



No. RDA/Admn/F- 50th/ 615 / 2020
GOVERNMENT OF THE PUNJAB
RAWALPINDI DEVELOPMENT AUTHORITY
Murree Road, Liaquat Bagh

Dated the Rawalpindi, the 5th November, 2020

Tel: 051-9334903

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Subject: **MINUTES OF THE 50th AUTHORITY MEETING OF RAWALPINDI DEVELOPMENT AUTHORITY**

Please find enclosed herewith a copy of minutes of the 50th Authority Meeting of the Governing Body of Rawalpindi Development Authority held on 23.10.2020 for information and record.

Director (Admn & Finance)

Copy to:-

1. The Chairman, Government of the Punjab, P&D Board, Lahore
2. The Secretary, Government of the Punjab, HUD&PHE Department, Lhr.
3. The Secretary, Government of the Punjab, Finance Department, Lahore
4. The Secretary, Government of the Punjab, LG&CD Department, Lahore

Director (Admn & Finance)

Copy to:-

1. Mr. Tariq. M. Murtaza, (Chairman)
2. Amjad Mehmood Chaudhry, MPA (PP-13) (Member)
3. Major (R) Muhammad Latasub Satti, MPA (PP-6) (Member)
4. Ms. Nasreen Tariq, MPA (W-301) (Member)
5. The Commissioner, Rawalpindi Division, Rawalpindi (Member)
6. Deputy Commissioner, Rawalpindi (Member)
7. Managing Director, WASA, RDA, Rawalpindi (Member)
8. Administrator, Municipal Corporation, Rawalpindi (Member)
9. Mr. Muhammad Muqarab Ali (Technical Expert / Member)
10. Chaudhry Muhammad Asghar (Technical Expert / Member)
11. All the Directors of RDA for implementation of decision of the Authority
12. Deputy Director Finance, RDA
13. PS to DG, RDA
14. Master file

Director (Admn & Finance)

RAWALPINDI DEVELOPMENT AUTHORITY
(Director General Directorate)

No.RDA/DG/227
dated the 05 - 11 - 2020

MINUTES OF THE 50th AUTHORITY MEETING OF THE
GOVERNING BODY OF RDA HELD ON 23.10.2020

The 50th Authority meeting of Governing Body of RDA was held on 23.10.2020 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 49th**
AUTHORITY MEETING OF RDA HELD ON 16.09.2020

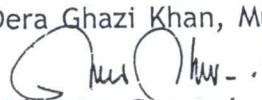
The Minutes of the 49th Authority Meeting held on 16.09.2020 were presented before the Authority for confirmation.

Decision:

The Minutes of 49th Authority Meeting were confirmed.

Agenda Item No. 2 **CONSULTANCY SERVICES FOR PREPARATION OF**
REGIONAL DEVELOPMENT PLAN AND PERI - URBAN
STRUCTURE PLANS FOR DISTRICT RAWALPINDI
(EXCLUDING TEHSIL RAWALPINDI), PUNJAB

It was brief by the Director General, RDA that RDA being conscious of its statutory responsibility to prepare and periodically update master plan of district Rawalpindi to ensure planned and sustainable economic and urban growth in future initiated the process of hiring the consultant for preparing master plan for Rawalpindi. In the last week of August, RDA concluded the hiring process under PPRA Rules 2014 and M/S Mott Macdonald was qualified. While the Agreement for master planning was being finalized, it came to the fore that Local Government and Community Development Department is implementing Punjab Intermediate Cities Improvement Investment Programme (PICIP) in districts Sahiwal, Sialkot, Sargodha, Rahimyar Khan, Bahawalpur, Muzaffargarh, Dera Ghazi Khan, Multan and Rawalpindi with financial assistance of The Asian


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Development Bank (ADB). The scope of this programme also includes spatial and land use planning of Rawalpindi tehsil besides focusing on water and sanitation, solid waste management and transport management. Since there were no consultative sessions held with RDA while deciding the scope and TOR of this programme, there appears to be a lot of duplication in TOR and scope of RDA's master planning and PICIIP. In this regard to avoid the duplication and loss of Government resources guidance was sought from Secretary HUD & PHE Deptt. and after consultative meeting chaired by the Commissioner Rawalpindi Division, Rawalpindi held in his good office attended by the CEO of PICIIP and DG, RDA it was required to prevent duplication of effort and wastage of resources, so it was appropriate that the current process of hiring of consultant be scrapped in the best public interest and fresh process of selection of consultant under PPRA Rules 2014 be initiated. The advertisement for inviting Expression of Interest (EOI) for preparing Regional Development Plan and Peri-Urban Structure Plans for District Rawalpindi (Excluding Tehsil Rawalpindi) was got published in the National dailies dated 14.10.2020.

Accordingly, the matter is placed before the Governing Body of the Authority for perusal and approval of the Authority to scrape the process of hiring of consultancy services for preparation of Master Plan for District Headquarters, Rawalpindi City, Punjab at a cost of Rs. 80 Million to avoid duplication and wastage of resources and to approve the preparation of Regional Development Plan and Peri-Urban Structure Plans for District Rawalpindi (Excluding Tehsil Rawalpindi), Punjab at a cost of Rs. 50 Million and hiring of Consultancy Services to proceed further in the matter.

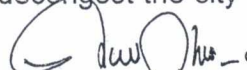
Decision:

The Authority unanimously approved the agenda as proposed.

Agenda Item No. 3

**BAN ON CONSTRUCTION AND COMMERCIAL
ACTIVITIES ALONG RING ROAD**

It was briefed by the Director General, RDA that the Government of Punjab has approved the Rawalpindi Ring Road Project and decided to undertake this Mega Project of vital importance on Public Private Partnership mode. The final alignment originates from National Highway (N-5) near Rawat (Radio Pakistan), passes through Motorway M2 and M1 and terminates at Sangjani. To help decongest the city in true meaningful manner, specialized Economic Zones (SEZs)


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including Health, Education, Housing, Industrial, Recreational, Aerotropolis etc are being planned along Rawalpindi Ring Road to streamline and guide future commercial/business activities and also to achieve clean, safe and healthy environment. Since adequate opportunities for trade/business activities will be available through these Special Economic Zones, therefore it is essential to prevent the haphazard and sporadic all types of commercial / construction activities along entire Ring Road.

To achieve the real benefits of RRR and regulated urban Development along it, it is proposed that ban may be imposed on all types of Construction/ commercial Activities along RRR within 100 meters depth of Right of Way on both sides.


Decision:-


The agenda was approved as proposed.

Agenda Item No. 4 REPORT ON GULRAIZ HOUSING SCHEME

It was briefed by Director General, RDA that Gulraiz Housing Scheme falls in Mouza Kotha Kalan, Rawalpindi having area 1249 kanal. As per record, approval of the scheme was granted by the Zila Council before the creation of RDA. Subsequently, RDA asked the sponsors to get approval of the scheme from this office as the area became under the jurisdiction of RDA. The scheme was already developed at site and constructions were made in the scheme. In response to RDA notice, Brig (R) Ghulam Hussain Cheema, Chief Executive Gulraiz Developers Pvt Ltd (sponsor of the scheme) applied for grant of planning permission on 29.08.1995. The then Director General, RDA approved the following proposal regarding Gulraiz Housing Scheme in January 1998.

- i. The Layout / Land Use Distribution Plan may be administratively approved as proposed.
- ii. the plans/maps are placed on relevant files distributing to the concerned Directorates of RDA with the signature of Director (TEP), RDA /Secretary, Private Housing Scheme Committee and Dy. Director, Directorate of TEP over the printed plans so as to wards off any change /tempering in future.
- iii. In this case, as the Private Housing Scheme Committee proposed that an affidavit be taken from sponsors that they will submit the infrastructure design as per RDA standard and update the physical development as per approved layout / Land Use Distribution Plan / infrastructure design.
- iv. the required infrastructure design is as follows as a next step:



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- a) Detailed design of potable water supply system including investigation and development of source of water, bulk main supply, ground storage/overhead tank, distribution water supply lines complete in all respect.
- b) Detailed design of drainage system.
- c) Detailed design of sewerage and treatment of sewerage.
- d) Detailed design of traffic engineering scheme;
- e) Detailed design of pavement of all types of roads;
- f) Detailed design of land scape of roads;
- g) Detailed design of traffic and development and placement of gates of each land use (building lines and access to the property)
- h) Detailed design of street lights;
- i) Layout of utilities corridors;
- v) Approve of building plans for commercial plots may be stopped till infrastructure development plan is approved and evaluated on ground or sponsors submit the bank guarantee equal to the remaining infrastructure development cost.
- w) Sale deed each plot be submitted to RDA along with Building Plans by individuals for the approval of Building Plan.

The sponsor did not fulfill the pre-requisites for approval of the scheme and absconded during processing of the case, thus the scheme remained unattended. During his absence the residents of the scheme formed a Gulraiz Community Welfare Society registered with Social Security Department and submitted applications in RDA to resolve their grievances. The Society had meetings with RDA and they were guided that since the scheme was never approved by RDA, therefore, they should submit as-build scheme plan of Gulraiz Housing Scheme for approval from the Governing Body of RDA which was also never submitted. This matter was also referred by Minister HUD & PHED to the then DG RDA / Commissioner Rawalpindi and both the parties appeared before him. After listening to both of them, following decision was made:

"The owner has been absent from the scene since many years. Gulraiz has remained an un-approved scheme and the owner made no effort to get it approved / regularized. Instead he absconded after selling all plots. Now suddenly he has emerged as a PML (N) worker. Had the residents not formed the society and looked after the affairs of the society, what would have been the fate of the society in all these years of his absence? At this belated stage RDA should not take upon its shoulders to approve the scheme. Let it remain an un-approved scheme. Both the parties can settle their disputes in courts of law".


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This issue was raised in the last Authority meeting of RDA on 16.09.2020 and it was directed that the facts of the case be brought before the Authority in its next meeting. After perusal of record following steps are being placed before Governing Body/Authority for further deliberation for decision to resolve the long standing issues.


- a). The Social Welfare Department may be formally requested to carry out a forensic audit of Gulraiz Welfare Society regarding the funds which have collected from the resident in the last many years and where have they spent it.
- b). A Committee to be constituted from among the town planners in Rawalpindi District to ascertain whether the public amenities plots / green belts / roads of the society is still intact or are being encroached.
- c). As far as request of taking over the scheme by RDA is concerned it is pertinent to mention here that RDA does not provide municipal services even in societies established by RIT, successor of RDA. So, it is neither practical nor financially feasible for RDA to take over the scheme. Also, the role of Management and Maintenance Committee in light of the Punjab Private Housing Schemes & Land Sub-Division Rules-2010 clearly provides a solution in this regard: -

49. Management and maintenance of scheme. -

- (1) After development works are completed and plots are handed over to allottees, plot owner's association of a scheme shall be responsible for its management and maintenance.
- (2) The plot owner's association of "scheme shall manage and maintain water supply, sewerage, drainage, street light, electricity, park, road, solid waste and graveyard till such time that these services are taken over by the Government or its agency.
- (3) The plot owner's association of scheme shall make security arrangements and manage buildings of common use such as mosques and clubs.
- (4) The allottees or residents shall contribute proportionately for management and maintenance of the scheme.

Decision:-

It was decided by the Authority that to write a letter to Social Department to conduct forensic audit of Gulraiz Welfare Society through a short consultancy firm regarding the funds which they have collected from the residents in the last many years and where have they have spent it. Moreover, a committee comprising the following may be constituted to submit its proposals which may be placed before the Governing Body of RDA in its next authority meeting:-

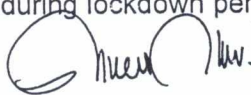

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- i) Mr. Ajmad Mehmood Choudhary, MPA, PP-13 Chairman
ii) Director (MP&TE), RDA
iii) Director (LD&EM), RDA
iv) Director (LU&BC), RDA
v) CEO, Metropolitan Corporation, Rawalpindi
vi) Deputy Director (Dev.), DC Office, Rawalpindi

Agenda Item No. 5 **EXTENSION OF LEASE PERIOD OF RDA'S SHOPS**
SITUATED IN SAIDPUR ROAD SCHEME,
RAWALPINDI

It was briefed by the Director General, RDA that It is submitted that 15 shops were constructed by RDA in Mohallah Raja Sultan, Saidpur Scheme, Rawalpindi, in the year 2006. These shops were leased out on Patadari basis for a term of five years. The amount of Patadari is non-refundable. On expiry of initial 5 years' lease period, the leases were extended from time to time in accordance with Clause (8) of Lease Agreement. The lease period of these shops expired in the year 2017 and no extension was given subsequently. These shops are a source of income for RDA. Fresh auction of these shops will increase the revenue generation from this valuable asset. The possession of the shops lies with the sitting lessees. During last three years, 10% annual increase in the rent has not been added and lessees are paying the rent at the rate fixed in 2017. The matter was placed in the 46th meeting of Governing Body of RDA held on 25.01.2020 vide agenda item No. 09 wherein it was decided that fresh auction of these shops may be carried out on market rate and the sitting lessees may be given first right of refusal. However, no decision was given regarding the regularization of the period from 2017 to 2020 and recovery of 10% annual increase in rent. With the notification of Auction of Collection/ Lease Rights of RDA own Properties, Regulations 2020 Lease Rules 2020, it is proposed that fresh lease of these shops may be carried out under the provisions of the Rules ibid while giving first right refusal to the current lessee. It is pertinent to mention here that the lessees of the shops had requested to waive off rent of shops during corona period i.e. for the months of March to May, 2020. The issue was placed before Additional Secretary, HUD & PHE Department, Government of the Punjab, Lahore to guide this office regarding relaxation of rent during lockdown period. The said office has directed to place the matter before the


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Authority for consideration and decision and requested the Authority for decision on the following issues:-

- i) Ex-post facto approval / Extension of lease period w.e.f. 2017 to date in accordance with Old Lease Agreement.
- ii) Approval for collection of arrears after imposing 10% annual increase of rent for the last three years' period since expiry in the year 2017. The arrears, so accrued, may be recovered from the present occupants.
- iii) To waive off/ relaxation of rent during the lock down period for three months i.e. March to May, 2020 as requested by the tenants of the shops.

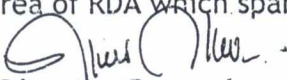
Decision:-

The proposals submitted vide (i) & (ii) were approved as proposed while it was decided by the Authority that 70% rent for the lock down period be waived off and the said amount be adjusted from the amount of 10% annual increase of the rent for the last three years.

Agenda Item No. 6

RATIONALIZATION OF POSTS

It was briefed by Director General, RDA that RDA was established in May 1989 under the provision of Punjab Development of Cities Act, 1976. The main purpose of the establishment of Authority was to streamline the physical expansion of Rawalpindi City and to start development projects in the larger interest of public. Further, with the expended scope and sphere of functions of RDA, the available staff was not sufficient to cope up the requirements of newly established Authority. At present, to perform the functions of the Authority as narrated under Punjab Development of Cities Act, 1976, revamping of the Authority as a Corporate and self-sustained organization is an utmost requirement. Today is the era where information is the main strategic resource upon which individuals, organizations and societies rely for their growth and development, thus, it is necessary to establish Public Relations Wing in RDA. The detail of posts in PR wing is enclosed. Besides, use of computer technologies plays an important role in the development of an organization. Moreover, it is the need of the hour to enhance revenue generation of RDA through keeping a vigilant eye over the Private Housing Schemes being established in the controlled area of RDA which spans over 366 Kms. Keeping in view, the sanctioned posts of


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RDA are needed to be rationalized. In this connection, certain posts are required to be abolished while certain are needed to be created in the larger interest of RDA

The detail of posts required to be abolished and created alongwith financial impact is as under:-

POSTS TO BE ABOLISHED

| Designation | BPS | Proposed Post | Total post Expenditure per month |
|--------------------|-----|---------------|----------------------------------|
| TEPA | 17 | 1 | 86218 |
| Stenographer | 15 | 9 | 386955 |
| Telephone Operator | 7 | 1 | 29520 |
| Vehicle Mechanic | 5 | 1 | 28014 |
| Mason | 3 | 1 | 26507 |
| Orderly | 1 | 2 | 50978 |
| Total | - | 15 | 608192 |

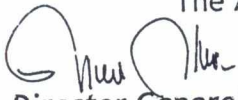
POSTS TO BE CREATED

| Designation | BPS | Proposed Post | Total Post Expenditure per month | Criterion attached as Annex |
|--|-----|---------------|----------------------------------|-----------------------------|
| Deputy Director Public Relations | 18 | 1 | 108879 | 'A' |
| Assistant Director LD | 17 | 1 | 86218 | Already exists |
| Assistant Director EM | 17 | 1 | 86218 | Already exists |
| Assistant Director Budget and Accounts | 17 | 1 | 86218 | 'A' |
| Admn Officer | 16 | 3 | 163866 | Already exists |
| Composer / Editor | 14 | 1 | 40,673 | 'A' |
| Photographer | 11 | 1 | 34,811 | 'A' |
| Computer Operator | 11 | 4 | 139244 | Already exists |
| Total | - | 14 | 746,127 | |

Besides this, the nomenclature of the post of Public Relations Officer, RDA may be allowed to be changed as Assistant Director (Public Relations). The Public Relations Wing and already created IT Wing shall be under the Administrative Control of Admn & Finance Directorate.

Decision:-

The Authority approved the agenda as proposed.


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Agenda Item No. 7

**CONSTRUCTION OF OFFICIAL RESIDENCE AT
PLOT NO.37 CIVIL LINE, RAWALPINDI**

It was briefed by Director General RDA that the total sanctioned posts in Rawalpindi Development Authority, RDA is 332 out of which 173 are filled. Most of these employees are residing in outskirts of Rawalpindi city and daily travelled from their native home to office while some of them have taken residences on high rent basis. A number of applications have consecutively been received from the officers/officials of RDA with the request to allot them official residences for accommodation. However, RDA has limited official residences and needs additional residences to accommodate their employees. A plot bearing No.37 measuring 10 marlas is situated in Civil Line, Rawalpindi is reserved for construction of official residence. RDA intends to construct an official residence on said plot comprising of double story for officer of grade 17/18 through its own funds. The estimated cost of said residence is approximately Rs.19 million and the construction work will be completed within one year and requested to grant approval for the construction.

Decision:-

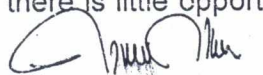
The agenda was approved as proposed. Further, a committee comprising the following was constituted to submit proposals before the Governing Body of RDA in its next Authority Meeting for construction of official residences for lower staff:-

- i) Ms. Nasreen Tariq, MPA (W-301)
- ii) Mr. Muhammad Muqarab Ali, Technical Expert
- iii) Mr. Amer Rashid, Director Engineering
- iii) Mr. Shahzad Haider, Director (MP&TE)
- iv) Ms. Saima Younis, Director (LD&EM)

Agenda Item No. 8

**RENOVATION OF RDA CLUB AT CIVIL LINE,
RAWALPINDI**

It was briefed by Director General, RDA that a two room Rawalpindi Development Authority (RDA) club established in Civil Lines, Rawalpindi to create a sitting place and recreational activities to RDA employees but the same is currently redundant since long. Due to increase work load in RDA, there is little opportunity for public servants to spare time for recreational activities


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which are too far away and very congested. RDA intends to renovate RDA club by repair and rehabilitate existing structure to prepare a proper sitting place for RDA employees. The expenditure of renovation will be met from own source funds. The estimated cost of renovation work is approximately Rs.3.5 million and will be completed within six month.


Decision:-

The agenda was approved as proposed.

Agenda Item No. 9

**ADOPTION OF LDA PRIVATE HOUSING SCHEMES AND
LAND SUB-DIVISION RULES 2014 WITH SUBSEQUENT
AMENDMENTS**

It was briefed by the Director General, RDA that no Private Housing Schemes & Land Sub-Division Rules have been notified by the Govt. of Punjab, HUD&PHE Department for the Development Authorities established under the Punjab Development of Cities Act, 1976. However, the Punjab Private Housing Schemes & Land Sub-Division Rules, 2010 notified by the LG&CD Department and adopted by HUD & PHE Department being implemented by RDA in the District Rawalpindi. Most of the private housing schemes launched by the private developers and cooperative housing societies existed prior to the creation of RDA in 1989. Since then, RDA has made lot of efforts to bring them in approval net as well as to streamline the future growth. During the implementation and processing of private housing schemes under the Punjab Private Housing Schemes & Land Sub-Division Rules, 2010, lot of bottlenecks caused deadlock for their approval resulting in encroachments, slums and illegal settlements, etc. LDA also faced similar problems and after detailed study and ground realities LDA framed their own Private Housing Schemes & Land Sub-Division Rules in 2014 and further improved in 2020. Due to lot of attractions for general public as Rawalpindi being twin city of Islamabad and in close proximity of Islamabad International Airport, having strong road and rail links and significance due to military headquarters, due to baseline for tourism, having better educational, health and recreational facilities, there is huge shift of population from other areas of the countries for having their own houses in Rawalpindi, resulting emergence of numerous housing schemes in the city. Therefore, it is imperative to have improved and practicable rules for the approval of the existing and proposed housing schemes. The Governing Body of RDA in its 46th Authority Meeting has approved the adoption of LDA Private Housing Schemes & Land Sub-Division Rules, 2014 vide agenda item No. 13. The case has been sent to the Govt. of Punjab for want of approval prior to the implementation. Recently in 2020, LDA has made certain amendments in their rules which have been studied and found that most of these are compatible to the present day requirements in order to streamline the housing and construction sector as per vision of the Govt. "ease of


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doing business" and to facilitate the public for smooth growth of the cities in a planned manner.

Accordingly, it is therefore, proposed that in order to maintain uniformity of development in the big cities, updated LDA Private Housing Schemes & Land Sub-Division Rules 2014 along with their subsequent amendments from time to time may be adopted except which are specific for Lahore, the amendments made in Rule 10(1)(b)(xi)(b) i.e. "graveyard can be provided within existing graveyard in nearby vicinity within the radius of 05 km" , the amendment in Rule 6(4) regarding maximum 10% acquisition of total scheme area (minimum 7% within the scheme area and maximum 3% adjacent to scheme) proposed to be acquired through compulsory acquisition in accordance with Land Acquisition Act, 1894 and the amendment in Rule 42(8) i-e " One time partial revision for maximum of 10% area of Scheme shall be made...." which may be reconsidered / need to be discussed and decided by the Authority that whether the same should be adopted or not.

Decision:-

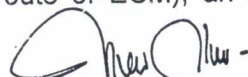
The Authority approved adoption of LDA Private Housing Schemes & Land Sub-Division Rules 2014 along with all the subsequent amendments from time to time. However, following amendments were not approved by the Governing Body:-

- i) Rule 10(1)(b)(xi)(b) i.e. "graveyard can be provided within existing graveyard in nearby vicinity within the radius of 05 km"
- ii) Rule 42(8) i-e " One time partial revision for maximum of 10% area of Scheme shall be made...."

Agenda Item No. 10

**AUCTION OF HAILEY WATER WORKS
(COMMONLY KNOWN AS KALI TANKI)**

It was briefed by Managing Director W&SA that Rawalpindi City's early water supply system was constructed dates back to 1926 in the old city area bounded by Liaquat Road, Murree Road, Asghar Mall Road and Lai Nullah on the northwest in which a distribution system comprising Cast Iron (C.I) pipes of 75mm to 300mm (3 to 12 inches) was laid. This was the first ever piped water supply based on ground water through open seepage wells located inside Hailey Water Works (Commonly known as Kali Tanki). Later on, after construction of slow sand filters on the right bank of Kurang River, downstream of Rawal Dam, and construction of a masonry gravity duct (still existing at many locations along the route of ECM), an augmentation of 2 MGD (Million gallon Per day) water was


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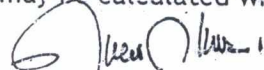
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carried out in the early fifties and distributed between the then Rawalpindi Municipal Committee (later named as Rawalpindi Municipal Corporation) and the Military Engineering Services (MES) for military needs. Additional distribution system of C.I and M.S pipes was also laid in the already developed urbanized areas. To cope with the expanding urbanization and increasing water demand, construction of Rawal Dam was carried out in 1962 followed by the construction of Rawal Lake Filtration Plant with 14 MGD capacities in 1963. There are substantial lengths of pipelines ranging in size from 25mm to 125 mm was laid before 1960, the details of which are not available. The large quantities of C.I. pipes ranging in size from 150 mm to 200 mm dia in the central area was also laid a long time ago. The pre-1970 distribution system is supplied water by Hailey Water Works. With the passage of time & increase water demand the seepage wells became dried up due to excessive ground water depletion. Later on, tube wells were installed in the premises of Kali tanki to extract water from greater depth to meet the water demand of the central area. Till 2010, Kali tanki receives water from 4 Nos. tubewells installed in the premises of the Hailey Water Works and regularly supplied water to the commanded area. These tube wells are also abandoned due to depletion of ground water & installation of additional tubewells in nearby localities. An attempt was made to install new bore holes in the premises but no water bearing strata encountered till 650 ft depth and beyond this, an indefinite shell soil layer has been observed. The Kali Tanki has now been abandoned and also in dilapidated condition. Adequate funds would be required for rehabilitation and renovation of kali tanki in addition to provision of water source. This tanki can be preserved as heritage of First ever water supply system of Rawalpindi city or said land can be utilized for any commercial purpose. This tanki can be made function after construction of new water source based on dam or enhancement of water supply from Khanpur Dam which require wait of 3 to 5 years. The said installation was also visited by the commissioner Rawalpindi Division on 26 September 2020 and issued directions to auction said water tanki in order to generate revenue for WASA to overcome budget deficit.

Decision:-

It was decided by the Authority that the existing structure be utilized more effectively to overcome the water shortage in the city and to meet the future requirements of clean drinking water. Meanwhile an estimated income may be calculated which is likely to be collected through auction.



**Director General
RDA, Rawalpindi**



**Chairman
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ADDITIONAL
AGENDA ITEM
No. 1


CONCEPT AND ADMIN APPROVAL FOR CONSTRUCTION
OF MULTI-STOREY COMMERCIAL BUILDING ON SITE
ADJACENT TO TUBE WELL, SHERPAO COLONY,
RAWALPINDI


It was briefed by Director General, RDA that The concept for construction of multi-storey commercial building by RDA on its site adjacent to tube well measuring about 09 Marlas & 256.4 sft at Sherpao Colony, Rawalpindi was approved by the Governing Body of Rawalpindi Development Authority in its 44th Authority meeting held on 30th July 2019 vide Agenda Item No.08. During further process, it was noticed that almost half of the area of total site is being left for the operation of existing tube well. In order to make the project feasible and used the precious land efficient, whole of the tube well site leaving only required passage for operation of exiting tube well may be utilized in best interest of RDA. Accordingly, Architectural Design of the project has been revised by the office of Director (Architecture), RDA whereas, for the detailed Engineering Design and other allied technical requirements, consultants will be hired from private sector as per provisions of PPRA Rules.

The silent features of the project are as under:

| | |
|--|---------------------------|
| • Total Area of Site | 4880.00 sft |
| • Total covered area | 28468.64.00 sft |
| • Construction cost @ 3800/- per sft | 108.25 million |
| • Land Value (RDA Owned Land) | 54.000 million |
| • Total cost of project | 108.25 Million |
| • No. of Floors | Basement + GF + 06 Floors |
| a. Basement (Hall for store etc.) | 01 |
| b. Ground Floor (Hall for Banks etc.) | 01 |
| c. 1 st Floor (Hall for multinational companies etc) | 01 |
| d. 2 nd Floor to 6 th Floor (studio apartments/ offices) | |
| -No. of studio apartments | 06 studio apartments |
| -No. of offices | 30 |
| • Expected rental income per month | 2.16 Million |
| • Cost of project to Rent percentage | 1.33 % |
| • Expected Saleable value | 570.000 Million |
| • Difference of project cost & saleable value | 407.750 Million |

As the land is available with RDA, its sale will not generate much revenue, however, if this building is constructed, then the capital cost of the project will be returned by the sale of Halls at Ground Floor / Basement & 1st Floor and Officers / Studio Apartments at 2nd to 6th Floors alongwith expected profit of 407.750 million apart from construction cost of Rs.108.250 million and cost of land as Rs.54.000 million. On the other hand, if the project will be


Director General
RDA, Rawalpindi


Chairman
RDA, Rawalpindi

offered on rent, it is expected that will generate monthly rent to the tune of Rs.2.16 million i.e. 1.33% of total cost including construction cost and cost of land. The project will be offered to general public as per provisions of Government Policy through Electronic and Print Media by RDA directly without involving the office of Director General Public Relations, Lahore because the said Department do not publish the advertisements from marketing point of view and further no funding from Government of Punjab is involved in the project. As per delegation of powers, Director General, RDA is allowed to approve scheme and grant Admin Approval of RDA own funded projects as per budget allocation. However, if the amount is over and above, this has to be confirmed by the Governing Body of RDA and requested to the Authority for approval of:

- a. The concept of construction of multistorey commercial building by RDA through its own funding.
- b. To allow the Director General, RDA to process for granting of Admin Approval / sanction of other matters incidental thereto for launching the project as per estimates which are expected to be Rs.108.250 million so that flow of work may not suffer.
- c. Advertising of the project for its disposal as per provisions of relevant rules through Electronic and Print Media by RDA directly without involving Director General Public Relations, Lahore.

Decision:-

The Authority approved the agenda as proposed.

ADDITIONAL AGENDA OUTSOURCING THE JANITORIAL SERVICES
ITEM No. 2

It was briefed by Director General, RDA that Rawalpindi Development Authority have three buildings whereas there is acute shortage of staff. Presently, five sweepers are working in RDA. The strength of sweepers is quite insufficient to keep the office clean throughout the office hours, whereas, Government of the Punjab is pressing hard for cleanliness of the offices, thus, it is proposed that RDA may be allowed to outsource the janitorial services.

Decision:-

The agenda was approved as proposed.

The list of participants is attached at Annex-A.



Director General
RDA, Rawalpindi



Chairman
RDA, Rawalpindi

LIST OF PARTICIPANTS

Annex 'A'

- | <u>Sr.</u> | <u>Name & Designation</u> |
|-------------------|--|
| 1. | Mr. Tariq M. Murtaza, Chairman, RDA |
| 2. | Ms. Ammara Khan, DG RDA |
| 3. | Mr. Amjad Mahmood Ch. MPA, PP-13 |
| 4. | Mrs. Nasreen Tariq MPA, W-301 |
| 5. | Mr. Muhammad Muqarrab Ali Technical Expert |
| 6. | Raja Shaukat Mahmood, MD WASA |
| 7. | Mr. Kashif Minhas, XEN PHED, Rawalpindi Rep. HUD&PHE Department |
| 8. | Safeer Hussain, DAO-II, Rep. of Finance Department |
| 9. | Dr. Naveed Iftikhar AC-UD, Rep. of P&D Department |
| 10. | Ms. Saima Ghafoor, Deputy Director (Dev.) Rep. of DC office, Rwp. |
| 11. | Mr. Amer Rashid Director Engineering, RDA |
| 12. | Mr. Asif Mahmood Director (Admn & Finance) |
| 13. | Mr. Shuja Ali Director (Arch.) |
| 14. | Mr. Tariq Mahmood Ch. Director (LU&BC) |
| 15. | Mr. Muhammad Ijaz, Deputy Director (Planning), RDA |

In-chair