



No. RDA/Admn/F- 51st / 703 / 2020
GOVERNMENT OF THE PUNJAB
RAWALPINDI DEVELOPMENT AUTHORITY
Murree Road, Liaquat Bagh
Dated the Rawalpindi, the 09 December, 2020

Tel: 051-9334903
Fax: 051-5530423

Subject: **MINUTES OF THE 51st AUTHORITY MEETING OF
RAWALPINDI DEVELOPMENT AUTHORITY**

Please find enclosed herewith a copy of minutes of the 51st Authority Meeting of the Governing Body of Rawalpindi Development Authority held on 28.11.2020 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/249/2020
dated the 09-12-2020

MINUTES OF THE 51st AUTHORITY MEETING OF THE
GOVERNING BODY OF RDA HELD ON 28.11.2020

The 51st Authority meeting of Governing Body of RDA was held on 28.11.2020 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. The agenda items were presented before the Governing Body, after detailed deliberation and discussion, following decisions were made.

Agenda Item No. 1 **CONFIRMATION OF MINUTES OF THE 50th**
AUTHORITY MEETING OF RDA HELD ON 23.10.2020


The Minutes of the 50th Authority Meeting held on 23.10.2020 were presented before the Authority for confirmation.

Decision:

The Minutes of 50th Authority Meeting were confirmed.

Agenda Item No. 2 **CHANGE OF NAME OF RABIA RESIDENCY HOUSING**
SCHEME AS "STAR ENCLAVE HOUSING SCHEME"

It was briefed by the Director (MP&TE), RDA that M/s Memon Construction Company (Pvt.) Ltd. got approval of its project namely Rabia Residency, Chakri Road, Rawalpindi through representative Managing Director Mr. Muhammad Hanif Memon s/o Abdul Ghaffar from defunct TMA Potohar Town over an area 314 kanal 07 marla & 109 sft in the year 2009. As per photocopy of unregistered Special Power of Attorney provided by the applicant, Mr. Mohammad Hanif Memon, being one of the Directors of M/s Memon Construction Company (Pvt) Ltd has appointed Mr. Khalid Mehmood s/o Raja Imtiaz Ali to submit application for change of name of "Rabia Residency Housing Scheme" to "Star Enclave Housing Scheme". The scheme was approved by the TMA under the Punjab Private Sites Development Schemes (Regulation) Rules, 2005. However, it came in the purview of RDA after amendment in Rule 4 of the


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Punjab Private Housing Schemes & Land Sub-Division Rules, 2010 and subsequent decision of District Planning & Design Committee Rawalpindi in 2019 with regard to the approval of private housing schemes. The application under reference was examined, record consulted and found that presently no such procedure is available in the Punjab Private Housing Schemes & Land Sub-Division Rules, 2010 for the change of name of a housing scheme. However, so far 04 housing societies / schemes have come to light names of which have been changed, which are as under:-

Sr. #	Old Name of Scheme	New Name of Scheme	At what Stage Scheme Name was Changed
1.	Sun City Phase-II (before issuance of PPP)	Top City-1	Before grant of Planning Permission
2.	Airline Avenue Housing Scheme (before issuance of PPP)	The Avenue Housing Scheme	Before grant of Planning Permission
3.	Elite Reverie Land Development Scheme	Eighteen Land Development Scheme	At the stage of revised sanction
4.	Northern Areas Residents Cooperative Housing Society Regd. Rawalpindi (NARCHS)	Golden Jubilee Cooperative Housing Society Regd. Rawalpindi (after approval of Town Planning) (change of name approved by the office of Deputy District Officer, Cooperatives Deptt, Rawalpindi vide letter No. DDOC/CR/RWP/ H777 dated 18.06.2013.	Name changed by the Cooperatives Deptt, Rwp. after approval of Town Planning was granted by RDA

The matter was referred to the Secretary, HUD&PHE Department, Govt. of Punjab, Lahore vide this office letter No. RDA/MP&TE/F-PHS-PTR/47/747/2020 dated 29.09.2020 for guidance and clarification that whether a fresh approval is required under the present Punjab Private Housing Schemes & Land Sub-Division Rules, 2010 or the approval granted under the Punjab Private Sites Development Schemes (Regulation) Rules, 2005 is intact, and furthermore if the approval is intact, whether the name of Rabia Residency Housing Scheme can be changed with Star Enclave and what procedure should be adopted to proceed further. The HUD&PHE Department vide letter No. SO(H-II) 6-5/2020 dated 02.10.2020 forwarded the matter to Law & PA Department, Govt. of the Punjab for an expert advice. The Law & PA Department vide letter No. Legis: 9-44/4908


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dated 08.10.2020 asked for some clarifications (forwarded to this office by HUD&PHE Department vide letter No. SO(H-II) 6-5/2020 dated 13.10.2020) that:-

- “(i) What is the status of the applicant developer, as a company, a firm or a private land owner?
(ii) The applicant developer has not yet developed the scheme despite lapse of period beyond 5 years and the same a violation under rule 34 of the Private Housing Schemes and Land Sub-Division Rules, 2010?”

RDA submitted replies to HUD&PHE Department vide this office letter No. RDA/MP&TE/F-PHS-PTR/47/783 dated 27.10.2020 giving detail about the status of the applicant and intimating further that despite of several notices for fulfillment of conditions of approval including submission of infrastructure design etc. for development within 03 years, the site is still vacant and no development has been done at site. This office has not received any further advice in the matter so far.

Decision:

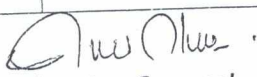
After detailed deliberation, it was decided by the Authority that approval / NOC already granted to the Scheme by the TMA Potohar Town in the year 2009 be cancelled as already recommended by the defunct TMA Potohar Town in the year 2016 and due to non-development of scheme upto now despite lapse of 11 years.

Agenda Item No. 3

POLICY DECISION FOR CHANGE OF NAME OF A PRIVATE HOUSING SCHEME

It was briefed by the Director (MP&TE), RDA that While examining the case for change of name of a private housing scheme, it was found the no such procedure was available in the rules / policy, etc. by adopting which such approval could be granted. However, 04 housing societies / schemes have come to light names of which have been changed in the past, which are as under:-

Sr. #	Old Name of Scheme	New Name of Scheme
1.	Sun City Phase-II (before issuance of PPP)	Top City-1
2.	Airline Avenue Housing Scheme (before issuance of PPP)	The Avenue Housing Scheme
3.	Elite Reverie Land Development Scheme	Eighteen Land Development Scheme
4.	Northern Areas Residents Cooperative Housing Society Regd. Rawalpindi (NARCHS)	Golden Jubilee Cooperative Housing Society Regd. Rawalpindi (after approval of Town Planning) (change of name approved by the office of Deputy District Officer, Cooperatives Department, Rawalpindi vide letter No. DDOC/CR/RWP/H777 dated 18.06.2013.


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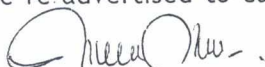
The old name of Top City-1 (i.e. Sun City Phase-II) was changed before the stage of grant of Preliminary Planning Permission. So the Preliminary Planning Permission was granted by RDA with the new name and subsequent approvals were also issued in the name of Top City-1. Similarly, the name of The Avenue Housing Scheme (old name Airline Avenue Housing Scheme) was also changed before grant of Preliminary Planning Permission, while land development scheme formerly named as "Elite Reverie" was changed as "Eighteen" at the stage of revised sanction of the scheme. Whereas the name of Golden Jubilee Cooperative Housing Society Regd. Rawalpindi (old name Northern Areas Residents Cooperative Housing Society Regd. Rawalpindi) was changed by the Cooperatives Department, Rawalpindi after approval of Town Planning was granted by RDA. Subsequently, the Revised Layout Plan was approved by RDA in the new name. No other housing society / scheme has come to notice so far of which name has been changed after their sanction from RDA and all the subsequent requisite actions regarding mortgage deed, transfer deed, etc. have been executed in the same name. The matter was also discussed with Director Metropolitan Planning LDA on telephone. He was of the view that the status of implementation of the conditions mentioned in the sanction letter of a housing scheme intending to change its name may be examined that whether these were completely complied with till to date or not and it may be decided that whether sanctity of the sanction is intact in case no development is made at site. After decision of validity of the sanction, if found intact and after imposition of penalty for late or no development work, the latest Fard & NEC, etc. may be obtained from the original owner. Original owner should himself apply for the change of name of the scheme with the submission of undertaking regarding no booking / sale of plots so far and fulfillment of the conditions of sanction. Moreover, public notice may be also got published regarding the change of name of the scheme.

Foregoing in view, following pre-requisites / procedure / documentation for allowing the change of name of a housing scheme have been proposed:-

A- Before Grant of Preliminary Planning Permission:

Case may be returned to owner for re-submission with new name

If advertisement for public objections has been given then it should be re-advertised to call objections. Whereas, if ownership / company's name is


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also changed, the ownership of land should also be changed in revenue record. Rather fresh application on the name of new owner/ company be asked for.

B- In case Preliminary Planning Permission has been Granted:

Advertisement may be given in the press regarding change of name. If no objection is received, then ask the owner to submit fresh documents wherever the old name has been used, as "new name (old name)". In case of change of ownership / company in the Revenue Department. Fresh NOCs should also be asked from the owners from the concerned Deptts. on new name.

C- In Case Layout Plan has been Approved:


An advertisement may be given in press and if no objection is received then: Owners be asked to submit fresh copies of approved layout plan for endorsement of new name. Mortgage deed, transfer deed and infrastructure design if already submitted should be re-submitted on new name. If mortgage deed and transfer deeds have been executed then redemption fee should be deposited by the owner. Status of mortgage plots if already advertised should be re-advertised on the new name for the information of general public.

D- General Conditions:

Owner should resubmit an undertaking that no booking of plots has so far been done, and in case of any false information he / they should be sole responsible for any misleading to the general public and, RDA may proceed against us if found guilty or breach of any terms and conditions signed amongst them regarding change of name of scheme. Owners should pay the fee regarding change of name of scheme intimated by the RDA. Director MP&TE with the approval of Director General may add any condition even after the approval of change of name of scheme which he may think fit to safeguard the rights of general public. In case of cooperative housing societies / schemes, the decision regarding change of name of scheme should be conveyed by the office of the Registrar Cooperatives Punjab. Thereafter, further process will be done in RDA.

Decision:-

It was decided by the Authority that owners of the scheme can change the name of the Scheme before the approval of Layout Plan subject to issuance of clearance certificate by NAB, FIA, Anti-corruption and SECP etc. Moreover, a fee equal to 1% of the residential land value will be charged. This policy decision be also included in the draft Punjab Development Authorities Private Housing Schemes Rules, 2020.

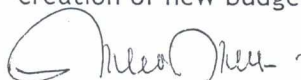

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It was briefed by Director General, RDA that the premises of Rawalpindi Development Authority is spread over three buildings and its property is also located in different areas of Rawalpindi city. Currently, One Window Operation Center has been set up at the RDA premises. The RDA premises have IT / computer equipment and other valuables used by officials. Currently, there are only 04 security guards available to protect the RDA premises, which is insufficient for security purposes. There is a security risk in the community; therefore, it is important to protect the department's premises and property. Further, the jurisdiction of RDA Controlled Area is about 340 Sq.Km spreading over territorial limits of Municipal Corporation Rawalpindi and 63 Revenue Estates of defunct Zila Council Rawalpindi. It has been noticed that illegal commercial cum residential construction activities, violation of Building By-laws, illegal development works of unauthorized Housing Schemes and other illegal land use encroachments are being carried within the controlled area of RDA. It is necessary to keep surveillance on these illegal activities and strict action against these activities is very necessary to maintain the writ of department. Currently, the RDA is facing acute shortage of staff since long to curb the illegal activities within its jurisdiction and police personnel are rarely available to assist RDA official in demolition purposes. These illegal activities are being increased day by day which is creating a bad image of the department.

Foregoing of above, there is an urgent need for security services to protect the RDA premises and its properties. In addition, security services can be used for demolition squads to crack down on such illegal activities under the RDA-administered area to maintain law and order of the department. Hence, it is proposed that Security services may be outsourced for protection of RDA premises, valuable properties and to curb the illegal practices in the jurisdiction of RDA. It is further proposed that a budget head i.e. "Hiring of Security Services" may be reflected in the RDA Own Source Budget 2020-21 alongwith allocation of Rs.5.000 million. The case is placed before the Authority for consideration and approval of outsourcing of Security Firm for safety of RDA Premises and utilization of security services for curtailment of illegal practices on account of housing sector in the jurisdiction of the department and further, creation of new budget head "Hiring of Security Services" alongwith allocation of



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Rs.5.000 million may be allowed in RDA own source Budget 2020-21 in larger public as well as institutional interest.

Decision:-

The Authority unanimously approved the agenda.

Agenda Item No. 5 **LAUNCHING OF RDA HOUSING SCHEME**

It was briefed by the Director General, RDA that the case regarding Launching of a new housing scheme (RDA City) was placed in 49th Authority Meeting of RDA held on 16.09.2020. After details discussion in the Authority Meeting, a technical committee was constituted by the Authority to go through different models of establishing Housing Societies, adopted by Development Authorities and to prepare different proposals for Launching of RDA City. The committee met in several sessions and discussed in detail various models for the establishment of a housing society. It was decided to recommend to the Authority that establishment of a housing society on the model of LDA City may not be viable at the moment because of funding constraints and legal impediments. Also, the committee had visited several sites that have good housing prospects including the land owned by WASA for STP in Gorakhpur. It was decided that legal aspect of utilizing a part of STP land for establishment of a housing scheme may also be studied completely. In the light of above discussion, following proposals are submitted before the Authority on behalf of the Subcommittee;


- i) A short consulting firm may be hired to carry out the financial feasibility and topographic survey of shortlisted sites so that an informed decision can be made regarding which model of land acquisition would be more optimal and legally sound.
- ii) The subcommittee already formed for this purpose may also review the progress of this short consultancy and keep the Authority informed in the successive meetings.

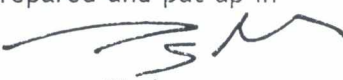
Decision:-

The Authority approved the agenda as proposed.

Agenda Item No. 6 **OUTSOURCING OF RECOVERY FROM DEFAULTERS OF WASA RAWALPINDI**

It was briefed by Managing Director, WASA that it was decided in the 48th meeting of Governing Body of RDA, held on 10.07.2020, vide Agenda Item No.14, that a committee comprising may be constituted to prepare TORs for outsourcing the recovery from WASA defaulters and the TORs be submitted to the Authority for further necessary decision. The same TORs prepared and put up in


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49th meeting of Governing Body of RDA, held on 16.09.2020 and duly approved by the authority in the said meeting. After completion of all codal formalities WASA called Tender Notice for Outsourcing of recovery from defaulter of WASA Rawalpindi. But no firm/company or contractor has participated in the subject tender due to lowest rates offered by WASA. A huge cost is involved in recoveries i.e hiring of staff, vehicles, high rate of inflation. Therefore no firm has participated. Now it is requested that the percentage of collected revenue from defaulter's may kindly be enhanced from maximum 08% to 15% to the contracting firm.

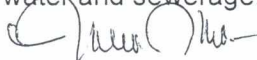
Decision:-

It was decided by the Authority that percentage of collected revenue from defaulters given to the firm may be categorized upto maximum limit of 15%.

Agenda Item No. 7

CHARGE ON 2ND STOREY WATER CONSUMPTION

It was briefed by Managing Director, WASA that it is submitted that WASA has two main sources of water supply, one is through dams and the second is underground water. WASA is buying raw water from Khanpur Dam and Rawal Dam after purification of clean drinking water is supplied to citizens of Rawalpindi. Due to high rate of inflation, the cost of water supply is increasing day by day (i.e electricity, leakage, repair and maintenance, salaries of employees, etc.) WASA Tariff was designed in 1998, which was based on flat rates according to area of premises for single storey. Now population has rapidly increased and extension of city is vertical, 05 marla house consist 03 or 04 storey and more than two families are residing in it. So the consumption of water has increased manifold, however WASA is unable to increase its tariff since 2009. In order to continue uninterrupted water supply to multiplied population of Rawalpindi, WASA has to either purchase more water from Khan Pur Dam and Rawal Dam or WASA has to drill underground water from 396 tubewells being operated at electricity from IESCO at commercial rate of approx Rs.26/- per unit. Due to non revision of tariff, WASA has to purchase water on credit from Khan Pur Dam and Rawal Dam source and unable to meet electricity cost in case of drilling of underground water through tube wells. Therefore, it is suggested that at-least 50% of original water consumption may be charged to residential consumers of WASA for second storey in lieu of cost of water and sewerage.



**Director General
RDA, Rawalpindi**



**Chairman
RDA, Rawalpindi**

Decision:-

It was approved by the Authority that 50% of original water consumption to residential consumers of WASA for second storey be charged from residential consumers of WASA falling within the territorial limits of Rawalpindi City.

ADDITIONAL
AGENDA ITEM
No. 1

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

It was briefed by Managing Director WASA that In the light of directions issued by governing body during its 50th Authority Meeting held on 23.10.2020, WASA water supply directorates has assess the Kali Tanki by measures all steel members and obtain quotation from open market. The assess price comes out to Rs. 6.0 Million. Although the kali tanki is currently abandoned due to lack of water source but this tanki can easily be made functional after construction of new water source based on dam or enhancement of water supply from Khanpur Dam. The above projects required storage provision in the city in order to distribute water to all consumers. Presently, no acquisition would be required which not only cause financial burden but have social impact. Therefore, this tanki can be preserved for future water supply project. A letter was received from Municipal Corporation Rawalpindi, bearing No. 1009/G dated 04.11.2020 asking to hand over the possession of land measuring 1 Kanal after auction of structure of Kali Tanki, the Commissioner Rawalpindi Division in a meeting on 27.11.2020 being Administrator of the Municipal Corporation Rawalpindi have assured that if in future WASA needs any land for water supply system, the Municipal Corporation Rawalpindi will provide the same. The case is submitted for giving approval for auction of Kali Tanki (Structure) and hand over the possession of Land to Municipal Corporation Rawalpindi.


Decision:-

It was decided by the Authority that the case be forwarded to HUD&PHE Department to sought legal opinion for transfer of land from WASA to MCR.

<u>ADDITIONAL</u>	<u>AGENDA</u>	<u>CORRECTION IN THE DESCRIPTION FOR TARIFF</u>
<u>ITEM No. 2</u>		<u>CATEGORY – 17 IN APPROVED WATER TARIFF</u> <u>OF WASA 2009</u>

It was briefed by Managing Director, WASA that in exercise of power conferred upon in the Rawalpindi Development Authority under section 27(I)(II) of the Punjab Development of Cities Act 1-1976 (Act No. XIX) of 1976, the rates and fees against category alongwith the detailed description in respect of its water supply and sewerage operations as fixed w.e.f. 01.07.2006 vide Punjab Gazette

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Chairman
RDA, Rawalpindi


Notification No. L-7532 dated 09.03.2007 are being modified / revised with previous consent of the Government as under w.e.f. next quarter after date of issuance of notification vide Notification No. MD/DG/RDA/Tariff2007-08/206 dated 04.09.2009 published in the Punjab Gazette vide registered No. L-7532 on 15.09.2009. The term “**upto**” and “**below**” is used in the description for categories in the above approved Water Tariff which denoted the limits “**≤**” (**less than and equal to**) and more than refer as “**≥**” (**greater than**). But, a clerical / typing mistake has been occurred in the description for category-17, written as (Bore hole (Aquifer Charges) Below 8” (For commercial / More than 01 kanal residential), which does not elaborate the aquifer charges about 8” dia that creates misconception which making necessary calculations in certain cases and requested for correction / amendment in the description for category-17 as follow and issuance of water and sewerage bill in future and retrospective effect.


Existing	Proposed
Bore hole (Aquifer Charges) Below 8” (For commercial / More than 01 kanal residential	Bore hole (Aquifer Charges) upto 8” dia that includes 8” (For commercial / More than 01 kanal residential

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"


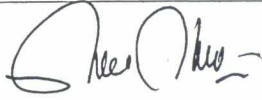



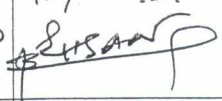

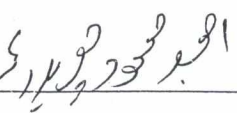
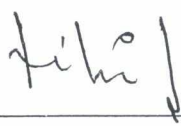

Sr. Name & Designation

In-chair


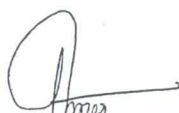




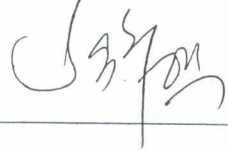
1. Mr. Tariq M. Murtaza,
Chairman, RDA
2. Ms. Ammara Khan,
DG RDA
3. Major (R) Latasab Satti
MPA, PP-06
4. Mr. Amjad Mahmood Ch.
MPA, PP-13
5. Mrs. Nasreen Tariq
MPA, W-301
6. Ch. Muhammad Asghar
Technical Expert
7. Mr. Muhammad Muqarrab Ali
Technical Expert
8. Raja Shaukat Mahmood,
MD WASA
9. Mr. Kashif Minhas, XEN PHED, Rawalpindi
Rep. HUD&PHE Department
10. Ehsan Saeed,
Rep. of Finance Department
11. Ms. Saima Ghafoor, Deputy Director (Dev.)
Rep. of P&D Department
12. Ms. Ali Imran
MO (P/A), MCR
13. Mr. Amer Rashid
Director Engineering, RDA
14. Mr. Asif Mahmood
Director (Admn & Finance)
15. Mr. Shuja Ali
Director (Arch.)
16. Mr. Shahzad Haider
Director (MP&TE)
17. Miss. Saima Younis,
Director (LD&EM), RDA

RAWALPINDI DEVELOPMENT AUTHORITY
51st AUTHORITY MEETING
HELD ON 28.11.2020

ATTENDANCE SHEET

S.#	Name & Designation	Phone #	Signature
1.	Mr. Tariq M. Murtaza / Chairman RDA		
2.	Ms. Ammara Khan, Director General, RDA		
3.	Raza Shaukat Mahmud		
4.	Asif Ptocharrat Dii (Mgt)	0300 - 8303183.	
5.	M. KASHIF MINHAS.	051 9290870	
6.	EHSAN SAJJAD	0455313820	Rep. F.D. 
7.	Majr R. M. Lufasab Satti MPA PP - 6	03114405555	
8.	MPA-PP 13 	03505550422	
9.	Nasrin Taria	0334-5308766	Nasrin Taria
10.	Ch M. Azghar	0321-8548544	

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51st AUTHORITY MEETING
HELD ON 28.11.2020
ATTENDANCE SHEET

11.	M. Muqarrab Ali	0323-510095	
12.	Amer Rashid	0300507505	
13.	Saeema Yunos	03315558483	
14.	Shehzad Haider Dir M&TE	03350125777	
15.	Ali Iqbal MO (P/A), M&CR.	0300-6637131	
16.	Shujat Ali Dir (Arch) RDA	0333 - 5116454	
17.	Saima Shafiq Rep of RDA		
18.			
19.			
20.			