



No. RDA/Admn/DG/203/2022
GOVERNMENT OF THE PUNJAB
RAWALPINDI DEVELOPMENT AUTHORITY
 Murree Road, Liaquat Bagh
 Dated the Rawalpindi, the 18 October, 2022

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**MINUTES OF THE 59th AUTHORITY MEETING OF THE
 GOVERNING BODY OF RDA HELD ON 14.10.2022**

The 59th Authority meeting of Governing Body of RDA was held on 14.10.2022 at 1100 hours 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.

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 58th
 AUTHORITY MEETING OF RDA HELD ON
 19.02.2022**

The Minutes of the 58th Authority Meeting held on 19.02.2022 were presented before the Authority for confirmation.

DECISION:

The Minutes of the 58th Authority Meeting were confirmed by the Authority.

**AGENDA ITEM NO. 2 RDA (UD WING) ANNUAL BUDGET ESTIMATES
 FOR THE FINANCIAL YEAR 2022-23
 INCLUDING REVISED BUDGET ESTIMATE FOR
 THE FINANCIAL YEAR 2021-22**

Director General, RDA presented the RDA (UD Wing) Annual Budget Estimates for the Financial Year 2022-23 & Revised Budget for the financial year 2021-22 before the Governing Body of RDA for approval. It was informed that Rs. 830.632 million on account of own sources income has been achieved against the income target of Rs. 433.325 million during the financial year 2021-22 whereas Rs. 619.325 million is estimated for the year 2022-23. The salient features of the budget 2022-23 are as under:-

Sr. No	Description	Budget 2021-22	Revised 2021-22	Budget 2022-23
A	RECEIPTS:			
1	OWN SOURCE	1621.393	1742.701	2362.026
2	GOVT. GRANTS / ADP	759.069	4277.814	700.000
	Total	2380.462	6020.515	3062.026
B	EXPENDITURE:			
1	OWN SOURCE	1619.986	275.999	2359.621
2	GOVT. GRANTS / ADP	759.069	173.036	700.000
	Total	2379.055	449.035	3059.621


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DECISION:-

The Authority unanimously approved the RDA (UD Wing) Annual Budget Estimates for the Financial Year 2022-23 & Revised Budget for the financial year 2021-22.

AGENDA ITEM NO. 3 WASA ANNUAL BUDGET ESTIMATES FOR THE FINANCIAL YEAR 2022-23 INCLUDING REVISED BUDGET ESTIMATE FOR THE FINANCIAL YEAR 2021-22

Managing Director WASA presented the WASA, Rawalpindi Annual Budget Estimates for the Financial Year 2022-23 & Revised Budget for the financial year 2021-22 before the Governing Body of RDA for approval. It was briefed that the budget is in deficit due to increase in liabilities, non-revision of WASA tariff since 2009, raise in electricity tariff and increase in salaries etc. The salient features of the budget are as under:-

Sr. No	Description	Budget 2021-22	Revised 2021-22	Budget 2022-23
	Opening Balance	93.096	70.710	-1951.057
A	RECEIPTS:			
1	OWN SOURCE	1419.257	1687.665	1769.300
2	GOVT. GRANTS / ADP	1005.770	2015.335	1389.534
	Total	2518.123	2220.166	1207.777
B	EXPENDITURE:			
1	OWN SOURCE	1432.130	3709.432	5246.249
2	GOVT. GRANTS / ADP	1015.283	2015.335	1389.534
	Total	2447.413	5724.767	6635.783
	Closing Balance	70.710	-1951.057	-5428.006

DECISION:-

The Authority unanimously approved the WASA, Rawalpindi Annual Budget Estimates for the Financial Year 2022-23 & Revised Budget for the financial year 2021-22 **with the directions to take all necessary measures for revenue generation and approach the competent forum for increase in tariff to plug deficit.**

AGENDA ITEM NO. 4 REMODELING OF KACTHERY CHOWK, RAWALPINDI PROJECT (DIRECT CONTRACTING WITH GOVERNMENT OWNED AGENCIES UNDER PPRA RULE 2014 ON REVISED PROPOSAL)- ENDORSEMENT

It was briefed by Director General, RDA that Peshawar (Grand Trunk) Road N-5 is an important road of Rawalpindi which takes the outgoing and incoming traffic of Rawalpindi. It passes through the cantonment areas and leads towards Peshawar via GT Road. The existing intersection at


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Katchery Chowk does not supports increased traffic volume, therefore it needs immediate improvement into form of construction of an under passes/fly overs at Ketchery Chowk. To overcome these problems, RDA conducted feasibility study and detailed design through consultant M/s NESPAK and two level underpasses at Ketchery chowk for at grade separation of traffic was initially proposed by the consultant. PC-1 for the subject project amounting to Rs. 3,810.004 Million was principally approved by PDWP in its 23rd meeting held on 07.10.2021. A.A was issued at a cost of Rs.4,879.535 Million on 17th March 2022 on two level underpasses proposal. Since the projects to be executed in the sensitive area where GHQ and other Military Installations and Offices are located, it has become vital to ensure security and secrecy about the information of the project during and after execution phase. The Katchery Chowk intersection is also sensitive in nature due to the fact that the route is used for the daily VIIP movement from GHQ and Garrison. Keeping in view the sensitivity of the project site and timely completion of the project, the Governing body during its 58th meeting held on 19.02.2022 approved the tendering process of contractor and consultant on direct contracting method in the light of PPRA Rule 2014(Rule 59(E)) which is reproduced as under:-

"(e) direct contracting with an organization, owned and controlled by the government: (i) for procurement of works, services and consultancy services, a procuring agency shall engage an organization, semi-autonomous or autonomous institution under the administrative control of the government, Federal Government or other Provincial Government, registered with the Authority, in direct contracting, if project is:

(a) time bound: or

(b) of sensitive nature and its information cannot be shared with private sector.

(ii) Government organization engaged for the procurement shall accomplish the task exclusively through its own resources without involving private sector as a partner or in the form of a joint venture or as a sub-contractor."

(iii) in case, there are more than one eligible organizations intending to participate, then the competition shall held among such organizations.

(iv) rules 12 and 14 of the rules shall not apply on procurement process under the clause

Accordingly, RDA initiated the process of hiring of consultant and contractor for the subject project. Meanwhile, the proposal was revised in the light of stakeholders meeting keeping in view of traffic management plan for VIIP movement and other sensitive issues. The revised PC-I amounting to Rs. 6422.722 Million of the subject project has been discussed and approved in 4th PDWP meeting on 16.08.2022 and A.A was issued on 30.08.2022 by HUD&PHED. The silent features of revised proposal are as under:-

- 2+2 lane flyovers for Rawat - Saddar bound traffic and Vice versa. Total width = 17.8m
- Provision of 2- lane flyovers for Marrier - Rawat bound traffic.


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- Provision of 2-lane exit ramps for Rawat - Airport bound and Rawat- Marrier bound traffic (At-grade).
- Provision of a 2+2 lane full depth (5.1m) Underpasses for Airport to Sadar bound and vice versa traffic.
- Provision of 5m width underpass for Iftikhar Janjua Road to Airport bound traffic with vertical clearance of 5.3m.
- The remaining movements shall be At-grade.

Revised TORs for Resident Supervision Consultants approved by P&D Department on 09.09.2022. Revised T.S has been issued by Chief Engineer, RDA for Rs. 6,092.211 Million on 12.09.2022. Tenders on G to G basis containing the eligibility criteria were invited on 14.09.2022 from Government owned contractors. Single bid was received on 22.09.2022 which was rejected as the contractor did not fulfill the basic eligibility criteria. The tenders are now re-invited on G to G again. RFP for hiring of consultancy services of resident supervision has also been issued to the Government owned consultancy firms on G to G basis. Hiring process of the Consultant will be completed upto 15.11.2022. The updated progress on this project was placed before the Governing Body.

DECISION:-

The Authority showed satisfaction at the updated progress on the project and endorsed the revised proposals of the project.

AGENDA ITEM NO. 5 CONSTRUCTION OF MULTISTOREY COMMERCIAL BUILDING ON SITE ADJACENT TO TUBE WELL SHERPAO COLONY, RAWALPINDI

It was briefed by Director General, RDA that Rawalpindi Development Authority (RDA) intends to construct a multistorey commercial building on vacant land measuring 18 Marlas situated at Sherpao Colony near committee chowk. The main purpose of construction of this building is to generate revenues for RDA by renting out shops and offices. The proposed building consists of basement, ground Floor plus 6 floors with total covered area of 28635.00 sq ft. Architecture design has been prepared by the Director (Arch), RDA whereas detailed design including construction has been carried out through consultant M/s Hussain Engineering Services. Rough cost amounting to Rs.142.362 million was prepared by the Engineering Directorate, RDA in April 2022 and administrative approval was accorded by DG RDA vide letter No.RDA/DG/89/Rwp dated 12 May 2022. Technical Sanction was accorded by Chief Engineer, RDA at a cost of Rs.148.050 million vide letter No.RDA/CE/321/Rwp dated 09.06.2022. The tender was invited through open competitive bidding by publishing advertisement in daily newspaper vide IPL No.6628 on 23.06.2022. However, no firm got issued the bidding documents mainly due to price hike of construction material. The cost estimate has now been revised on 2nd Bi-Annual MRS (1st July 2022 to 31st Dec 2022) and the project cost now comes out to Rs.189.399 million which is 33 % above the original administrative approval. A committee comprising of RDA officers have carried out Market survey in the project area to ascertain the potential


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revenue likely to be generated from rental/auction/sale basis. The committee has recommended construction of Basement + Ground + 1st Floor in Phase-I as the occupation rate in the surrounding buildings is around 50%. The estimated cost for this proposal now comes to Rs.53.527 million and requested for consideration and approval of the proposal.

DECISION:-

The Authority unanimously approved the agenda with the direction that the foundation of the building must be in accordance with the original structure plan, keeping in view of the future planning.

AGENDA ITEM NO. 6 **PROVISION OF IDENTIFIER TO BE WITHDRAWN IN THE COURSE OF TRANSFER OF PROPERTIES IN RDA / RIT (OLD) HOUSING SCHEMES**

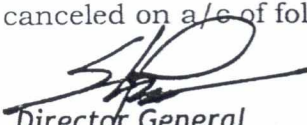
It was briefed by Director Estate Management, RDA that RDA since its establishment is transferring the properties in RDA's Housing Schemes as per Notification No.9(D-II)HP&EP-2-4/76 dated 10.12.1989. Provision of IDENTIFIER (i.e. Gazetted officer of BPS-17 or above) is mandatory for the transfer of property as an obligation for the applicants, which is not traceable that how and when it was started in RDA. Whereas, it has been observed that for allottees (seller) and buyer, it is very difficult to arrange IDENTIFIER who has to be present at the time of recording of statement for transfer. It also becomes difficult as the IDENTIFIER has to be a Gazetted officer in BPS-17 particularly in working hours because everyone is busy in his routine official work. Whereas, recording of statement for transfer takes atleast 02 hours thus the identifier has to take leave from his office which would be difficult for him to get leave on the date of recording statement fixed by the Department. Moreover, the necessity of IDENTIFIER has also been examined that why he is required, when all measures / pre-requisites have been fulfilled before recording the statement in the presence of two witnesses. Thus, the need of IDENTIFIER is not justified and recommended to waive off the requirement of IDENTIFIER to facilitate the general public.

DECISION:-

The agenda was approved as proposed.

AGENDA ITEM NO. 7 **CHARGES FOR RESTORATION OF CANCELLATION OF ALLOTMENT OF PLOTS / STRIPS**

It was briefed by Director Estate Management, RDA that in Government notified housing schemes, plots are allotted as per allotment policy / rules applicable at the time of execution of schemes. At present, Management and Transfer of Properties Act 2014 is applicable. After the allotment of plot, certain restrictions are imposed upon the allottee / owner of the plot. Accordingly, Sale Agreement is executed between the Department and the allottee. In case of breach of any Clause of the Sale Agreement plot, can be cancelled by the Department. As per Sale Agreement plot can be canceled on a/c of followings:


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- a. Non payment of dues within the specified time.
- b. Non completion of building within the specified period.
- c. Non Confirming use of the building.
- d. Violation of terms and conditions.
- e. Sub-division of plot without permission of the Competent Authority.
- f. Amalgamation of plots without permission of the Competent Authority.
- g. Violation of Municipal bylaws.
- h. Violation of building Regulations and other policies of the Authority issued from time to time.

Recently, RDA has cancelled around 18 plots due to non-payment of enhanced cost and late construction fee etc. Earlier, cancelled plots were restored without restoration fee. Whereas, other Development Authorities like CDA and LDA etc. have their restoration policy / rules, like CDA has notified Restoration Policy 2014. Whereas, LDA charges restoration fee as under:

"After cancellation of the allotment of plot, it can be restored on payment of all recoverable dues with interest @ 17.5% per annum and 10% restoration charges of the cost of plot"

Since, RDA does not charge any restoration charges, thus, allottees do not take cancellation of plot seriously. Resultantly, the matter of recovery of outstanding amounts is lingering on for years. It is also important that recoveries against the different properties are pending with the Estate Management Directorate, RDA because of non-payment by defaulters as per Audit Para reports made from time to time. Notices were served to owners of those properties, but most of them did not pay heed. As a result, allotments were cancelled for recovery of outstanding amount. Linking with the CDA Restoration Policy and LDA guidelines mentioned above regarding restoration of plots, it is proposed that RDA may also charge Restoration Fee for restoration of canceled plots as per following rates, whichever is higher:

- a. Rs. 25,000/- Per Marla OR 2% of DC value of Land (For Residential Property) whichever is higher.
- b. Rs. 50,000/- Per Marla OR 2% of DC value of Land (For Commercial Property) whichever is higher.

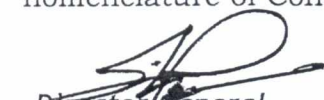
5. RDA is an autonomous body, managing its the expenses like salaries and other non-development expenditures out of its own resources. The Restoration Fee will increase Authority's financial capability of financial resources and requested the Authority to approve the proposal.


DECISION:-

The agenda was approved as proposed.

AGENDA ITEM NO. 8 RE-CONSTITUTION OF CONSTRUCTION DATE ASSESSMENT COMMITTEE

It was briefed by Director Estate Management, RDA that the nomenclature of Condonation Committee as "Construction Date Assessment


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Committee" was approved in RDA's 26th Authority meeting held on 07.12.2006 vide Agenda Item No. 09. The following members were approved as members:-

i.	Director (LD & EM)	Member
ii.	Director (Engineering)	Member
iii.	Director (MP & TE)	Member
iv.	District Officer (Building), Rawalpindi	Member

The Office Order was accordingly issued on 02.02.2007 after approval of DG, RDA. The 4th Member of the Committee i.e. District Officer (Building), Rawalpindi was included as proposed by the then Chairman of the Authority. It was learnt in recent past that post of District Officer (Building), Rawalpindi has been abolished. Therefore, it would be appropriate to exclude District Officer (Building), Rawalpindi as member of said Committee, for facilitation of general public. It is also pertinent to mention that two separate posts of Directors i.e. MP & TE & LU & BC have been created in RDA some years ago. The building plans of RDA's properties are processed and approved by Director (LU & BC), RDA and proposed that CDAC may be re-constituted / re-notified as under:

i.	Director (EM)	Member / Convener
ii.	Director (Engineering)	Member
iii.	Director (LU & BC)	Member

The Committee will continue as per charter of duties delegated by the Authority in its meeting held on 30.06.1991 vide Agenda Item No. 08 under the Act.

DECISION:-

The agenda was approved as proposed.

AGENDA ITEM NO. 9

DEFINING THE PERI-URBAN LIMITS UNDER LAND USE RULES-2021 FOR DISTRICT HEAD QUARTER AND EACH TEHSIL OF RAWALPINDI

It was briefed by DG, RDA that earlier, in context of Punjab Development Authority (Classification, Re-Classification and Re-Development) Rules 2021, the Housing Urban Development & Public Health Engineering (HUD & PHE) Department Government of the Punjab issued order No. SO(H-II)4-22/2020 dated 10.06.2021 directing to ensure the implementation of Land Use Rule-2021 and to protect agricultural areas in the jurisdiction. Accordingly, RDA presented the additional agenda item No.02 in 54th Authority Meeting for definition the Peri-Urban Limits and subsequently definition of agricultural areas under Rule-12 of Land Use Rules-2021 which means the "agriculture area" is the area which falls outside the peri-urban limits. Therefore, in order to define the agricultural areas as per said definition, the declaration of peri-urban limits was the pre-requisite. However, due to objection from Local Govt. Department, MCR and office of Commissioner Rawalpindi Division, Rawalpindi, effort to prepare the peri-urban plan for Rawalpindi was wasted due to objections that RDA cannot prepare such plans which include the Local Govt. area as LG&CD department has notified its own Land Use Rules 2020 for said purpose. Accordingly, the Governing body of RDA has decided in its 55th Authority


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Meeting that the matter may be referred to Government of the Punjab, HUD & PHED for further guidance. In this regard, a committee comprising of Secretary HUD & PHE Department (Convener), Secretary LG&CD Department (Member) and Commissioner Rawalpindi Division (Member / Secretary) was constituted by Chief Secretary Punjab and in this regard "a meeting regarding "peri-urban limits in the jurisdiction of Municipal Corporation Rawalpindi (MCR) and Tehsil Council Rawalpindi and recommended way-forward to address the issue" was held on 13.07.2021. However, till this time, no further decision has been received from the Committee as well as from the Govt. regarding the issue except, LG & CD Department has notified the "The Punjab Local Government Land Use Plan Regulations 2021" clearing the situation that:

4. Site Development Zone

"only peri-urban areas notified or constructed/ elaborated in Rule-81 of Punjab Local government Land Use Plan (classification, Re-classification & Re-development) Rules-2009 may be considered for development as a site development zone/s by the local Govt."

In this regard, it is to submit that concept of Peri-Urban was first introduced in the Land Use Rules-2009 notified by the Govt. of the Punjab in 2009. The definition of Peri-urban is as under:

"an area that spans the landscape between contiguous urban development and rural countryside with low population density and is predominantly being used for agricultural activity and is likely to be urbanized in the next twenty years".

Accordingly, RDA hired a consultant in 2010 for preparation of land Use Classification Plan, Reclassification Plan and subsequent preparation of Peri-Urban Plan for Rawalpindi including the TMA's areas. As a first step of the consultancy, the Consultants prepared the "Land Use Classification Plan for Rawalpindi Tehsil" which was presented at the forum of DP&DC, however, the same could not be notified due to objection of the then TMA. Whereas, after the amendment in 2013 in Rule-4 of Private Housing Scheme & Land Sub-Division Rules-2010, RDA was authorized to process the cases of approval of Housing schemes in whole City District, Rawalpindi. However, the record / files of Private Housing Schemes was transferred from defunct District Council / TMAs to RDA in the year 2019 after approval of DP&DC. In a City District, there was no Urban Rural divide and the entire Rawalpindi District was considered as City District that is why Private Housing Schemes were dealt / approved in the whole district. However, after promulgation of PLGA 2013 formally in 2017, the implementation of Private Housing Scheme & Land Sub-Division Rules-2010 & approval of Private Housing Schemes were avoided beyond certain limits & assuming further area as out of Peri-Urban. Later on, an Agenda Item No. 2 regarding implementation of Punjab Private Housing Scheme & Land Sub-Division Rules-2010 in entire district was placed in the 54th Authority Meeting and Governing Body of RDA allowed continuing its function under Rule-4 of Punjab Private Housing Scheme & Land Sub-Division Rules-2010 considering it as city district without urban rural divide. The above mentioned Punjab Land Use Rules-2009 were repealed and new set of Land Use Rules-2021 have been notified by the HUD&PHE Department, Govt. of

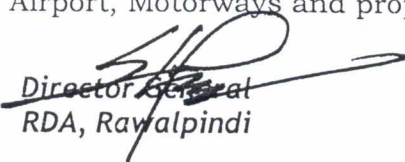

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the Punjab on 21-05-2021. At the same time, LG&CD Department Govt. of the Punjab has also notified its Land Use Rules 2020 for Local Govt. areas in December 2020, however concept of Peri-Urban area has been repealed/deleted in said Local Govt. Land Use Rules. Since, the Punjab Private Housing Schemes & Land Sub-Division Rules-2010 were still intact and RDA was performing its function of approval of Housing schemes in context of amended Rules 4 in whole Rawalpindi District. Therefore, the definition of peri-urban limits was mandatory to perform the said function since no schemes can be approved outside peri-urban limits under rules-51 of Punjab Private Housing Scheme & Land Sub-Division Rules-2010. That is why the above said agenda item regarding definition of peri-urban limits was presented in the Governing Body of RDA in 55th authority meeting, however, the same was not approved, the detail of which has already been mentioned in the above paras. However, recently, Govt of the Punjab has notified the "Punjab Development Authorities Private Housing Schemes Rules 2021" and function of approval of housing schemes of RDA has been curtailed to its controlled area. Thus RDA stopped functioning outside its controlled area. Then after the receipt of clarification from HUD&PHE Department on 07.07.2022 vide which it is clarified that notification of amended Rule-04 dated 06-11-2013 is still intact and Development Authorities may continue the processing / approving of private housing schemes in whole of concerned District under their own rules, 2021 and relevant provisions of Punjab Development Authorities land use Rule-2021, RDA again started its function in context of amended Rule-04 of Punjab Private Housing Scheme & Land Sub-Division Rules-2010. Whereas, Secretary HUD&PHE Department has again issued Standing Instructions vide No. SO(H-II)4-22/2020 dated 05-01-2022 to specify the land use of various parcels of land falling in peri-urban area and subsequent notification of agriculture area outside per urban area under Rule-12 of Land Use Rules 2021 notified by the HUD&PHE Department, Govt. of the Punjab on 21-05-2021. Meantime, Govt. of the Punjab, HUD&PHE Department, in response to RDA representation made the clarification vide its letter No. SO(H-II)4-22/2020 (Vol-I) dated 16-09-22 that matter may be placed before the Governing Body RDA for consideration and taking further necessary action under the relevant provision of Rule i.e. 3,10,12 & 17 of Punjab Development Authority Land Use (Classification, Re-classification and Redevelopment) Rules-2021 regarding peri-urban area limits and it uses. In this regards, Punjab Development Authorities Land Use Rules 2021 require the classification of Land Uses under Rule-3, specification of land uses of parcel of land in peri-urban area under Rule 10, notification of agriculture area outside peri-urban area under Rule-12 and Rule-17 requires the preparation land use classification map of built up area. In this regard, 10(3) also states that peri-urban area shall be considered as residential till the land uses of parcel of land are specified.

Therefore, as per requirements of Land Use Rules 2021 and clarification received from HUD&PHE Department, the Authority is empowered to take the decision for peri-urban limit and specification of various parcels of land falling in a peri-urban area as per Rule-10 of newly notified Land Use Rules-2021 keeping in view the Potohar Character, Strategic restrictions, locked jurisdiction due to boundaries of ICT and cantonments as well as growth trend due to New Islamabad International Airport, Motorways and proposed Rawalpindi Ring Road etc. Therefore, as a


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first step the case of peri-urban limits is being submitted for decision of the Authority. The limits of peri-urban will be calculated on the basis of existing development trend, current population, future population and its land use requirements for next 20 year and etc. in In the detail presentation the each calculation w.r.t. Population, existing area distribution, agriculture pockets/forest areas, exiting nullah etc and subsequent future requirements for each land use have been presented /mentioned based upon which the prei-urban limits has been proposed. The same is submitted for deliberation before the house for:

- i. Principal approval of proposed Peri-Urban Area Limits for each tehsil of Rawalpindi District based upon the above discussion / facts / Govt. data so that further working would be made for:
 - a) Preparation of plan specifying the land use of various parcels
 - b) Proposed road network
 - c) Declaration road RoWs for existing road as per future requirement
 - d) Demarcation of existing villages boundaries
 - e) Agriculture Pockets
 - f) Industrial Areas/Zones
 - g) Integration of Existing Villages into Planned Fold
 - h) Specification of special development zones
 - i) Other restricted areas
 - j) Any other condition/action required under the law in larger public interest
 - k) Notification of peri-urban area to specify land use of various parcels of land falling in a peri-urban area along with proposed parameter /regulation.

Based upon the development trend, direction of the urban sprawl, accessibility corridors, population growth and requirements of urban development for next 20 years following proposals for the definition of Peri-Urban areas with the proposed limits are submitted before the house for consideration / approval:-

- i. For Rawalpindi, which is a District as well Divisional Headquarter and also a twin city of Islamabad, the Federal Capital having burden for provision of low cost residential services as compared to Islamabad, thus has the multiplier effect on the requirement of future land/urban development. At the same time Rawalpindi city is land locked by ICT Islamabad territory and only south- south eastern (towards Rawat and along Chak beli khan road) and south western direction (towards M-1, M-2 and along Chakri and Adayala Road) are available to accommodate the requirements of future land requirement. Whereas, existence of major corridors of accessibility likes M-I, M-2, Chakri Road and Adayala road boosted the development trends towards south-south western direction. Outside the City Area of RDA, UCs namely Raniyal, bijnial, Girja, Chak Jalal Din1 &2, Lkhan etc. also being declared as MC area. Further, vide notification dated 4th April, 2012 outer UCs were declared as City area of RDA for planning purpose. However, the declared city as per 2012 notification did not grow in south, south-east direction and the development trend shifted towards motorway M-2 due to the IIAP, CPEC ruote etc. Therefore


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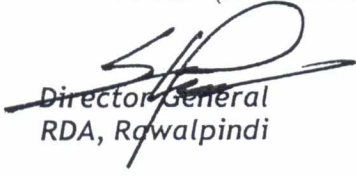

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keeping in view the Govt. notifications for declaration of City area, development trend, accessibility, investment pull factors etc. tentative limits for Rawalpindi city is purposed as per the following strategy:

- a. Use the combined Rawalpindi City Boundary with Rawalpindi new metropolitan corporation boundary as base boundary.
- b. keeping in view the development trends towards south south-west direction towards M-2 and the fact that no development/investment is coming the South, south-east direction, it is proposed that no extension/buffer from the city limit of 2012 is required to be taken but to add the reaming area upto M-2 in the planning boundary from swan river near Khana bajar and then the boundary is proposed to extended along the sawan river upto Dhulial village and then following road leading to sihal chowk upto motorway M-2.

Outside this proposed limits rest the area in Rawalpindi Tehsil will be agricultural area.

- ii. In Tehsil Taxila where multiple urban administrations exist like MC Taxila, Wah Cantt., Taxila Cantt. exist as well as UCs Thatha Khalil (UC-108) has also been declared City area of RDA vide Govt. of the Punjab Notification No.SO(UD) 1-34/2011 dated 05.04.2012 (where the development trend is at full boom since 1980-90s' and schemes like Gulshan-e-Sehat, Army Welfare Trust, Veteran Housing Scheme, WAPDA Town, Engineers Cooperative Housing Society OGDC Officers Cooperative society etc and in most of the cases schemes were approved by the regulator like CDA, TMA, District Council & RDA) are already developed. Whereas, this development trend has been further increased due to CPEC route development through tehsil Taxila. Therefore, keeping in view the above factors, the limits of peri- urban area is proposed to upto tehsil limit till M-I towards south+ complete UC Thatha Khalil which is already declare city area as per notification of 2012, and UC- Lab Thathu towards north direction at N-35 road where, where built up area exist including 02 number of approved schemes exist.
- iii. Teshil Gujar Khan situated in eastern-western direction of Rawalpindi City and growth trend is rapidly moving towards this tehsil thus development trend is being influenced in the said tehsil in regional context. Besides considering in view the development trend, the outline development plans (1985 - 2010) was also considered while marking the peri-urban limits and the boundaries of which has already been extended upto 04 km w.r.t amendment in Rule 81 from the boundary of the ODP and the same is being proposed for the final limits of peri-urban area of Gujar Khan.
- iv. Tehsil Murree is a difficult station for the purpose of definition the peri-urban limits and subsequent declaration of agriculture areas due to its topography, limited accessibility corridors beside the development node already proposed in the Master Plan of Murree Town (1988-2013). The planning boundary of 2013 is thus proposed


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- to be extended up to 04 km as peri-urban limit w.r.t amendment in Rule 81 and should be considered for future residential land use only.
- v. Tehsil Kahuta, Kalar Sayedan and Kotli Sattiyan, due to the difficult area topography as well as limited connectivity/accessibility corridors, have limited potential for urban development whereas, vacant areas/pocket are available within MCs' area, therefore, for the purpose of declaration of agriculture areas, existing MCs' boundaries may be considered as peri-urban area for all three tehsils.

Beside the principle approval of above proposed Limits, it is further requested to approve that minimum Right of Ways (RoWs) of existing Local roads (para 10(c)) connecting major road corridors be fixed as minimum 60 feet (30 feet from center line) and subsequently office of District Collector be requested to direct concerned Assistant Commissioner/ Revenue Officers not to enter any registry/ land transactions within said RoWs. After the finalization/ approval of Peri-urban limits with reference to para no. 16 by the Authority, all the area within the said limits would be considered as "residential" as mentioned in the Rule-10(3) till the Land Uses area specified. This declaration of prei-urban limits would ultimately boost the housing sector in Rawalpindi and provision/ supply of low-cost housing would be made possible as per vision of the Govt. as well as a lot of revenue would be generated by approving the cases of Housing Schemes. Whereas for the preparation of detail peri-urban structure plans for each tehsil of Rawalpindi District, it is important to mention the positive development that RDA through consultant MMP already working on the preparation of peri-urban structure plan for each six tehsils (excluding Rawalpindi tehsil) whereas, PMU of the LG&CD has also announced the project of Land Use & Zoning Plan for Rawalpindi Tehsil through consultant.

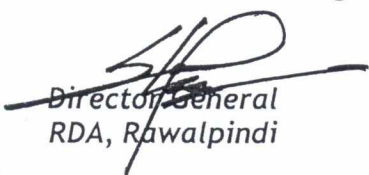
DECISION:-

The Authority took up this issue and invited input from the members. After discussion, it was agreed that let consultant MMP hired by RDA in December 2020 work on Regional Plan including peri-urban limits of 06 Tehsils. It was agreed that time period of consultant that was one year may be extended for another 06 months as requested by consultant to complete the remaining work under clause 2.6 of the agreement without increasing any additional financial liability. Governing Body authorized Director General, RDA to extend period of the consultant for another 6 months for peri-urban limits and Regional Plan of 6 Tehsils. It was also agreed that consultant will put up proposals of peri-urban limits of six Tehsils of Rawalpindi in next 15 days to the Governing Body.

The agenda was further discussed in length and different aspects of the case were deliberated. The Commissioner, Rawalpindi Division, Rawalpindi raised following queries:-

- i) Which area is to be declared as Peri-Urban?
- ii) Who has to make the Master Plan of Rawalpindi District?

The representative of consultant MMP and Rep. of MCR (MOP) and District Council (DOP), Rawalpindi added that RDA is the regulatory authority of private housing schemes and it has to manage all the affairs of the Private Housing Schemes in the District. Director General, RDA


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endorsed the stance and added that without declaration of peri-urban limits by RDA, the mushroom growth of private housing schemes cannot be stopped. The other important aspect of declaration of peri-urban limits of Rawalpindi is that the agriculture land will be safeguarded by doing so. Further, the Rep. of MMP added that they have all the basic data and will submit the detailed peri-urban limits within 15 days. The Authority acceded to the proposal of rep. of MMP.

The Commissioner, Rawalpindi was very much clear that it is the mandate of RDA to declare peri-urban limits of Rawalpindi District. In support, he quoted the example of Faisalabad Development Authority, Faisalabad which faced the similar problems but have notified the Peri-Urban Limits and Master Plan of Faisalabad. Similarly, RDA has to make Master Plan of Rawalpindi District after the notification of Peri-Urban Limits.

It was principally approved by the Authority that RDA will notify the Peri-Urban limits on the basis of proposals of MMP in 6 Tehsils and PMU working under Local Government will prepare site development zones and urban planning of Tehsil Rawalpindi. The contract period of MMP be extended provisionally for a period of six months with certain amendments in TORs. Further extension will be granted after completion of the task.

However, a committee comprising the following was constituted with the mandate to submit detailed report about peri-urban limits to the extent of 06 Tehsils within 15 days and way forward for consideration and approval of Governing Body of RDA in its next meeting:-

- | | |
|-------------------------------------|------------|
| i) Mr. Javed Kausar, MPA, PP-08 | (Convener) |
| ii) Director (MP&TE), RDA | Member |
| iii) Director (LU&BC), RDA | Member |
| iv) Deputy Director (Planning), RDA | Member |
| v) Rep. of MMP | Member |
| vi) DO(P), District Council | Member |

It was further decided by the Authority that Developers / Owners of Metro City, Gujar Khan will be called for with the direction to attend the office within 10 days and submit detail of possession of total land in the name of society and future development planning. The updated status be put up before the Authority in its next meeting.

**AGENDA ITEM NO. 10 REQUEST FOR GUIDANCE ABOUT THE
IMPLEMENTATION OF PRESIDENTIAL
SECRETARIAT DIRECTIVE DATED 28.03.2007**

It was briefed by Deputy Director (Planning), RDA that a Presidential Secretariat Directive vide No. P.S. (Public) S.U.O. No. 1611/Inv(P)/Dir (C-II)/2007 dated 28.03.2007 was received in RDA vide HUD &PHE Letter No. SO(H-II)7-26/04(Projects)/A dated 16.04.2007 for compliance. The Link road to New Islamabad International Airport (NIIA) from the limits of Islamabad at 17 sector series upto NIIA falls in Rawalpindi/RDA controlled area. The said Link Road to NIIA (Srinagar Highway) is fenced with the acquired RoW by NHA as total 300 feet whereas RDA while approving the Housing Schemes along the said road has also maintained the building line upto 600 feet on either side. The plot/area along the road has been declared as blue zone for the Hotel & Restaurants as per the above said Presidential Secretariat Directive guidelines. The directive is reproduced in verbatim:


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- a. The land between Islamabad and the NIIA is declared as especial zone and CDA byelaws be applied for the development of residential colonies in this area.
- b. In view of the problems faced by foreign investors in acquiring land, it is proposed that some area en-route to Islamabad be reserved for development of hotels and restaurants so that foreign investors interested in investing in Hotel Industry may be provided these plots. Town Planning may be done to promote Joint Venture between private parties.
- c. A few thousand acres of land may also be reserved for an Industrial Estate on the pattern of Sundar Estate (Public-Private partnership would be preferable).
- d. The road leading to Airport should be a limited access road and all motorway byelaws and specifications be applied on this road, it should have a minimum 600 feet right of way and should be fenced.
- e. No construction should be allowed (especially brick kilns) in the air funnel.
- f. No commercial activity (shops / plazas) should be allowed on both sides of the approach road.

So far 02 housing schemes in total have been approved along the road leading to NIIA where the 508.29 kanal area has been designated w.r.t said Presidential Secretariat Directive as part of approved LOP for Hotels after charging of 20% commercialization fee and RDA is implementing the same w.r.t approval of building plans. Whereas, 05 hotels have been given the approval of building plan which are under construction, however, some of the developers/builders have submitted their reservations for designation of huge area for Hotels only by limiting the scope of other businesses in the vicinity of NIIA. They have suggested that area may be allowed to be developed as mixed use for shopping malls, entertainments, food courts and hotels and this mixed use would cover the requirements of installation like International Airport as well as the locals. The developer has elaborated the benefits of mixed use development like:

- i. A sustainable and vibrant urban designing & development activity in this specific area i.e Road leading to and from NIIA.
- ii. This mixed use development activity will reinforce the commercial activity, as hotels without commercial retail/whole sale outlets (with varied scope) and office spaces will weaken and compromise the smart and sustainable urban development concept.
- iii. Diversity in design concepts leading to some smart building designs.

With reference to above detail, it is to submit that Supply and demand analysis of the hotel sector plays a crucial role in making the hotel industry more sustainable and economically sound. However, excessive provision of one use like hotel/restaurants will resultantly make the sector futile. Likewise, in case of excessive provision of hotels in the vicinity of New Islamabad International Airport will eventually make this sector economically unproductive and leave most hotels abundant. Moreover, mixed use projects with the world class provision of corporate offices, outlet


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malls and state of the art hotels are substantially important to make this zone more robust and business friendly.

Further, it is also pertinent to mention the area has been designated as commercial after payment of 20% commercialization fee and as per Land Use Rules 2021 Land use of "Hotel" is one of the several land uses that are allowed in a commercial area. Aforementioned in view, RDA requested the HUD & PHE department regarding guidance about the implementation of Presidential Secretariat Directive whether this office may approve the building plans of mixed used mentioned in the Rule 5 of Land Use Rules 2021 or only Hotel use is allowed w.r.t above said Presidential Secretariat Directive. In response, HUD&PHE department directed to place the same before the Governing Body of RDA for recommendations. In this reference, case is placed before the House for deliberation and decision on the following:

- i. Though, the conditions of Presidential Directive in terms of maintaining the 600 feet RoW and not allowing the direct access are already being implemented and only Hotel use is being allowed but instead of only allowing the "hotel use" on such long strip along the NIIA road, mix used development may be allowed.
- ii. In this reference, it is proposed that consultant may be hired for proper study & preparation of plan/ recommendations w.r.t requirement of other land uses along Link Road to NIIA (Kashmir Highway) along with planning perimeters / criteria for Link Road to NIIA to be implemented for better planning and development control.

DECISION:-

The agenda was discussed in length and it was approved by the Authority that since implementation of these directions have been made by RDA after the receipt of the same from Government of the Punjab through HUD&PHE Department, the following proposals of the Authority be again placed before the Government through HUD&PHE Department for legal opinion and guidance regarding mixed commercial use of area abutting this road:-

- 1) The mixed used development may be allowed subject the following criteria.
 - i) No individual shops, auto work shops, grilling welding workshops etc. shall be allowed in order to maintain the urban design of area.
 - ii) Only Hotels especially of international chains, mega malls, mixed used buildings like super markets, multi-national food chains, corporate offices of multi-national companies, hospitals of international stature and fame and banquet halls may be allowed.
 - iii) Maintenance of RoW of 600 feet / building line (300 feet from the central line)
 - iv) No direct access to main link road of NIIA
 - v) Advance height clearance of buildings from CAA


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- vi) Minimum size of plot for mixed use would not be less than 04 kanals of land which is not part of any planned scheme
- vii) Approved size of plots of blue zone will remain intact.
- viii) Payment of 20% commercialization fee
- ix) Given the sensitive location of the area, RDA may adopt special regulations for according approval of building plans and commercialization of plots of this area and cases will be presented to Chairperson of the Planning and Design Committee.

The members gave these proposals which may be placed before Government of the Punjab for legal opinion and guidance to proceed further into the matter.

AGENDA ITEM NO. 11 THIRD PARTY AUDIT OF WALAYAT COMPLEX

It was briefed by Deputy Director (Planning), RDA that The Parliamentary Secretary Revenue, Punjab has pointed out about receiving several complaints that there are many illegal mega constructions being built on state land with the involvement of revenue and RDA officials and that as per the policy of the Government of Punjab, recovery of state lands is in process. In this regard, a letter has been written by the Assistant Commissioner (Saddar) to the Tehsildar Rawalpindi dated 28.12.2019 that it has to be made sure that any scheme / society is not built on state land or the land of *rafa-e-aam*. He has further asserted that the largest illegal commercial construction is "Town Centre Walayat Complex" (near Sawan Bridge Mouza Kotha Kalan) and the major part of this complex has illegally been constructed on state land and violates RDA rules, from where the mafia earned billions of rupees by showing that the project is approved by RDA. The matter was placed in the 46th Authority Meeting held on 25-01-2020 vide Agenda Item No.2, wherein it was decided that the TORs of the third party audit should be prepared and placed before the Authority for approval in the next meeting. Accordingly, the TORs has been prepared and the same were approved in the 47th Authority meeting held on 07.03.2020. In response, following three firms participated in the EIOs:

- i. M/s. Urban Community Housing
- ii. M/s. Shehersaaz Pvt. Ltd
- iii. M/s Urban Planning & Design

Meeting of the committee for Evaluation was held on 25.06.2020 in which EOIs of the participating firms were opened. During perusal of record, it was observed that the subject assignment falls in the category of short consultancy since as per TOR, timeframe to complete the assignment was four weeks and moreover, allocation and estimated cost of the consultancy was Rs.935000/-. Thus, as per Rule 46(A)(a) of the PPRA Rules, the assignment was to be completed through short consultancy. As the process of regular consultancy is lengthy and time consuming, therefore, it was proposed that the present process be scrapped and short consultancy process be adopted according to above mentioned rules. Accordingly, the Director General on 20.08.2020 approved that the assignment be carried out through short consultancy process. However, due to corona pandemic, further process could not be carried out. The process was re-initiated in


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November 2020 and the following firms submitted their technical and financial proposals to carry out the assignment through short consultancy:

- i. M/s. Urban Community Housing
- ii. M/s. Shehersaaz Pvt. Ltd
- iii. M/s RG Pvt. Ltd.


But again the process was delayed due to rise in corona pandemic, on 11.06.2021, work order was issued to the lowest bidder i.e M/s. Shehersaaz Pvt. Ltd and the agreement was signed on 17.06.2021. The firm did not submit the assignment till the stipulated time i.e 17.07.2021, so they were directed to submit the same immediately. In response, the firm requested that they may be given two months' time due to non-availability of their technical staff because of corona. The firm was directed to attend the meeting with Chairman RDA on 15.02.2022. In the meeting, the firm submitted that the assignment is ready but payment of their bills is halted. The final report has submitted by M/s. Shehersaaz (Pvt) Ltd. It is concluded that confusion regarding the jurisdiction of mouzajaat which partially located either in Rawalpindi and Islamabad. Whereas the territorial jurisdiction of ICT / CDA and Rawalpindi district were defined on ground in pursuance of the judgment of the Supreme Court of Pakistan in SMC No.05/2016. The CDA/ICT has demarcated the boundary of ICT limits and situation is same in case of Wallayat Complex that the Revenue Record rest with Rawalpindi Authority whereas the site falls in the ICT Limits. RDA granted the approval on the basis of ownership documents which were issued by the Revenue Department Rawalpindi. It is further pertinent to mention that land offered for approval of Wallayat Complex does not contain the Khasra No.2479/1, i.e Ghairmumkin Path, whereas, no such Revenue Path apparently continues on - ground before & after the Wallayat Complex site. Moreover, the construction / development was being continued since last more than 10 years and no objection or complaint has been received from Revenue Department Rawalpindi that state land is being encroached. As far as violation of approved plan is concerned, RDA field staff has taken all due actions against such construction activities and this was also referred in the reference forwarded by the Director General, RDA. In light of above submitted report it is concluded that RDA initiate legal action against defectives and cases against them are in different court of laws. Whereas, state land has to be demarcated by the Revenue Department Rawalpindi for which Director General RDA has already been requested to District Collector, Rawalpindi. On demarcation further course of action will be finalized and attached the detail brief on the issues, TOR of the 3rd Party, 3rd Party Audit Report and legal way forward in the matter with agenda.

DECISION:-

After detailed discussion, it was decided by the Authority that a letter be sent to Deputy Commissioner, Rawalpindi with the request to demarcate / define the status of the land in order to proceed further into the matter and updated status of the case be submitted before the Authority in its next meeting.


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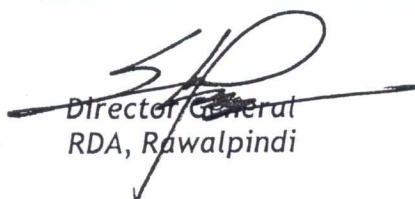

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It was further decided that report of Third Party Audit of Wallayat Complex will be evaluated after demarcation of land by the office of Deputy Commissioner, Rawalpindi to proceed further into the matter.

AGENDA ITEM NO. 12 GRANT OF PROSPERITY ALLOWANCE TO THE RDA EMPLOYEES

It was briefed by Director (Admn & Finance), RDA that Government of the Punjab vide No.FD.SR.V.3-1/2021 dated 07.07.2021 was pleased to announce relief to its employees in the form of Special Allowance-2021 @ 25% of basic pay. Since the allowance was not announced for autonomous bodies, the benefit could not be extended to the employees of the RDA. With steep hike in inflation and increased cost of living within Rawalpindi, the employees are facing problems in making their both ends meet. RDA employees are performing their duties diligently on various developments works (e.g. Remodeling of Katchery Chowk, Lai Expressway and Flood Chancel, Rawalpindi Ring Road, Computerization/Digitization of Land Record etc. and one of the most prime initiatives and a fully functional One Window Operation (with E-Khidmat Markaz, facilitation desks) are setting new standards of public service). At this stage, any monetary benefit to the employees will increase their morale and efficiency to better serve the interest of the Government aligned with public service delivery. Lahore Development Authority (LDA) in its meeting held on 31.03.2022 approved the agenda titled "Grant of Prosperity Allowance to U.D. Wing LDA and TEPA Employees" LDA Prosperity Allowance @ 25% on running basic pay to all the employees of UD Wing LDA and TEPA vide its office order No.LDA/DC&I/214 dated 04.04.2022. On the analogy of LDA, Lahore, it is proposed that "**RDA Prosperity Allowance**" may be granted to all the employees of the RDA (U.D. Wing) @ 25% on running basic pay w.e.f. 01.09.2022 to boost their well-being and performance. The Rawalpindi Development Authority is an autonomous body and has complete autonomy in its financial matters alongwith its own sources of revenue generation. The Authority is completely independent in deciding its financial matters including grant of special allowances to its employees. Further, it is pertinent to mention that the Punjab Government shall not shoulder any financial liability created in result of such adoption. Financial impact of aforementioned allowance comes out to Rs. 18.590 million in current financial year which shall be paid from RDA's own budget provision (surplus) from budget head "Pay and Allowance". Detail of the same is as under:-

DESCRIPTION	AMOUNT RUPEES IN MILLION
Budget head-"Pay & Allowance" for FY 2022-23	325.041
Projection of Utilization till September, 2022	45.543
Projection of Utilization till June, 2023	182.172
Surplus Funds Available	142.869
Financial Impact of proposed Prosperity Allowance till 30.06.2023	18.590
Surplus funds at the end of FY after granting such allowance	124.279


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The RDA Prosperity Allowance shall not be admissible to the following employees:

- i) The employees drawing any professional / cadre specific allowance i.e. Govt. Cadre Strength Posts (Executive Allowance), Engineering Cadre (Technical Allowance), Law Cadre (Non-Practicing Allowance), IT Cadre (Computer Allowance), etc.
- ii) The employees drawing lump-sum/market-based pay packages.

The following terms and conditions shall be applicable with regard to payment of RDA Prosperity Allowance:

- i) It will be subject to Income Tax
- ii) It will be admissible during leave and entire period of LPR except during extra ordinary leave.
- iii) It will not be treated as part of emoluments for the purpose of calculation of pension/gratuity and recovery of House Rent.
- iv) It will not be admissible to the employees during the tenure of their posting / deputation in Federal / Other Provincial Government including AJK & GB as well as deputation abroad.
- v) It will be admissible to the employees on their repatriation from posting / deputation at the rate and amount which would have been admissible to them they had not proceeded on deputation.

It is, therefore proposed to grant **"RDA Prosperity Allowance"** @ 25% on running basic pay scales to all the employees of RDA (U.D. Wing) w.e.f. 01.09.2022.

DECISION:-

The Authority decided to put up the case in the next Authority meeting after clarification whether the allowance is still being withdrawn by the employees of LDA, Lahore or not.

AGENDA ITEM NO. 13 GRANT OF EID ALLOWANCE TO THE RDA EMPLOYEES

It was briefed by Director (Admn & Finance), RDA that RDA employees are working relentlessly in improving the quality of life throughout Rawalpindi. At present, development works worth billion rupees are being executed by RDA in Rawalpindi which includes Remodeling of Katchery Chowk, Lai Expressway and Flood Chancel, Rawalpindi Ring Road, Computerization/Digitization of Land Record etc. and one of the most prime initiatives and a fully functional One Window Operation (with E-Khidmat Markaz, facilitation desks) are setting new standards of public service. The employees of BS-1 to BS-16 in RDA are being paid Eid Allowance of Rs. 15,000/- per employee on the occasion of Eid-ul-Fitr only. Eid-ul-Fitr as well as Eid-ul-Azha are the religious occasions which are celebrated by Muslims with great zeal and religious fervor. Both Eids require huge


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expenditure for each employee & his family to observe fast (arrange Sehr-o-Iftaar) and offer Qurbani. Owing to steep hike in inflation particularly with increased cost of living in the urbanized city of Rawalpindi/Islamabad, the grant of Eid allowance to all the employees of RDA at a uniform rate equivalent to one running basic pay will uplift their morale, increase their efficiency and shall bring a joyous relief to the RDA employees. Lahore Development Authority (LDA) in its meeting held on 31.03.2022 approved the agenda titled "*Grant of Eid Allowance to U.D. Wing LDA and TEPA Employees*" Eid allowance equal to one running basic pay to the Muslim Employees of U.D. Wing LDA, TEPA on each occasion of Eid-ul-Fitr & Eid-ul-Azha (to the Christian employees on each occasions of Easter & Christmas) every year vide office order No.LDA/DC&I/215 dated 04.04.2022. On the analogy of LDA, Lahore, it is proposed that **Eid Allowance** may be granted to all the employees of the RDA (U.D. Wing) equivalent to one running basic pay i.e. to the Muslim employees on the occasion of Eid-ul-Fitr and Eid-ul-Azha and to the Christian employees on the occasions of Easter and Christmas every year. The Rawalpindi Development Authority is an autonomous body and has complete autonomy in its financial matters along with its own sources of revenue generation. The authority is completely independent in deciding its financial matters including grant of such allowance / benefit to its employees. Further, it is pertinent to mention that the Punjab Government shall not shoulder any financial liability created in result of such adoption. The approximate financial impact of grant of aforementioned Eid allowance will come out to Rs. 14.872 Million which shall be paid from RDA's own budget provisions (surplus) from budget head "Pay and Allowances" for FY 2022-2023. Detail of the same is as under:


Description	Amount Rupees (In Million)
Budget Head – Pay and Allowance for FY 2022-2023	325.041
Projected Utilization till September 2022	45.543
Projection of Utilization from till June, 2023	182.172
Surplus Funds Available	142.869
Financial impact of grating Eid allowance (twice) to all RDA employees (FY 2022-23) (Running B. Pay of all employees =7.436 (7.436 x 2 = 14.872)	14.872
Financial Impact of proposed Prosperity Allowance till 30.06.2023	18.590
Surplus funds at the end of FY after granting Eid allowance and proposed Prosperity allowance	109.407

It is further proposed that the amount for payment of such allowances may be incorporated in the budget head "**Pay and Allowances**" in the current budget for the year 2022-2023, hence, proposed that to allow grant of **Eid Allowance** equal to one running basic pay to all the employees of the RDA (U.D. Wing), i.e. to the Muslim employees on each occasion of Eid-ul-Fitr and Eid-ul-Azha and to the Christian employees on each occasion of Easter and Christmas every year as a policy decision.

DECISION:-

After detailed deliberation, the agenda was approved to the extent of one Eid-ul-Fitr Allowance for Muslim employees and one Christmas Allowance for Christian employees of RDA (UD Wing).


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AGENDA ITEM NO. 14 ESTABLISHMENT OF PLANNING & DEVELOPMENT DIRECTORATE

It was briefed by Managing Director, WASA that WASA, Rawalpindi was established in April, 1998 and area of Rawalpindi City (Defunct Municipal Corporation Rawalpindi) was entrusted to WASA for providing the basic facilities of water supply, sewerage & drainage to the residents of that area. At that time, the manpower of WASA was assessed at different levels and was sanctioned on assessment basis to run day to day assignments. Afterwards at different occasions, the jurisdiction of WASA was extended. At present the jurisdiction of WASA, Rawalpindi is spread over the whole city of Rawalpindi covering an area of more than 90 Sq km, with a population of 1.7 Million, excluding Cantt area. Rawalpindi city is one of the most thickly populated metropolitan cities where the population has increased drastically during the last two decades due to rapid and unplanned urbanization. Rawalpindi city is facing acute shortage of water which is increasing with the passage of time due to which not only the changing climatic conditions resulting in lesser rains but also because of profligacy in the use of water at the consumers end. The growing pollution and depleting water resources and aquifers has further complicated the situation. Presently, the water availability from different water sources to Rawalpindi City excluding cantonment board is 51 MGD whereas the demand is 68 MGD. Current water deficit is 17 MGD which will be further increased in the future. Ground water source in Rawalpindi is fast depleting due to its limited potential, with water table lowering at rapid rate of 2.5 meter per year. Pumped supplies are therefore becoming increasingly costly to operate & maintain and there is an urgent need to develop alternative additional water resources based on surface water to reduce the operating cost as well as meet the future water demand. Therefore, an increase in manpower is required on priority basis. Rawalpindi WASA has proposed different projects to overcome water shortage not only for present demand but also cater for the future water need of the city. The different projects proposed in the coming years are as under:

- Water supply project based on Chahan Dam source.
- Water supply project based on Dadhocha Dam source.
- Rehabilitation/upgradation of Rawal lake Filtration Plant and old transmission line.
- 24/7 water supply in pilot area (khaban e sir syed).
- Laying of outfall sewer and construction of waste water treatment plant.
- Repair & Refurbishment of underground RCC storage and overhead tanks.
- Procurement and installation of flow meters at water sources and also on main water pipe lines
- Activation of Existing Overhead Reservoirs.
- Strengthening of existing water quality laboratory.


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- Laying of laterals, secondary and trunk sewers in unserved areas of the city.
- Procurement of water bouzers, suction & jetting units and allied machineries for O&M of water supply and sewerage system

Presently, the existing operational staff is involved in the planning & finalization of project proposal beside lookafter the O&M of existing infrastructure. Due to overburden of staff, the progress on these mega projects is very slow and there is a need to create a dedicated wing to plan, procure and execute the above projects. It is further added that different donor agencies will be approached for provision of funds and also focuses on the planning, procurement and execution wing of agency. The proposed staff of this directorate is as under:-

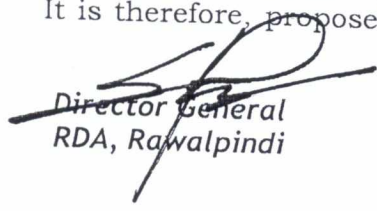
Sr. No.	Name of Post	BPS	No. of posts	Cost Per Annum(Rs)
1	Director (P&D)	19	1	3674496
2	Dy. Director (Operation & Maintenance)	18	4	9777216
3	Dy. Director (Construction)	18	1	2444304
4	Dy. Director (Planning)	18	1	2444304
5	Dy. Director (Procurement)	18	1	2444304
6	Assistt. Director (legal)	17	1	1934832
7	Assistt. Director (P&D)	17	01	1934832
8	Assistt. Director (Construction)	17	02	3869664
9	Assistt. Director (PHS)	17	01	1934832
10	Assistt. Director (Procurement)	17	02	3869664
11	Assistt. Director (Hydrology)	17	01	1934832
12	Assistt. Director (GIS)	17	01	1934832
13	Assistt. Director (Training)	17	01	1934832
Total			18	40132944

DECISION:-

The Authority approved the agenda subject to entrustment of foreign funded projects to WASA, Rawalpindi. Till that, no recruitment against these posts will be made.

AGENDA ITEM NO. 15 DELEGATION OF FINANCIAL POWER OF DY.MANAGING DIRECTOR (ENGG), WASA

It was briefed by Managing Director, WASA that as per delegation of financial power approved from RDA Governing body, DMD (Engg), WASA is authorized to sanction expenditure up to Rs. 3.00 lacs on purchase of tools and plant other than vehicle and up to Rs. 250,000/- on repair and maintenance of all types of machinery. The quoted delegation of powers was approved and implemented keeping in view the nature, type, scope and cost of work. With the passage of time, massive devaluation of currency, the advanced techniques and modernization of civil work, the tool and plant as well as repair cost has been inflated / increased exponentially. It is therefore, proposed that the financial powers of DMD (Engg) regarding


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the above work may kindly be enhanced to sanction expenditure up to Rs. 5.00 lacs on purchase/repair (Transformer, Pumps, Electrical Panels, Tractor Repair, Jetting/ Suction units repair any type of Pump, Electric Diesel/ petrol etc), repair of water supply lines & sewerage pipelines repair and maintenance of all types of machinery. Deputy Managing Director (Engg) will be fully authorized to approve/ sanction such estimates within the budgetary provisions.

DECISION:-

The agenda was approved as proposed.

AGENDA ITEM NO. 16 PROPOSED ENHANCEMENT OF POSTS IN WASA BUDGET

It was briefed by Managing Director, WASA that WASA, Rawalpindi was established during April, 1998 and area of Rawalpindi City (Defunct Municipal Corporation Rawalpindi) was entrusted to WASA for providing the basic facilities of water supply, sewerage & drainage to the residents of that area. At that time, the manpower of WASA was assessed at different levels and was sanctioned on assessment basis to run the day to day job. Afterwards at different occasions, the jurisdiction of WASA was extended. At present the jurisdiction of WASA, Rawalpindi is spread over the whole city of Rawalpindi except Cantt Area. Even a number of Union Councils of Sub Area (Old PP-6) being in scattered condition are also entrusted to the WASA to provide the above noted facilities. However, during operation, some serious difficulties towards Supply of Water, Provision of Sanitation & Drainage facilities as well as Recovery of Revenue Charges from the residents of whole area in jurisdiction as explained above are being faced. In addition to existing infrastructure of Tubewells more than hundred Tubewells has been installed through CDP, SDG, ADP, District Development Fund and SAP Scheme. Shortage of staff has become a major cause of difficulties / deficit in WASA Revenue. It is, therefore, proposed to increase the number of post of different cadres in the budget for the year 2022-2023. The cost of expenditure on account of salary is reflected in the summary of the expenditure at page No. 7, Sr. No. 2 (b) for Rs. 28.308 million in the budget 2022-23.

DECISION:-

The agenda was deferred till the next Authority Meeting.

AGENDA ITEM NO. 17 PERMISSION TO OPERATE & MAINTAIN MINI FILTRATION PLANT THROUGH SILANI TRUST

It was briefed by Managing Director, WASA that Water filtration plants are necessary to supply safe water for drinking purpose. These plants remove contamination from water and supply treated water to the end users. The Government of Pakistan formulated a policy for safe drinking water in the country in year 2005 namely 'Clean Drinking Water Initiative' (CDWI) in which, one filtration plant was to be installed in every Tehsil. In Punjab, 144 Filtration Plants were scheduled to be installed. Afterwards, a new policy under the name of 'Clean Drinking Water for All' (CDWA) was introduced whereby, it was decided that one Filtration be installed in each


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Union Council. Currently, there are 128 Nos. Mini filtration plants located in the service jurisdiction which are installed by WASA, TMA, NGOs, and other provincial & Federal Government Departments. All these filtration plants are installed with tube wells and Approx. 0.25 MGD (million gallons per day) water is being utilized for these plants besides heavy O & M expenditures. WASA Rawalpindi has evolved a comprehensive SOP for O&M and regular monitoring/ sampling of Filtration Plants. WASA have awarded three running rate contract through open competitive bidding for O & M of all Mini Filtration Plants falling in its jurisdiction by dividing the city in three zones. Every year an expenditure of Rs.30.000 million has been made on O&M of these filtration plants. All filter cartridges and allied items of these purification plants are regularly replaced on the recommendations of water analysis reports and in the light of Standard operating procedure (SOPs) issued for smooth operation of these plants with following major parameters:

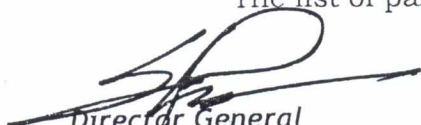
- Institutionalized training of tube well operators regarding proper operation and maintenance of water purification plants.
- Regular backwashing of these purification plants after every 15 days.
- Replacement of 1 micron and 5 micron filter cartridges after every 3 months.
- Replacement of Sand Media and Granular Activated Carbon Media after every 2 years.
- Replacement of UV Lamp as and when required.
- Regular monitoring for the quality of water being supplied by these water purification plants.

M/s Saylani Welfare is a registered charity and well known / reputed Non-Governmental Organization (NGO) in Karachi, Pakistan. Saylani welfare is founded in 1999; it supports Initiative and provides permanent by promoting economic justice and social welfare of men, women, orphans and families in Pakistan. Saylani Welfare is through its officers in NOTTINGHAM, UK, is carrying out funds raising campaigns as well as giving knowledge about the range charity projects. The funds collected through donations are incurred on sustainable projects and emergency campaigns within the quilts of existing Law of land in Pakistan. M/s Silani Welfare has already made an agreement with CDA for upgradation, operation and maintenance of 39 Nos. Filtration Plant at Islamabad at free of charges initially for 05 years, extendable on the basis of mutual understanding/coordination in the interests of general public. M/s Silani welfare is also willing to takeover Mini Filtration Plants of Rawalpindi city for O&M purposes in phase wise. Keeping in view of financial constraints of WASA, Rawalpindi in the O&M of Filtration Plants as well as other infrastructure, it is proposed to make agreement with M/s Silani Welfare for O&M of Mini Filtration Plants. Therefore, approval of Governing Body is required to allow WASA to handover Mini Filtration plants to M/s Silani Welfare for O&M purposes.

DECISION:-

The agenda was approved as proposed and WASA Rawalpindi was allowed to enter into the agreement with M/s Saylani Welfare on the pattern of Metropolitan Corporation, Islamabad.

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


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LIST OF PARTICIPANT
59th Authority Meeting

<u>Sr.</u>	<u>Name & Designation</u>	<u>In-chair</u>
1.	Mr. Tariq M. Murtaza, Chairman, RDA	
2.	Mr. Saqib Manan, Commiissioner Rawalpindi Division	
3.	Mr. Saif Anwar Jappa, Director General, RDA	
4.	Ch. Javed Kausar, MPA, PP-08	
5.	Mrs. Nasreen Tariq, MPA, W-301	
6.	Mr. Raja Khurram Zaman, Technical Expert	
7.	Mr. Raja Arshad, Technical Expert	
8.	Mr. Muhammad Tanveer, MD WASA, Rawalpindi	
9.	Mr. M. Gohar, XEN, PHED Rawalpindi Rep. HUD&PHE Department	
10.	Ms. Ayesha Ghazanfar, Director (LG) Rep. Secretary (LG&CD) Department	
11.	Ms. Mehtab Yaseen, AC (UD) Rep. (P&D) Board	
12.	Mr. Mazhar Nadeem, Deputy Director (Dev), Rep. of DC Rawalpindi	
13.	Mr. Safeer Hussain, DAO-II, Rep. of Finance Department	
14.	Mr. Asif Mahmood, Director (Admn & Finance), RDA	
15.	Mr. Jamshaid Aftab, Director (EM),RDA	
16.	Mr. Malik Ghazanfar Ali Awan, Director Land Development & MP&TE, RDA	
17.	Mr. Shuja Ali, Director (Arch.), RDA	
18.	Mr. M. Tahir Meo, Director (LU&BC), RDA	
19.	Mr. Azizullah Khan, Deputy Director (Engineering), RDA	
