench Rawalpindi which was dismissed on 25.09.2014. Afterwards, an ICA No.178/2014 was filed by the transferees in Lahore High Court, Rawalpindi Bench Rawalpindi which was dismissed as withdrawn on 12.02.2019 with observation that the appellants may approach the authority concerned for redressal of their grievance, in accordance with law. The applicant has requested for restoration of surrendered land measuring 1600 Sft adjacent to plot as flying coach Addas have already been shifted from this location. A complaint was lodged by Mr. Akbar Khan in the instant matter before HUD & PHE Department, Lahore on which detailed report was



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furnished to quarter concerned (Annex-I). The same has been decided by the Secretary HUD & PHE Department, Lahore vide No. SO(H-II)6-12/2007(P-II) dated 27.11.2019, where in The Secretary HUD & PHE Department to place the matter before the Governing body of the RDA to settle the matter as per law, merits of the case and policy, after having evaluated their respective legal position viz.a.viz contentions of the defendants preferably within a period of 60 days. The matter was placed before 46<sup>th</sup> Authority Meeting held on 25.01.2020 in which the authority decided to constitute a committee comprising Director (LD&EM) / Convener, Director (A&F) & Director (LU&BC) with the direction to put up legal frame work of the case. In light of the decision of the Governing Body meeting of the committee was held on 31.01.2020 in the office of Director (LD&EM) / Convener. It was unanimously decided by the committee that area of 1600 sft adjacent to said Plot may be restore to the owners of the plot which should be used by them for parking purpose only. Thus, the matter is placed before the Governing Body for approval regarding restoration of area measuring 1600 sft to the owners of the plot as per decision of the committee.

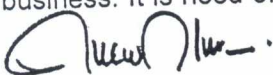
**Decision:-**

The Authority rejected the report of the Committee as it does not cover all aspects of the case and decided that a high power committee be constituted to redress the issue in light of prevailing rules and regulations.


**Agenda Item No. 6**

**AMENDMENT IN RDA (APPOINTMENT & CONDITION OF SERVICE) REGULATIONS FOR THE POSTS OF DEPUTY DIRECTORS AND ASSISTANT DIRECTORS IN MP&TE DIRECTORATE**

It was briefed by Director General, RDA Rawalpindi Development Authority prepared its own service Regulations namely RDA (Appointment & Condition of Service) Regulations, 2012. As per method of recruitment, the posts of Assistant Directors / BS-17 in MP&TE Directorate are required to be filled in through initial recruitment whereas the posts of Deputy Directors / BS-18 are required to be filled in either through initial recruitment or by promotion, hence, these posts do not have the provision of posting on deputation. Government has imposed ban on recruitment, resultantly posts are lying vacant since long, thus, constraint of human resource is causing hindrance in smooth working of official business. It is need of the hour to get amended the RDA (Appointment & Condition

  
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of service) Regulations, 2012 for the posts of Deputy Directors and Assistant Directors in MP&TE directorate and submitted the existing and proposed criteria.

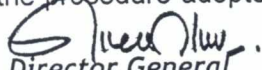
Decision:-

The Authority approved the agenda as proposed

Agenda Item No. 7

CHANGE OF LAND USE OF SHABISTAN CINEMA  
INTO COMMERCIAL PLAZA

It was briefed by Director General RDA that the application for withdrawal of notice regarding demolition of structure of Shabistan Cinema and another application for permission to demolish the structure of old Shabistan Cinema, Sherpao Colony has been received. During the process of reporting by the staff, complaints submitted by Mr. Ishtiaq Ahmed Mirza, Advocate, High Court regarding the change of land use of Shabistan Cinema and provision of copies of commercialization letter were received through the office of Director (LD&EM). However, on the report initiated by LD&EM Directorate on the matter highlighted in the newspaper, the then Director General, RDA constituted a committee comprising of Director (LD&EM), Director (MP&TE) and Director (LU&BC) to examine the matter. Meetings of the said committee were convened in the office of Director (LD&EM) wherein the committee members shared relevant record, decisions and their point of views in the subject matter. Brief summary of the case was prepared and shared with the then Director General, RDA. As the matter was already referred to the Director (LD&EM) for examining in the above said committee, therefore, no progress in the matter was made. The Director (LD&EM) vide letter dated 11-06-2019 has forwarded the outcome of the committee meetings stating therein that land use of the Cinema site is changed to commercial use in 2018 by Director (LU&BC) after scrutinizing the documents / approval of Housing Department received in the office of Director General, RDA in 1998. Afterward, an Inquiry on the application of Mr. Ishtiaq Ahmed Mirza published in the newspaper was conducted in the Anti-Corruption Establishment, Rawalpindi Region against Mr. Ali Imran, Director (LU&BC), RDA. Further, a letter bearing No.ACE-RR-69/E/2019/1824 dated 27-02-2020 received from the Superintendent, Anti-Corruption Establishment, Rawalpindi Region which is regarding the droppage of enquiry against Mr. Ali Imran, Director (LU&BC), RDA. It was also intimated that matter has been examined by the Legal Branch of Anti-Corruption Establishment, Rawalpindi Region and approved the droppage of enquiry. This established that the procedure adopted by LU&BC Wing for the change of land use of the Cinema

  
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was right. Now, there is no bar to allow the owner of the plot to demolish old structure of Cinema.

Decision:-

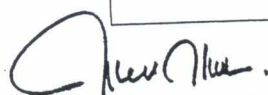
The agenda was approved as proposed.

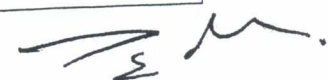
Agenda Item No. 8

IMPOSITION OF FINE ON THE OPEN WATER STORAGE (OPEN TANKS, DURMS ETC) TO CURB THE DENGUE EPIDEMIC

It was briefed that Government of the Punjab has taken the task of "Eradication from Dengue in Punjab" on priority basis. However, due to its nature, this gigantic task cannot be accomplished successfully unless all walks of life join hands with the Government. In this connection, RDA has constituted surveillance teams. These teams visit the controlled area of RDA and identify the Dengue potential sites in under construction sites w.r.t water storage sources like underground water tanks/ drums etc. which should be covered. The teams also guide the residents of the area regarding the preventive measures to be taken against Dengue. But, it is also admitted fact that due to limited human resources door to door continuous monitoring is not possible by the Govt. However, during the visits, the teams have observed that in numbers of under construction buildings, the owners do not bother to cover their underground water tanks and drums used for water storage, which are the potential source of growth of Dengue Larva. The general public still not taken it seriously and not sharing its responsibility which is just covering the water storage sources rather want that Govt. should check them. This is because that there is no punitive action proposed in the law thus they do not bother to take their responsibility. Therefore, just to realize the public that they should also join hands to curb this epidemic to spread, it is proposed that small amount offline should be imposed against the owners of those properties / buildings which do not bother to cover the Underground Water Tanks, Water Drums etc.in their buildings on the following rates:-

Sr. No.	Nature of Building	Proposed Fine
1.	First Notice for Residential Building	Rs.1000/-
2.	First Notice Commercial Building	Rs.5000/-
If the owner doesnot comply with the instructions does not cover		

  
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his water storage sites, then the rate will be as follow:-		
3.	2 <sup>nd</sup> Time Notice for Residential Building	Rs.2000/-
4.	2 <sup>nd</sup> Time Notice for Commercial Building	RS.10,000/-
Whereas, on continuous disobedience, building plan will be cancelled and FIR will be registered against the owner / builder.		

**Decision:-**

The agenda was approved as proposed.

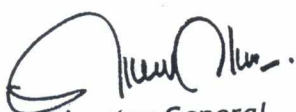
**Agenda Item No. 9**


**AMENDMENT IN REGULATIONS NO. 2.5(A)VI OF RDA  
BUILDING & ZONING REGULATIONS 2020**

It was briefed by the Director General, RDA that the Governing Body of RDA vide Agenda Item No. 5 of its 45<sup>th</sup> Authority Meeting has approved the adoption of LDA Building Regulations 2019 with certain amendments. One of the amendments was regarding use of 10% carpet area of flats of the apartments as commercial subject to payment of commercial fee as per DC Valuation Table. During the implementation of these amendments, it has been observed that there might be a chance that the owner of building may not provide sufficient space for convenience shops like grocery, bakery, general store, barber shop, etc. Therefore, it is proposed that out of 10%, the owner of apartment building should provide 3% for such convenience shops to facilitate the residents of the apartment buildings. Moreover, it has also been observed that the amount of commercialization fee of 10% area become so high and in certain cases, the owner of such buildings approach RDA for installments. Therefore, it is proposed that the facility of 04 installments may be given to the owners. The first installment should be half of the commercialization fee and remaining amount to be deposited within 1 year in 3 quarterly equal installments.

**Decision:-**

The agenda was approved subject to the condition that all the installments should be paid by the owners before reaching plinth level and a penalty will be imposed @ 13.5% of the defaulted amount, if the payment of installment is not made well in time.

  
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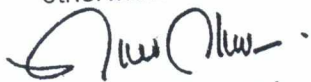
It was briefed by the Director General, RDA Garden Villas Housing Scheme was approved by RDA in the year 1994. Subsequently, 30% plots were mortgaged in favour of RDA whereas the revised layout plan was approved in the year 2006 over an area of 1340 kanal. At present, around 200 houses have been constructed with basic infrastructure. However, as a whole development work is yet to be completed. Later on in the year 2009, the owner of the scheme Mr. Muhammad Rashid intimated that he sold the scheme to DHA and requested to release the mortgaged plots so that the land may be transferred to DHA. As per clause 4.8 of the Agreement, DHA agreed to complete the development work. In this connection, RDA wrote a letter to the Secretary DHA for clarification regarding the merger of Garden Villas Housing Scheme with DHA. In response, clarification was received from DHA confirming that DHA has purchased the scheme and now they will take rest of the responsibilities and complete the remaining development work. It was also clarified by the Secretary DHA that as per DHA Act 2013, now Garden Villas has become a part of DHA and is no more with RDA. As per DHA Act 2013, the jurisdiction of DHA section 2(m) "Specified Area" is explained as under:-

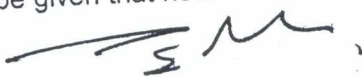
*"Specified Area" means all land owned, purchased or procured by, or vested in or leased to the Army Welfare Housing Scheme or the Defence Housing Authority Islamabad constituted under any law before the commencement of the Act in Rawalpindi District and such other land as may, from time to time, be purchased or procured by, or leased to the Authority in Rawalpindi District and notified by the Government."*

In this connection, opinion of Legal Advisor RDA was also obtained which is reproduced as under:-

*"Record perused, land has already been transferred to DHA, in these circumstances layout plan (LOP) assume to be cancelled and operation of section 35(5) of Punjab Private Housing Scheme not applicable in the present situation but sanction fees which was paid in favour of department could not be refunded, therefore there is no ambiguity to releasing the mortgage plots/land after cancelling the LOP / sanction layout plan."*

It was requested that whether to release the mortgaged plots or otherwise. In case, to release the mortgaged plots then direction be given that how

  
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the department (RDA) should proceed further in the case because now after the merger, the building control and development works in Garden Villas are being carried out by the DHA.

Decision:-

It was decided by the Authority that a committee may be constituted and case may be submitted before the Authority again in light of recommendations of the Committee.

Agenda Item No. 11

RAWALPINDI RING ROAD PROJECT ALIGNMENT  
FROM N-5 NEAR RADIO PAKISTAN RAWAT (PASSES  
THROUGH MOTORWAY M-2 & M-1) AND  
TERMINATES AT SANGJANI N5 (65.8 KM)

It was briefed by the Deputy Project Director, Rawalpindi Ring Road Project that Rawalpindi Development Authority (RDA) intends to construct Rawalpindi Ring Road with consideration of expansion of Rawalpindi city towards south-western side/Motorway which is spreading without any control with respect to accessibility network. In addition, proposed Ring Road will facilitate movement of traffic within city and on GT Road. This will also reduce traffic load on arterial roads within city, alleviate traffic jams and reduce noise and air pollution. This will also result in saving in fuel and maintenance costs due to optimized speed levels and reduce idle running. It will ensure an efficient movement of freight and passengers within metropolis by removing traffic constraints and provide a boost to industrial development potential. RDA hired M/s Zeeruk International (Pvt.) Ltd in Association with M/s Engineering General Consultant EGC Pvt. Ltd for feasibility study and detailed design of this Ring Road which will start from N-5 near Radio Pakistan, Rawat and terminate at Sangjhani N-5 by crossing Motorway M-2 & M-1. The consultant has completed different surveys and studies for detailed design of subject project and the alignment has also been finalized with the consultation of stakeholders. The RRR alignment naturally fits into the CDA Ring Road alignment (Margalla road) at Sangjhani N-5, thus facilitating travel of private and public traffic without any road side friction. The true Ring will be completed and serves to decongest the twin cities accordingly. The brief description of Rawalpindi Ring Road is as under:

- Rawalpindi Ring Road Project alignment from N-5 near Radio Pakistan Rawat (passes through Motorway M-2 & M-1) and terminates at Sangjani N5 (65.8

Km)

  
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**Section -I:** Starts from Rawat at Radio Pakistan via M-2 (Murat) and end at D.I. Khan-Hakla interchange – 51+700 Km

**Section -II:** D.I. Khan-Hakla interchange to M-1 (CPEC route) – 8.1 Km

**Section -III:** M-1 to N-5 Sangjani merging in to Margalla Road – 4.5 Km

The **Section-I** alignment has been finalized and section 4 has been notified.

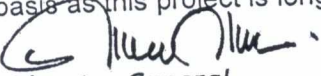
The alignment of **Section-II**, initially was designed independently about 2 Km apart from the CPEC route but, the SPD (a security agency) asked to shift that alignment minimum 2 Km away towards CPEC route. Then there was no other option left to merge this alignment into the CPEC route. For this purpose, number of meetings has been held with the NHA and the followings options are under consideration:

- Leave space of two lanes on both sides of exiting CPEC route (Hakla DI Khan interchange at RRR to M-1 Motorway) for future extension of Hakla DI Khan Motorway.
- After provision of guard rail/barrier, three lanes of Rawalpindi Ring Road on both sides of CPEC route (Hakla DI, Khan interchange at RRR to M1 Motorway) would be constructed.
- After provision of shoulder, rounding, slope, drain and fence, space for service road would be left.
- All the carriageway lanes with provision of future service road will be fitted in NHA already acquired 100m ROW.
- Separate traffic will run for RRR and CPEC.
- The operation modalities will be finalized soon with the NHA.

The **Section III** alignment has been finalized and section 4 for Rawalpindi area has been notified. It is apprised that the last 02 Km portion of RRR falls under Islamabad territorial limits at Mouza Sangjani and the proposed alignment doesn't follow grid pattern of CDA owing to topographic issues. Accordingly, the RDA approached CDA for issuance of NOC for Construction of RRR (last 02 Km) in Islamabad Capital Territory (ICT) along with relaxation of rules regarding grid pattern of CDA. The CDA responded that they have no objection to connect the RRR with Margalla Avenue. However, aligning the RRR project with Islamabad sectoral roads requires approval from Federal Cabinet. The CDA has been requested to move summary for the Federal Cabinet in this regard. However process of land acquisition for ICT area has been initiated and section 4 will be notified soon and submitted that the proposed Rawalpindi Ring Road alignment for consideration and approval.

**Decision:-**

The Authority endorsed the alignment of the proposed Rawalpindi Ring Road and further showed desire that the work could be started on urgent basis as this project is long awaited since last 20 years

  
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It was briefed by the Deputy Project Director, Rawalpindi Ring Road Project that the Government of Punjab is planning to construct Rawalpindi Ring Road (RRR) on priority as the project has been a dire need for inhabitants of twin cities since last 02 decades. Rawalpindi Development Authority (RDA), the executing agency is undertaking project with consideration of expansion of Rawalpindi city towards south-western side/Motorway which is spreading without any control with respect to accessibility network. In addition, proposed Ring Road will facilitate movement of traffic within city and on GT Road. This will also reduce traffic load on arterial roads within city, alleviate traffic jams and reduce noise and air pollution. This will also result in saving in fuel and maintenance costs due to optimized speed levels and reduce idle running. It will ensure an efficient movement of freight and passengers within metropolis by removing traffic constraints and provide a boost to industrial development potential. Furthermore, it will prompt Rawalpindi city's decongestion by identifying potential sites for economic zones along Rawalpindi Ring Road and also lead to clean, safe & healthy environment. The Special Economic Zones (SEZs) have been ear marked along the RRR which will not only caused decongestion but also play major role to provide clean, safe & healthy environment. The ear marked SEZs are - transport terminals, residential estates, education & health hubs, recreational park, warehouses, vegetable/ fruit/grain market and cattle market. The main objective of SEZs is not only to ease the traffic congestion in twin cities but also to contribute in national economic growth. It will bring about new job opportunities to hundreds & thousands of people. RDA is preparing a Master Plan for Rawalpindi City wherein these special economic zone will also be cater far and proper regulations will be framed in order to adhere / follow the land use plan to be prepared for development along Ring Road. No other development will be allowed in these economic clusters and RDA will monitor the development activities in these economic zones. The demarcation of land for these economic zones is underway and will be completed within three months and submitted the proposed economic zone along Rawalpindi Ring Road for consideration and approval.

Decision:-

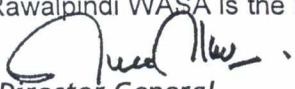
The Authority approved the provision of economic zones along proposed Ring Road Project.

  
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It was briefed by the Managing Director WASA that WASA Rawalpindi became fully functional in April 1998 after took over water and sewerage services from Ex-Rawalpindi Municipal Corporation. WASA Rawalpindi depends upon water and sewerage charges from domestic & commercial consumers, bulk water sales to Military Engineering Services (MES), National Institute of Health (NIH), National Agriculture Research Council (NARC) and other bulk consumers. The major expenditure comprises pay & allowances of staff, electricity bills, O&M expenditure of tubewells & filtration Plants, water supply and sewerage system, treated water charges payable to CDA and raw water charges of Khanpur Dam & Rawal Dam. In order to meet the O&M cost of water and sewerage system and other allied expenditures, WASA Rawalpindi is required to revise its tariff with the consent of Government as per Section 27(1) of Punjab cities development act 1976. However, the tariff was last revised in the year 2009. An attempt was made in the financial year 2010-11 by RWASA to revise its tariff rates in February 2011, and on the recommendations of RDA Governing Body, HUD&PHED and Finance Department, the aforesaid revised tariff was approved by the Chief Minister Punjab on 8<sup>th</sup> February 2011 which was published in Punjab Gazette vide Notification No.MD/DG/RDA/Tariff2010-11/009/26/new dated 21.02.2011 but on the agitation of local representatives, the same was reverted by Chief Minister Punjab in June 2011. It is pointed out that there is increase in all expenditures since 2009 such as electricity tariff which has witnessed increase of almost 300 %, increase in salaries is around 250% and O & M cost of existing network of water supply & sewerage has also increased more than 100 %. Further, O&M cost of 150 Nos. additional / new tube wells installed under ADP, CDP / SDGs Packages and addition of 20 Union Councils of urban areas of PP-12 & 13 of Rawalpindi in the WASA service's area vide Notifications No.SO (UD) 10-9/2013 dated 25 October 2013 have also increased the expenditures beyond affordable limits of the Agency. However, no funds have been allocated to WASA Rawalpindi against these added infrastructure and service jurisdiction. Rawalpindi WASA remained self-sustainable agency till 2010 but now receiving grant / subsidy to the tune of Rs. 200.000 million from Government of the Punjab since 2011-12 to meet its budgetary deficit which is mainly due to non-revision of tariff and increase in O&M cost. It is pertinent to mention that the approved amount of subsidy of Rawalpindi WASA is the lowest amongst all five Punjab WASAs. The same bailout

  
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amount was also extended upto the current financial year 2019-20. The above mentioned factors have increased the expenditure manifold and have made it imperative to increase the water and sewerage tariff. WASA submitted a revised tariff proposal for different categories of water and sewerage consumers in the 44<sup>th</sup> Governing Body meeting of RDA held on 30 July 2019. After detailed discussions and deliberations, the Governing Body approved the tariff equivalent to the Rawalpindi Cantonment Board tariff for domestic consumers and also rationalize tariff in various categories of commercial consumers. Moreover, the tariff for bulk consumer was also increased. In addition to this, sewerage tariff was also increased proportionate to 50 percent of water supply tariff for all consumers. The overall impact of this revision/rationalization would be Rs.505 million against the budgeted deficit of Rs.1596.00 million. The matter was referred to HUD & PHE Department to place the proposed revision of tariff before the Cabinet Committee on Finance and Development for implementation. The case was referred to Resource mobilization committee and Inter-ministerial meetings held in Finance department and also attended by Secretary Finance wherein it was decided to prepare 3-year self-sustainable business plan and get it approved from governing body before placing the case in the provincial cabinet. WASA therefore prepared a three year business plan wherein revision in tariff is proposed in next three years besides measures to be taken to reduce Non-Revenue water and O&M Efficiency Improvement Effect, energy Saving Effect and Administration Cost Saving. After implementation of this business plan, WASA would become fully sustainable within three years and afterthat, no further subsidy would be required subject to no increase in tariff of other utilities and submitted proposed three year business plan i.e. 2020-21, 2021-22 & 2022-23 with proposed tariff of 130%, 100% & 80% respectively for approval.

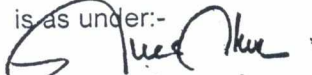
Decision:-

The agenda was approved as proposed.

Agenda Item No. 14

OUTSOURCING OF RECOVERY OF ARREARS  
FROM WASA DEFAULTERS

It was briefed by the Managing Director WASA that The main source of income of Rawalpindi WASA is sale of water and provision of sewerage facilities to the consumers in its service jurisdiction. The water supply to the consumers is un-metered and the tariff of domestic consumer is based on plot area whereas the tariff of commercial consumer is based on business type. The consumer wise detail is as under:-

  
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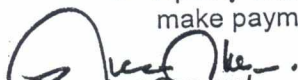
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Total water consumers	= 140,151 Nos.
Bulk Consumer	= 06 Nos.
Domestic Consumers	= 125,883 Nos.
Commercial consumers	= 14,714 Nos.
Total Sewerage Consumers	= 51,746 Nos.
Domestic Consumers	= 44,987 Nos.
Commercial consumers	= 6,759 Nos.

The installation of water or sewerage connection is very easy and harmless as compared to connections of electricity and sui gas. Thus, the people do not bother to apply for water/sewerage connections in WASA and installed at their own illegally. Similarly, the consumers are not paying their bills instead they are availing water and sewerage facilities. All efforts are being made to detect and regularize the unauthorized connections through periodical survey by constituting special teams. Whereas, field staff of Revenue Directorate is also responsible to report un-authorized connections on daily basis, if any detected. Similarly, the recoveries from domestic and commercial consumer are less than 65% resultantly huge arrears are outstanding against different domestic and commercial defaulters. There are about approx. 20000 registered consumers who are not paying water and sewerage charges. Currently, the arrears are more than Rs.1300.00 million and the WASA revenue staff is unable to recover these amounts and arrears are compiling after every month. Different strategies and plans were prepared and implemented by WASA in the past to improve recovery efficiency but little improvement has been occurred. An incentive is also given to the defaulters to clear outstanding dues through installments. The factors affecting WASA performances are as under:

- Non-recruitment of additional staff required for recovery of arrears and unearthing of ghost consumers.
- Slow pace of legal action against the chronic defaulters.
- Existence of multiple owners of the same building especially in the case of commercial plazas, residential flats and office buildings.
- Low priority of water bills for the consumers as compared with other utility services.
- Easy Re-connection of the connections disconnected by WASA in case of defaults and illegal water connections.
- Unawareness among the consumers regarding value of water supply by WASA. There exists a culture amongst consumers not to pay any water dues to WASA.
- Apathy and non-attention of the Government Department/Institutions to make payment of water charges.

  
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- Non-Rationalization of tariff in cases of low domestic category.

WASA Rawalpindi is now planning to outsource collection of arrears from chronic defaulters. WASA would then limit its role to overall management of the appointed contractor and control of the resulting performance. The work will be awarded to private contracting firm based on percentage of collected revenue from defaulters with maximum upto 08 percentage. Open competitive bidding procedure will be followed.

**Decision:-**

It was decided by the Authority that a committee comprising the following may be constituted to prepare TORs for outsourcing the recovery from WASA defaulters:-

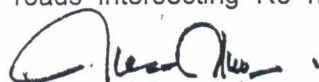
- |      |  |          |
|------|--|----------|
| i)   | Deputy Managing Director (Engineering) | Convener |
| ii)  | Director (Finance & Revenue), WASA     |          |
| iii) | Deputy Director (Revenue), WASA        |          |
| iv)  | Deputy Director (Engineering), RDA     |          |
| v)   | Assistant Director S&D, WASA           |          |

The TORs be submitted to the Authority for further necessary decision.

**Agenda Item No. 15**

**REGULATIONS FOR ACCESS FROM  
RAWALPINDI RING ROAD (RRR) TO DIFFERENT  
ECONOMIC/DEVELOPMENT HUBS AND  
ENTITIES**

It was briefed by Deputy Director Engineering that Government of the Punjab through Rawalpindi Development Authority is planning and executing Rawalpindi Ring Road (RRR) as an access controlled expressway to address traffic issues of Rawalpindi City and foster economic growth in the city. The Special Economic Zones (SEZs) have also been ear marked along the RRR which will not only caused decongestion but also play major role to provide clean, safe & healthy environment. The ear marked SEZs are - transport terminals, residential estates, education & health hubs, recreational park, warehouses, vegetable/ fruit/grain market and cattle market. The main objective of SEZs is not only to ease the traffic congestion in twin cities but also to contribute in national economic growth. It will bring about new job opportunities to hundreds & thousands of people. As per plan prepared by Rawalpindi Development Authority (RDA), intersections on all major roads intersecting R3 have been proposed. However, various private entities,

  
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particularly private housing schemes are planned to be developed along proposed Rawalpindi Ring Road and will require new interchange in future to access RRR to nearest shortest distance. It is therefore obligatory to them that they shall get NOC from RDA and also share the cost of interchanges. In view of the above, regulations have been prepared to give an option/opportunity to private housing societies and other entities to construct new interchanges on RRR to provide access to their residents, thereby, helping Government of the Punjab in realizing its vision of constructing sustainable and equitable infrastructure. The regulations for access from RRR to different economic/development hubs/entities were placed before governing body for consideration and approval.

**Decision:-**

The Authority unanimously approved the regulations for access from RRR to different economic/ development hubs and entities.

**Agenda Item No. 16**


**APPROVAL OF CHARTER OF COMMITMENTS  
FOR CONSTRUCTION OF INTERCHANGE ON  
RAWALPINDI RING ROAD BY DIFFERENT  
HOUSING SOCIETIES:**

It was briefed by Deputy Director Engineering that Government of the Punjab through Rawalpindi Development Authority is planning and executing Rawalpindi Ring Road (RRR) as an access controlled expressway to address traffic issues of Rawalpindi City and foster economic growth in the city. As per plan prepared by Rawalpindi Development Authority (RDA), there are nine interchange proposed on all major roads intersecting RRR. The negotiations are underway with following housing societies to finance the construction of Interchange on major roads:

- |                             |                                    |
|-----------------------------|------------------------------------|
| • Chakbeli Road Interchange | DHA, Islamabad                     |
| • Adiala Road Interchange   | Bahria / Al Haram City             |
| • Chakri Road Interchange   | Al Haram City / Capital Smart City |
| • Murat Interchange         | Capital Smart City                 |
| • Airport Interchange       | ICHS / Motorway City               |
| • M-1 Interchange           | ECHS                               |

The negotiations for construction of interchange are based on following charter of commitments:

- RDA through consultant will finalize the site of interchange and will complete the design & cost estimate.
- Housing Society will bear the cost of interchange that will include the cost of relocation of utilities but RDA will arrange approvals regarding utilities relocation.

  
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- RDA will be responsible for O&M of the interchange.
- Interchange will remain property of Government with all state and commercial rights.
- RDA will operate the toll plaza.

Since these interchanges are located on major roads, therefore, no NOC fees will be charged from these housing societies. For construction of new interchange along RRR other than proposed by RDA, the procedure will be adopted in the light of regulations for access from RRR to Different economic/development hubs/entities which is placed before governing body for consideration and approval.

**Decision:-**


The Authority allowed negotiations with Private Housing Societies and also approved the charter of commitment.

**FURTHER DECISION:-**

The Authority approved that 10% of the pay be given to the employees as honorarium who have played their pivotal role in achievement of budgetary targets of the FY 2019-20, preparation of Budget for year 2020-21 and successful conduction of the 48<sup>th</sup> Authority Meeting.

The meeting was concluded with votes of thanks by the Chair.

The list of participants is attached at Annex-A.

  
Director General  
RDA, Rawalpindi

  
Chairman  
RDA, Rawalpindi

## LIST OF PARTICIPANTS

Annex - 'A'

### Sr. Name & Designation

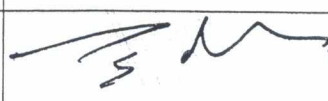
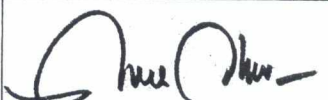
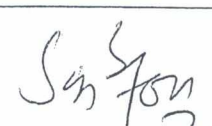

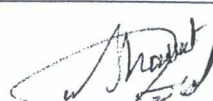




In-chair

1. Mr. Tariq M. Murtaza,  
Chairman, RDA
2. Major (R) M. Latasub Satti  
MPA, PP-06
3. Mrs. Nasreen Tariq  
MPA, W-301
4. Ms. Ammara Khan,  
DG RDA
5. Mr. Shoukat Mahmood,  
MD WASA
6. Mrs. Saima Ghafoor,  
Rep. P&D
7. Mr. Safeer Hussain  
Dy. DAO, Rep. Finance Department
8. Mr. Faisal Shoukat  
XEN, PHED Rawalpindi  
Rep. HUD&PHE Department
9. Kh. Imran Safdar  
CCO MC, Rawalpindi
10. Mr. Khalid Goraya  
Director (Admn & Finance)
11. Mr. Amer Rashid  
Director Engineering, RDA
12. Mr. Shuja Ali,  
Director Arch, RDA
13. Mr. Muhammad Abdullah  
Deputy Project Director, RRR Project
14. Mr. Aziz-Ullah  
Deputy Director Engineering, RDA
15. Mr. Muhammad Ijaz,  
Deputy Director (Planning), RDA






**RAWALPINDI DEVELOPMENT AUTHORITY**  
**48<sup>th</sup> AUTHORITY MEETING**  
**HELD ON 10.07.2020**

**ATTENDANCE SHEET**

S.#	Name & Designation	Phone #	Signature
1.	Mr. Tariq M. Murtaza / Chairman RDA		
2.	Ms. Ammara Khan, Director General, RDA		
3.	Girma Ghafoor	0333- 4110777	
4.	Safceer Hussain Dy. DAO, F.D.	0333/5148091	
5.	Faizal Shoukat DEN PIED RWP Rep Secy HOD & PIED	0321-5303400	
6.	Kh. Imran Salfdar CCO MC RWP	0300-8487515	
7.	Shaukat Mahmood MD WASH	0331-2657773	
8.	Khalid Ghouse	0346-6061991	
9.	Nasrin Tariq	0334-5308766	Nasrin Tariq
10.	Majid R. M. Latifullah Satti	03114405555	

**RAWALPINDI DEVELOPMENT AUTHORITY**  
**48<sup>th</sup> AUTHORITY MEETING**  
**HELD ON 10.07.2020**

**ATTENDANCE SHEET**

11.	Amer Rashid D.E/C.E	03005075015	
12.	Azizullah Khan Dy. District	03335289384	
13.	Muhammed Ijaz DY. D. Planning	03335158495	
14.			
15.			
16.			
17.			
18.			
19.			
20.			