



No. RDA/Admn/F- 52nd / 59 / 2021
GOVERNMENT OF THE PUNJAB
RAWALPINDI DEVELOPMENT AUTHORITY
Murree Road, Liaquat Bagh
Dated the Rawalpindi, the 15 February, 2021

Tel: 051-9334903
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Subject: **MINUTES OF THE 52nd AUTHORITY MEETING OF RAWALPINDI DEVELOPMENT AUTHORITY**

Please find enclosed herewith a copy of minutes of the 52nd Authority Meeting of the Governing Body of Rawalpindi Development Authority held on 11.02.2021 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. Mr. Muhammad Haroon Karnal Hashmi (Vice Chairman)
3. Amjad Mehmood Chaudhry, MPA (PP-13) (Member)
4. Major (R) Muhammad Latasub Satti, MPA (PP-6) (Member)
5. Ms. Nasreen Tariq, MPA (W-301) (Member)
6. The Commissioner, Rawalpindi Division, Rawalpindi (Member)
7. Deputy Commissioner, Rawalpindi (Member)
8. Managing Director, WASA, RDA, Rawalpindi (Member)
9. Administrator, Municipal Corporation, Rawalpindi (Member)
10. Mr. Muhammad Muqarab Ali (Technical Expert / Member)
11. Chaudhry Muhammad Asghar (Technical Expert / Member)
12. All the Directors of RDA for implementation of decision of the Authority
13. Deputy Director Finance, RDA
14. PS to DG, RDA
15. Master file

Director (Admn & Finance)

RAWALPINDI DEVELOPMENT AUTHORITY
(Director General Directorate)

No.RDA/DG/ 50
dated the 15-02-2021

MINUTES OF THE 52ND AUTHORITY MEETING OF THE
GOVERNING BODY OF RDA HELD ON 11.02.2021

The 52nd Authority meeting of Governing Body of RDA was held on 11.02.2021 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 51ST**
AUTHORITY MEETING OF RDA HELD ON 28.11.2020

The Minutes of the 51st Authority Meeting held on 28.11.2020 were presented before the Authority for confirmation.

Decision:

The Minutes of 51st Authority Meeting were confirmed.

Agenda Item No. 2 **APPROVAL OF PPP PROPOSAL OF LAI NULLAH**
EXPRESSWAY AND FLOOD CHANNEL PROJECT FOR
SUBMISSION TO PPP AUTHORITY, PUNJAB

It was briefed by the representative of M/s NESPAK that Rawalpindi/Islamabad receives heavy rains in monsoon season causing colossal damages to the lives and properties of the people. Nullah Lai is heavily polluted due to throwing of garbage and untreated wastewater of both Cities which are creating severe environmental hazards. RDA therefore proposed the project for flood mitigation, environmental improvement of the whole central area of the city including the Cantonment and connectivity of Twin Cities through signal free expressway. Project was launched in 2007 and approved from ECNEC at a cost of Rs.17.769 Billion on 50:50 sharing of Federal and Punjab Government with a completion period of 2 years. The Project was stalled at initial stage due to change of Government in 2008 and subsequent slow funding at various levels. The project is now revamped on PPP mode by extending project length starting from Kattarian to Soan Bridge. PDF funding amounting to Rs.43.380 million was approved by PPP Planning & Monitoring Board for Transaction Advisor to prepare project proposal on PPP mode. Technical Advisory Services awarded to M/s NESPAK-KPMG- AXIS LAW on 07.12.2019.


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(a) SALINET FEATURES:

The consultant prepared two main options

Option 1:

Total Length : 16 Km
Lanes : 4 Nos. (2 lanes on both sides of nullah) with controlled access)

Interchanges : 4 Nos.
Design Speed : 50 Km/h

- Channelization of Lai Nullah
- Provision of Trunk Sewer along both banks of Lai Nullah.
- Construction of road on both banks

Option 2:

Total Length : 10.5 Km
Service road Lanes : 4 Nos. (2 lanes on both sides of nullah) with uncontrolled access)

- Channelization of Lai Nullah
- Provision of Trunk Sewer along both banks of Lai Nullah.
- Construction of service road on both banks

(b) ALIGNMENT:

The expressway originates from I.J Principal Road near Katarian Bridge and passes through Murree Road, Ammar Chowk and terminates at Defence Chowk to merge into National highway (N-5).

(c) EXECUTION MODE:

Public Private Partnership under Punjab PPP Authority Act, 2019

(d) ROLE OF GOVERNMENT AGENCY

- Provision of Land for construction of Road
- Encumbrance free ROW
- Provision of Government Support (Viability Gap Fund) (Cross subsidy in the form of pieces of land, not upfront cash in the form of VGF)
- Assist in obtaining necessary approvals/ licenses

(e) ROLE OF PRIVATE PARTY:

- Design, finance, construction, operation and maintenance of the Lai Expressway & Flood Channel
- Transfer of concession asset to Govt. Agency after completion of the concession period.

(f) CONCESSION PERIOD:

- Total 25 years (02 years construction period & 23 years operation period).

(g) KEY FINDINGS:

As per study conducted by the consultant, the project is not viable on PPP mode on toll charges alone and requires cross subsidy in shape of commercial activities on 35 kanal (vacant available on lai nullah opposite RWMC Transfer station) & 84 kanal (reclaimed land by straightening U Curve of nullah) near Dhoke Najju and housing development on 4500 kanal land of WASA (By changing technology of STP from oxidation ponds to Activated sludge process which required less land i.e. approximately 900 kanals). Acquisition of Land along lai nullah would be required for widening of channel and construction of roads and


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RDA has initiated land acquisition process through Land Acquisition collector (LAC). The consultant prepared various financial models of above two options to make project viable for PPP mode. Summary of four options is as follows:

Proposal	1	2	3	4
Major Components	Expressway & Flood mitigation (16 Km)	Expressway & Flood mitigation (16 Km)	Service Road & Flood mitigation (10.5 Km)	Service Road & Flood mitigation (10.5 Km)
Cross Subsidy	4,500 Kanal STP Land 35 Kanal Land	84 Kanal Reclaimed Land 35 Kanal Land	35 Kanal Land	84 Kanal Reclaimed Land
Land Acquisition Cost (PKR Billion)	27.75	27.75	4.829	4.829
Structures falling in ROW	1604	1604	400	400
No of person Dislocated	12,800	12,800	3,200	3,200
Total Project Cost (PKR Billion)	64	79	26	39
Debit (PKR Billion)	20 (31%)	34 (43%)	13 (51%)	17 (44%)
Equity (PKR Billion)	19 (30%)	24 (30%)	08 (30%)	12 (30%)
Cross Subsidy (PKR Billion)	25 (39%)	21 (27%)	05 (19%)	10 (26%)
NPV (PKR Billion)	7.2	7.6	(5.9)	PKR 687 Million
ENPV (PKR Billion)	3.5	2.0	(4.6)	PKR 685 Million
IRR (%)	15	13.9	< 0%	11.3
EIRR (%)	19.3	17.5	< 0%	18.9

The utilization of STP land for any other purpose has restrictions in the light of land Acquisition Act and various court decisions. Therefore, consultant is recommending Proposal 2 as most viable option for execution of project under PPP mode in order to obtain optimum benefits and requested governing body to consider all options and approve the most optimum option so that detailed PPP proposal on the selected option can be submitted to PPP Authority, Punjab to proceed further in the matter.

Decision:-

After detailed deliberation, proposal No. 2 was recommended by the Authority and allowed to move ahead to submit the case before PPP Cell.


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Agenda Item No. 3

SECRETARIAL AND LOGISTIC SUPPORT TO VICE
CHAIRMAN, RDA

It was briefed by Director General, RDA that Government of the Punjab, HUD&PHE Department Lahore vide No. SO(UD)7-8/2018 dated 14.01.2021 has notified that consequent upon approval by the Standing Committee of Cabinet on Legislative Business in its 44th meeting on 29.12.2020 and in exercise of powers conferred under section (4) Sub Section 5 of Punjab Development of Cities Act, 1976, Mr. Muhammad Haroon Kamal Hashmi has been nominated as Member of Rawalpindi Development Authority, Rawalpindi and further in exercise of the powers conferred under Section 4 Sub Section 8 of the Act ibid, he has been designated to perform the duties as Vice Chairman of the Authority. Since, Mr. Muhammad Haroon Kamal Hashmi does not hold any public office, thus, it is essential to provide him secretarial and logistic support by allocating an office, staff and a vehicle etc., so that, he may perform his duties effectively by fully focusing upon assignments / issues by spending time in his office in the larger interest of the public as well as of the Authority as per Punjab Development of Cities Act.

Decision:-

The agenda was unanimously approved as proposed.

Agenda Item No. 4 EXTENSION IN CONTRACTUAL APPOINTMENT OF STAFF
OF PMU OF RAWALPINDI RING ROAD PROJECT

It was briefed by Director General, RDA that the staff of PMU Rawalpindi Ring Road Project was initially appointed in the month of February 2020 for a period of 10 months (extendable) under the provision of 2nd revised PC-II. Now the PC-II of the feasibility study and detailed design of R3 has been revised as 3rd Revision through the PDWP meeting held on the 15th September, 2020. In the instant revision, the gestation period of the PC-II has been enhanced upto the 31st December, 2021. Accordingly, case regarding extension in contractual appointment of the staff of PMU, Rawalpindi Ring Road upto the 31st December, 2021 was sent to Government of the Punjab, HUD&PHE Department for approval vide letter dated 24.11.2020. In response, HUD&PHE Department vide letter dated 29.12.2020 invited attention to para 2(d) of Finance Department letter dated 31.12.2019. The para 2(d) of Finance Department letter dated 31.12.2019 says that appointment should be made by the relevant


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prescribed channels of recruitment under relevant law, rules, regulations etc.

However, the para 4 of Government of the Punjab, Finance Department letter No. FD.SR-II/1-12/2009 dated 22.10.2019 says that the Appointing Authority may decide the cases of extension in contract period under the Contract Appointment Policy, 2004, where such extensions are to be allowed on the existing terms and conditions. Since, the performance of all the staff of Project Management Unit of RRR Project remained very good / good during the contractual period, accordingly, case was again forwarded to Government of the Punjab, HUD&PHE Department vide letter dated 13.01.2021 for approval. In response, Government of the Punjab, HUD&PHE Department vide letter dated 29.01.2021 forwarded the Finance Department's letter dated 27.07.2018 and 31.12.2019 and requested to proceed further into the matter as per prevalent rules / policy / directions of the Government. The letters of the Finance Department dated 27.07.2018 and 31.12.2019 do not clarify that who is the appointing authority of the staff of Project Management Unit. The issue has also been discussed many times at different levels in HUD&PHE Department who are unanimously of the view that extension of the existing staff cannot be done by the Secretary / A.S Housing. The extension of the existing staff as per extension in gestation period may be approved by the RDA with the concurrence of Governing Body and submitted the case before the Governing Body for consideration of extension in the contractual appointment of staff of PMU Ring Road Project upto the 31st December, 2021. Project Director, PMU-RRR also recommended extension upto 31.12.2021.


Decision:-

The Authority approved the extension in the tenure of contractual appointment of staff of PMU Ring Road Project upto the 31st December, 2021. DG, RDA will issue orders in this regard as recommended by Project Director.

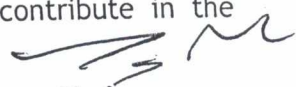
Agenda Item No. 5

**RENAMING OF HOUSING SCHEME FROM NAME AND STYLE
"RABIA RESIDENCY TO STAR ENCLAVE" MOUZA
CHAHAN, CHAKRI ROAD, APPROVED BY DEFUNCT TMA
POTOHAR TOWN**

It was briefed by Director MP&TE, RDA that an application dated 29-12-2020 submitted by Mr. Khalid Mehmood (Attorney Holder), on behalf of Mr. Hanif Memon (CEO), Memon Construction Company (Pvt.) Limited requesting to RESTORE the approval (NOC) of the subject society so as to complete the development work as per requirement / standards and to contribute in the


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Government vision. Briefly history of the case is that M/s Memon Construction Company (Pvt.) Limited got approval of its project namely Rabia Residency, Chakri Road, Rawalpindi from defunct TMA Potohar Town over an area 314 kanal 07 marla & 109 sft in the year 2009. Mr. Khalid Mehmood S/o Rja Imtiaz Ali (Special Attorney) submitted an 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, the record of this scheme was transferred to RDA in 2019 after amendment in Rule-4 of the Punjab Private Housing Schemes & Land Sub-Division Rules, 2010 and subsequent decision of District Planning & Design Committee. The application was examined and found that presently no such procedure was 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. The matter was referred to the Secretary, HUD&PHE Department, Govt. of the Punjab, Lahore vide letter No.RDA/MP&TE/F-PHS-PTR/47/747/2020 dated 29-09-2020 for guidance and clarification. 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, Lahore for an expert advice. The matter of change of name is still under process in the Law & PA Department and HUD&PHE Department. This office did not receive advice on this matter so far. The matter was placed before the Governing Body of RDA vide Agenda Item No.02 in its 51st Authority Meeting held on 28-11-2020 in which following decision was made:-

"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"

The decision of the Authority was conveyed to the sponsor of society vide letter No.RDA/MP&TE/PHS-PTR-47/8791/2020 dated 09-12-2020. In response, the instant application has been received in which it has been stated that due to some serious type of illness of the Attorney Holder, some personal reasons (threats from the area) and the Court matters regarding land, the required development work at site could not be carried out and on clearance of Court matters last year they have decided to fulfill obligation to develop the society.


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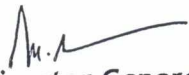
The applicant has requested to restore the approval (NOC) of the society so as to complete the development work as per requirement and standards. As per available record, the Rabia Residency falls out of controlled area of RDA which was approved by the defunct TMA Potohar Town after clearance of the Scrutiny Committee headed by the DCO, Rawalpindi. The required steps of approval i.e. Layout Plan, Mortgage Deed, Transfer of Amenity Sites etc. were completed at that time. However, the development work was not made. As per Rule-3 (h & i) of the Punjab Private Site Development Schemes (Regulations) Rules, 2005 no time limit for completion of development works was fixed and it was left to the developer that he will submit the statement of works that shall be executed at the cost of the developer and shall submit the statement of the period during which the area shall be developed. As per Rule-13 (2) of the Punjab Private Site Development Schemes (Regulations) Rules, 2005 under which Rabia Residency Scheme was approved, no provision of cancellation of approval has been given. The Rule-13 is reproduced as under:-

“Rule-13: Execution of Scheme:- (1) No person shall develop a Scheme except in conformity with these rules.
(2) If the Scheme is not developed within the stipulated period or if the development is not conformity with terms of the sanction, the Development Authority or the Tehsil Municipal Administration as the case may be, may take over the development of the scheme and execute necessary works from proceeds of sale of mortgaged plots or encashment of bank guarantee. In case of difference, the same may be recovered from the Developer as arrears of land revenue.”

Therefore, in light of the above provisions of the rules under which the scheme was approved, it is proposed that Authority may reconsider its decision taken in the 51st Authority Meeting at Agenda Item No.02; the application for change of name of already approved scheme be rejected and the owner / developer be bound to develop the scheme and deliver the possession to the buyers. Further, RDA may not take over responsibility of development of the scheme or execute the necessary works from the proceeds of sale of mortgaged plots especially when the developer himself has applied to allow him to complete the development work.

Decision:-

A committee comprising the following was constituted with the directions to take into considerations all the legal aspects and submit


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recommendations before the Governing Body of RDA in its next Authority Meeting for consideration:-

- | | | |
|------|---|----------|
| i) | Mr. Muhammad Haroon Kamal Hashmi,
Vic Chairman RDA | Convener |
| ii) | Director General, RDA | Member |
| iii) | Director (MP&TE), RDA | Member |

Agenda Item No. 6

APPROVAL FOR CONDUCTION OF SHORT-TERM
CONSULTANCY SERVICES FOR FINANCIAL
FEASIBILITY STUDY OF CONSTRUCTION OF RDA
COMPLEX

It was briefed by Director General, RDA that The land measuring 13 Kanals situated in Village Marrir Hassan Qasbati Tehsil & District Rawalpindi is owned by RDA. It has been decided that RDA Complex is to be developed to establish the financial base for RDA. In this regard, a financial model has been received for construction of RDA complex on JV basis. Further, optimization of the project, as modern building services such as Escalators, Elevators, HVAC & Fire Fighting System etc. are involved in the project, therefore, the services of consultant will be required to carry out the feasibility study of the project. The design of RDA Complex will be developed keeping in view the guide-lines provided in the Economic Feasibility to safeguard the interest of RDA. It will cost approximately Rs. 500,000 / - and requested the Governing Body for approval to conduct the short-term Consultancy for financial feasibility study of construction of RDA Complex in the best interest of the department.


Decision:-

The Authority accorded the approval to conduct the short-term Consultancy for financial as well as legal feasibility study of construction of RDA Complex and decided to enhance the cost from Rs. 0.5 Million to Rs. 1 Million.

Agenda Item No. 7

RATIONALIZATION OF POSTS IN WASA

It was briefed by Managing Director, WASA that on the establishment of WASA, Rawalpindi in April, 1998, the area of Rawalpindi City (Defunct Municipal Corporation Rawalpindi) was entrusted to it for providing the basic facilities of water supply, sewerage & drainage to the residents of that area alongwith the concerned staff. Afterwards at different occasions, the jurisdiction of WASA was


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extended. At present the jurisdiction of WASA, Rawalpindi is spread over the whole city of Rawalpindi except Cantt Area. Even a number of Rural Union Councils being in depleted condition are also entrusted to the WASA to provide the above noted facilities. Today, WASA has manpower of more than 1400 against the 1644 approved posts to run water supply and sewerage network in Rawalpindi city. There is only one post of Assistant Director (Admn) to manage / initiate the service matters of these employees and to cope with other managerial issues, which is required to be enhanced. Similarly, it is also need of the hour to establish a Public Relation Wing in WASA for issuing of press briefing / note for the information general public in the print as well as in the electronic media. Keeping in view, the sanctioned posts of WASA are required to be rationalized by creating and abolishing some posts. Detail is under:-

Posts proposed for abolishment

Name of Post	BPS	Proposed Post	Monthly Expenditure
Assistant Director (WS)	17	2	190,964
Security Officer	17	1	95,482
Accountant	16	1	57,945
Computer Operator	11	2	73,624
Total		6	418,015

Posts proposed for creation/ enhancement

Name of Post	BPS	Proposed Post	Monthly Expenditure	Criterion
Deputy Director (Public Relations)	18	1	107,434	As Annex-A of agenda
Assistant Director (Admn)	17	2	190,964	Already Exist
Assistant Programmer	16	1	57,945	Already Exist
Assistant Motor Transport Officer	09	1	34,505	As Annex-A of agenda
Total		5	390,848	

Decision:-


The Agenda was approved as proposed.

**ADDITIONAL
AGENDA ITEM
No. 1**


**FEASIBILITY STUDY/ MASTER PLAN FOR SPECIAL
ECONOMIC ZONES (SEZS) ALONG RAWALPINDI
RING ROAD:**

It was briefed by Director General, RDA that Rawalpindi Ring Road (RRR) Project is ready to become reality for the inhabitants of twin cities


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(Rawalpindi & Islamabad). Now, Rawalpindi Ring Road is not just a road; it is an "Economic Corridor" that will provide an opportunity for investors to develop a new urban cluster which ultimately will help to de-congest the twin cities and also provide the clean, healthy & safe environment. This will also reduce traffic load on arterial roads within cities, alleviate traffic jams and reduce noise & air pollution. It will ensure an intra-city safe and efficient movement of traffic within metropolises. This economic corridor will also cause to boost economic activity in the region. The proposed Ring Road is 66 Km in length and will be constructed on motorway standard which originates from National Highway (N-5) near Rawat (Radio Pakistan) crosses three major arteries i.e. Chak beli road, Adyala road and Chakri road and passes through Motorway M-2, Islamabad International Airport, CPEC, Motorway M-1 and again terminates at Sangjani N-5 Islamabad. Various zones like industrial zones, logistic hubs, dry port, fruit and vegetables market, bus and truck terminals, educational zones, medical cities, sports complex, theme park, recreational area, business hubs, residential areas and expo center have also been planned along RRR and an opportunity is available for government entities and private investors to plan new economic zones beside expansion of existing proposed economic zones. RDA is also preparing a Master Plan for Rawalpindi City wherein these special economic zone will also be catered for 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. The proposed economic zones were approved by the RDA governing body during its 48th meeting held on 10.07.2020 through agenda item No.12. After that, RDA shared this concept with all potential investors and departments/agencies and gave them opportunity to plan their future projects in the proposed economic zones. In addition to this, RDA also plan to conduct feasibility study to prepare proposal to establish these zones on PPP Mode. M/s Future Developments Holding (Pvt) Ltd, a private entity approached RDA to undertake feasibility study/Master Plan of Proposed economic zone on free of cost (Draft agreement alongwith TORs is attached). If RDA conducts this feasibility study from own source or government funding, it will require an expense of Rs.30.00 million or more and requested governing body to decide either to conduct feasibility study/master Plan of proposed economic zones


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free of cost from M/s Future Development (Pvt) Ltd or a PC-II/PDF request may be submitted to Government of Punjab for allocation and release of funds to conduct study from consultant through competitive bidding.

Decision:-

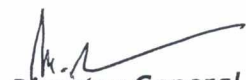
It was decided by the Authority that Feasibility Study should be done free of cost through M/s Future Development (Pvt.) Ltd. with the consultation / consent of Islamabad Chamber of Commerce and Rawalpindi Chamber of Commerce as both the Commerce are stake-holders in construction of Economic Zones of Rawalpindi Ring Road project.

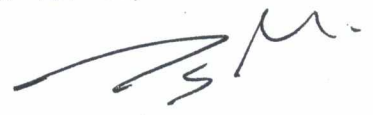
ADDITIONAL AGENDA ENHANCEMENT OF MONTHLY REMUNERATION
ITEM No. 2 OF LEGAL ADVISOR AND ASSISTANT LEGAL
ADVISOR RDA

It was briefed by Director General, RDA that there are hundreds of cases pending in different courts of law against RDA. Besides, FIRs have been lodged / being lodged against different illegal housing societies which will create increase in litigation. As per budget provisions for the fiscal year 2020-21, there is one post of Legal Advisor, RDA (Part time) and two posts of Assistant Legal Advisor, RDA (Part time). The monthly remuneration of Legal Advisor, RDA is Rs. 50,000/- per month while the monthly remuneration of Assistant Legal Advisor, RDA is Rs. 25,000/- per month. The present remuneration being paid to the Legal Advisor and Assistant Legal Advisor is meager and there is a need to enhance the remuneration of the Legal Advisor and Assistant Legal Advisor in order to enhance their efficiency. As per instructions dated 14.05.2011 issued by Government of the Punjab, Law & Parliamentary Affairs Department regarding engagement of private counsel / special Advisors, the remuneration of the legal advisor shall be fixed by Government by general or special order and requested the Governing Body to grant principal approval of suitable enhancement in monthly remuneration of Legal Advisor and Assistant Legal Advisor, RDA.

Decision:-

It was principally approved by the Authority that monthly remuneration of Legal Advisor may be enhanced from Rs. 50,000/- to


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Rs. 100,000/- while monthly remuneration of Assistant Legal Advisor may be enhanced from Rs. 25,000/- to Rs. 50,000/-.

WASA

**ADDITIONAL
AGENDA ITEM
No. 1**

**ADDITIONAL CHARGES OF WATER USED BY
CONSUMER FOR CONSTRUCTION ACTIVITY**

It was briefed by Managing Director, WASA that WASA Rawalpindi is supplying water after proper treatment and chlorine doze is injected to ensure prevention biological contamination at consumer end. The said treated water is uses for different purposes including construction activities. Moreover, the consumer is also utilizing ground water for construction purpose. This is not only causing wastage of resources but also causing water shortage in the said areas. Currently no specific tariff is charging from under construction properties and the existing tariff as per nature of property is imposed on these properties. Following tariff is proposed to be implemented for under construction building:

	Description	Flat Rates (Per Month)
1.	Under construction Plaza	
	a) Plaza/ commercial building(WASA connection/water bore)	Rs. 3500.00
	b) Domestic Building (WASA connection/water bore)	
	i) Up to 10 marlas	Rs. 1500
	ii) Above 10 marlas	Rs. 2000
	Note:-	
	<ul style="list-style-type: none"> • During construction normal water and Sewerage charges will not be charged/collected • If consumer have both connection(WASA connection/ water bore). Separate charges will be collected from consumer for both categories 	

After construction completed, normal tariff will be charged accordingly.

Decision:-

The agenda was approved by proposed.

**ADDITIONAL
AGENDA ITEM
No. 2**

**TRANSFER OF FUNDS FROM MCR, RAWALPINDI TO
WASA**

It was briefed by Managing Director, WASA that on the creation of Water And Sanitation Agency in 1998, the water supply and sewerage system


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alongwith its infrastructure i.e Water Tanks, Tube-wells, OHRs, and other assets etc. were transferred to WASA, Rawalpindi. However, a reasonable amount under head of water supply and sewerage for laying / improvement of water supply and sanitation facility system of the city was held / not transferred to WASA, Rawalpindi from MCR yet. Presently, WASA, Rawalpindi is facing financial hardship for repair and maintenance of existing infrastructure / improvement of water supply and sewerage system of the city, wherever required. However, a huge amount in this regard lies with MCR which it cannot utilized since creation of WASA. Therefore, the same amount may be transferred to WASA from MCR for maintenance / betterment of the city and sanitation facilities.


Decision:-

The agenda was approved as proposed.

FURTHER DISCUSSION

It was pointed out by Amjad Mahmood Choudhary, MPA, PP-12 that it was decided in the 51st Authority Meeting 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 as residents of PP-12 and PP-13 are already paying more charges for water. Whereas, water bills to the residents of PP-12 and PP-13 have been issued with revised rates. It was clarified by Managing Director, WASA that bills have been issued erroneously and directions have been conveyed for correction of same.

The list of participants is attached at **Annex-A**.

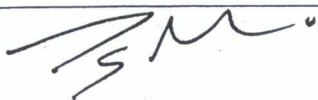


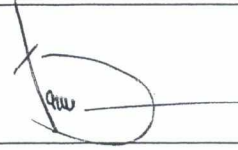



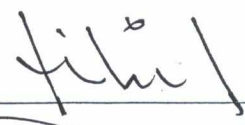


Director General
RDA, Rawalpindi


Chairman
RDA, Rawalpindi




LIST OF PARTICIPANTS

<u>Sr.</u>	<u>Name & Designation</u>	In-chair
1.	Mr. Tariq M. Murtaza, Chairman, RDA	
2.	Mr. M. Haroon Kamal Hashmi Vice Chairman, RDA	
3.	Mr. Maqbool Ahmed Director General, RDA	
4.	Major (R) Latasab Satti MPA, PP-06	
5.	Mr. Amjad Mahmood Ch. MPA, PP-13	
6.	Mrs. Nasreen Tariq MPA, W-301	
7.	Mr. Muhammad Muqarrab Ali Technical Expert	
8.	Raja Shaukat Mahmood, MD WASA	
9.	Mr. Akhtar Abbasi, S.E PHED, Rawalpindi Rep. HUD&PHE Department	
10.	Mr. Amjad Ayub, Dy. District Accounts Officer Rep. of Finance Department	
11.	Ms. Saima Ghafoor, Deputy Director (Dev.) Rep. of P&D Department	
12.	Mr. Danish Raza GM NESPAK	
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
52nd AUTHORITY MEETING
HELD ON 11.02.2021
ATTENDANCE SHEET

S.#	Name & Designation	Phone #	Signature
1.	Mr. Tariq M. Murtaza / Chairman RDA		
2.	Muhammad Haroon Kamal Hashmi / Vice Chairman, RDA		
3.	Mr. Maqbool Ahmed, Director General, RDA		
4.	Raja Shaukat Mahmud	0333-1666469	
5.	M. Akhtar Abbasi S.E RETD RDA		
6.	AMJAD AYUB Dy. Distt Accounts Officer	0333-5113322	
7.	Mrs. R. M. Latif Sattar MPA - DP - 6	031141105555	
8.	امجد محمود باری MPA. 13	033055842	
9.	محمد قریب MPA	0323-510005	
10.	Amner Rashid DE/C.E	03005075015	

RAWALPINDI DEVELOPMENT AUTHORITY
52nd AUTHORITY MEETING
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ATTENDANCE SHEET

11.	Saaima Yunus Dir LID&EM		
12.	SAWA ALI Dir (Arch), RDA		
13.	Saima Shafiq O&ERUP	Rep of R&D	Saima Shafiq
14.	Danish Raza	GM- NESPAC	Danish Raza
15.	Nasrin Taseer	MPA	Nasrin Taseer
16.	Shehzad Heider	Dir M&TE RDA	
17.			
18.			
19.			
20.			