



No. RDA/Admn/F- 57th / 606 / 2021
GOVERNMENT OF THE PUNJAB
RAWALPINDI DEVELOPMENT AUTHORITY
Murree Road, Liaquat Bagh
Dated the Rawalpindi, the 27 November, 2021

Tel: 051-9334904

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Subject: **MINUTES OF THE 57TH AUTHORITY MEETING OF
RAWALPINDI DEVELOPMENT AUTHORITY**

Please find enclosed herewith a copy of minutes of the 57th Authority Meeting of the Governing Body of Rawalpindi Development Authority held on 15.11.2021 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. M. Haroon Kamal Hashmi (Vice Chairman)
3. Mr. 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. The Mayor, MCR, Rawalpindi (Member)
10. Mr. Muhammad Muqarab Ali (Technical Expert / Member)
11. Chaudhry Muhammad Asghar (Technical Expert / Member)
12. All concerned 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)



Tel: 051-9334903
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No. RDA/DG/ 326 /2021
GOVERNMENT OF THE PUNJAB
RAWALPINDI DEVELOPMENT AUTHORITY
Murree Road, Liaquat Bagh
Dated the Rawalpindi, the 27 November, 2021

**MINUTES OF THE 57th AUTHORITY MEETING OF THE
GOVERNING BODY OF RDA HELD ON 15.11.2021**

The 57th Authority meeting of Governing Body of RDA was held on 15.11.2021 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 55th
AUTHORITY MEETING OF RDA HELD ON
03.07.2021**

The Minutes of the 55th Authority Meeting held on 03.07.2021 were presented before the Authority for confirmation.

Decision:

The Minutes of the 55th Authority Meeting were confirmed except agenda Item No. 5 and decided that the same be treated as withdrawn instead of approved.

Agenda Item No. 2 **CONFIRMATION OF MINUTES OF THE 56th
AUTHORITY MEETING OF RDA HELD ON
28.10.2021**

The Minutes of the 56th Authority Meeting held on 28.10.2021 were presented before the Authority for confirmation.

Decision:

The Minutes of 56th Authority Meeting were confirmed.


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**DISCUSSION AND FINALIZATION OF PROPOSAL OF
THE LAI EXPRESSWAY AND FLOOD CHANNEL
PROJECT RAWALPINDI**

It was briefed by the Engineering Directorate RDA that Rawalpindi/Islamabad receive heavy rains in monsoon season causing colossal damage 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.

Mr Basit, General Manager, National Engineering Services of Pakistan (NESPAK) apprised the forum that M/s NESPAK & JV was awarded the work of formulating PPP project Proposal for Lai Expressway and Flood Channel Project by Rawalpindi Development Authority (RDA).

Subsequently, M/s NESPAK-KPMG-Axis Law (JV) prepared a PPP project proposal which was endorsed by the governing body in its 52nd Authority Meeting held on 11.02.2021. However, the proposal required massive equity from the Government of the Punjab in the form of land acquisition and structure compensation. Moreover, it had adverse social impact on residents of the locality in the form of dislocation of more than 1500 families; therefore, the said proposal was not accepted by the client.

M/s NESPAK-KPMG-Axis Law (JV) in consultation with RDA has rationalized the project proposal by:

- Reducing the width of the proposed Channel from 35-50 meter to 25-35 meter and increasing the depth of the water channel to 11.0

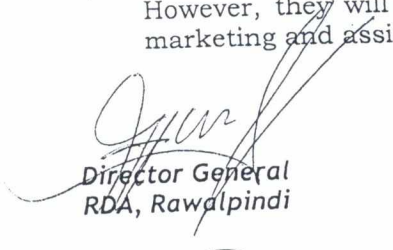

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- meter instead of 8.5 meter, however reducing the channel width resulted in increasing the Construction Cost.
- Reducing the Roadway width from 14.0 meter to 12.4 meter (2 lane carriageway on each side) by providing narrower Utility Corridor and inner Shoulders.
- Further reducing the land on four (04) interchanges by eliminating their loops which were proposed in original design.

After above changes, the project cost will be PKR 79.795 Billion while land acquisition requirement has been reduced to 605 Kanals instead of 1279 kanals, thus, reducing the social impact. Thereafter, Mr Musab, Financial Expert, M/s KPMG presented the financial aspects of the PPP proposal for Lai Expressway and Flood Channel Project prepared on Build & Transfer (B&T) modality:

- Government / RDA will provide encumbrance free land to the private investor.
- Private investor will be responsible to construct Flood mitigation channel, trunk sewer and expressway on basic/preliminary design given in RFP documents / DCA.
- After construction of the entire infrastructure, project will be handed over to RDA for operation and maintenance.
- To recover the cost, RDA have to give development rights to investor / concessionaire of following properties:
 - 35 Kanal land
 - 84 Kanal u-shaped reclaimed land
 - Right to cover and construct upto 40% of the total Nullah (6.4 KM out of 16.0 km)
- Private party will be free to use all the above-mentioned areas according to their own plan
- Private party also responsible for the marketing of plots, saleable units, and/or structures to ensure timely sale Private party also responsible for the marketing of all plots, saleable units, and/or structures to ensure timely sale
- Government / RDA will facilitate in obtaining all the necessary approvals from relevant departments
- On request of private party, Government / RDA shall auction those plots, saleable units and/or structures within 30 days of receiving any such request.
- All the funds generated through auction shall be transferred to private investor.
- Expiry of the contract would be when all auctions have been made in accordance with plan given at the bidding stage.
- As soon as, private investor's cost + profit in accordance with the bid is recouped, no further funds will be transferred to the private party. However, they will be responsible to complete all the developments, marketing and assistance during auction process.


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- No investor shall be allowed to quote deficit in revenue generation in the bid. Any investor quoting a deficit in the revenue generation shall be disqualified.
- Additional funds generated, over and above the cost of bidder as quoted during bidding, shall be distributed between Government/ RDA and Private investor in the ratio of 50:50.
- Private investor to submit revenue generation plan with preliminary / concept level at the time of bidding to support its idea.
- Detailed designs to be submitted after the signing of concession agreement and same will be verified by the Independent Engineer.
- If there is any deviation going forward in the revenue generation plan, same will be verified by IA and IE.
- If there is any shortfall, Government / RDA will not be responsible for providing any additional funds to, the private investor. Therefore, Private investor / concessionaire are requested to come up with most optimal plan for the utilization of all properties being provided by the Government / RDA.

Although investor will be free to come up with own business plan for the properties, yet for basic assessment, the consultant have presented financial values on three options:

- Main Project + 35 Kanal land + 84 Kanal land + 60 feet commercial buildings over Nullah.
- Main Project + 35 Kanal land + 84 Kanal land + (G+1) shops over Nullah.
- Main Project + 35 Kanal land + 84 Kanal land + (G+6) shops over Nullah

Decision:

After detailed deliberations, the governing body decided to endorse the PPP project proposal based on reduced width and increased depth presented by M/s NESPAK & JV on PPP Mode (Build-Transfer (BT) Mode). Necessary legal documents as per the presented proposal may be submitted by the consultants earnestly and may be further submitted by RDA to PPP Authority after incorporating input, if any, from the relevant Directorates of RDA.

Agenda Item No. 4

**TBT Tsunami VISION : GREEN REGULATIONS
INTENSIFICATION AND RESTORATION OF
ECOSYSTEM THROUGH MAXIMIZATION OF
POTOHARI FLORA - CONSERVATION AND
RESTORATION OF ECO SYSTEM THROUGH
MAXIMIZATION OF POTOHARI FLORA**

It was briefed by Director (MP&TE), RDA that the main purpose and objective of this agenda are to align RDA's regulatory framework with the


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Ten Billion Tree Tsunami vision. RDA needs to adopt following objectives in its regulatory framework for aligning^{with} the Ten Billion Tree Tsunami vision:

- i. Intensification & maximization of indigenous Pothohari Flora.
- ii. Revival & Rehabilitation of Pothohari wildernesses.
- iii. Revival of Pothohari Ecosystem in urban settings.
- iv. Making urban settings conducive to protection, promotion and revival of Pothohari flora & fauna including Pothohari & migratory birds.
- v. Minimization of exotic flora, especially its replacement in the Public Space with Pothohari Flora.
- vi. Maximizing land use efficiency for human settlements for maximizing area under wildernesses, forests and green fields.
- vii. Maximization of carbon sequestration within urban settings by maximizing Pothohari Tree, Bush, Shrub cover in public and private space.
- viii. Maximization of use of wood & its derivatives as construction material for maximizing carbon sequestration/sink.
- ix. Maximization of urban sunny surface (rooftops etc) use for either CO₂ capture by Flora or left free for wildness or used for solar panels for producing renewable energy

We all have observed that Pothohari & migratory fauna is fast vanishing since flora being planted in homes, parks and open areas etc. is mostly exotic; trees are of exotic origin and not supportive for the indigenous Fauna. By planting and promoting Pothohari Flora i.e. in Parks, Play Grounds, along Nullahs, Streams, along utility corridors, public buildings (Mosques, Hospitals etc.), commercial area's parking lots, graveyards and of course our homes / rooftops/lowers etc. we can restore food chains of Pothohari and migratory fauna with in the Urban Settings. At the end it was requested to allow RDA to prepare draft green regulations and get reviewed from stakeholders before their approval.

Decision:-

The Authority unanimously approved the proposal and allowed RDA to prepare draft Green Regulations and put up before the Authority for approval at the earliest.

FURTHER DISCUSSION

The following points were also discussed in the Authority Meeting and decided to start working on these points and proposals be placed before the Authority for its discussion and decision:-

- i) The Authority directed RDA to work on master planning of the city. Such master plan should guide city's development vertically and should seek economic densification and land use efficiency for human settlements. A high densification target of


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say 250 persons per acre or higher should be fixed, if soil strata and technical studies so allow. Such master plan should reflect vision of the government i.e. vertical development of cities and saving forests, wildernesses and green fields from horizontal sprawl of cities.

- ii) RDA was further directed to interact with ICT/CDA for the purpose of twin cities' integrated Master Planning so that such Master Plan truly reflects the civic and socio-economic context of twin-city economy and population. In such integrated Master planning, inter-alia, Economic Zones and Industrial Estates should also be envisaged keeping in view of comparative advantages in the context of regional / twin cities' economy. The Rawalpindi Ring Road alignment, currently taken up for construction, should also be taken into account while envisaging such Economic Zones & Industrial Estates etc. within the overall context of regional / twin-city economy. It is expected that while envisaging such conception comparative advantages of emerged industrial cluster such as Taxila-Wah-Hattar industrial cluster, significance of GT Road, National Railway Line should also be kept in view. In nutshell such Master Planning should not view Rawalpindi city and its economy in isolation but should view it in the overall context of regional economy. Accordingly, RDA Master Planning Wing should prepare a case for seeking approval from the competent forum in Provincial Government to proceed further for such Master Plan after taking into account all the relevant legal framework.
- iii) Director (Land Development), Director (MP&TE) and Director (Admn & Finance) shall come up with income generation plan on income generation schemes for RDA in conformity with the legal framework.

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


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LIST OF PARTICIPANTS

Annex-A

Sr. Name & Designation

1. Mr. Tariq M. Murtaza
Chairman, RDA
2. Mr. Gulzar Hussain Shah
Commissioner Rwp. Division/DG RDA
3. Mr. Major (Retd.) Latasub Satti
MPA, PP-06
4. Mr. Amjad Mahmood Ch.
MPA, PP-13
5. Mrs. Nasreen Tariq
MPA
6. Mr. Muhammad Muqarrab Ali
Technical Expert
7. Mr. Qaiser Raza, SE PHED, Rawalpindi
Rep. HUD&PHE Department
8. Mr. Ehsan Saeed, AAO
Rep. of Finance Department
9. Ms. Saima Ghafoor, Deputy Director (Dev.) Rwp
Rep. of DC Office & Rep of P&D Department
10. Mr. Amer Rashid
C.E/D.E-I, RDA
11. Mr. Jamshaid Aftab
Director (MP&TE/LU&BC), RDA
12. Ms. Saima Yunus, Dy. MD (A&F), WASA
On behalf of MD (WASA)
13. Mr. Muhammad Anwar Baran
D.E-II, RDA
14. Mr. Shuja Ali
Director (Arch.), RDA

In-chair