



No. RDA/Admn./F-61st/937 / 2022

**GOVERNMENT OF THE PUNJAB  
RAWALPINDI DEVELOPMENT AUTHORITY**

Murree Road, Liaquat Bagh

Dated the Rawalpindi, the 27 December, 2022

Tel: 051-9334904

Fax: 051-5530423

Subject: **61<sup>st</sup> AUTHORITY MEETING OF RAWALPINDI DEVELOPMENT  
AUTHORITY**

Please find enclosed herewith a copy of minutes of the 61<sup>st</sup> Authority Meeting of the Governing Body of Rawalpindi Development Authority held on 22.12.2022 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, Lahore.
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. Malik Muhammad Ali Awan (Vice Chairman)
  3. Mr. Javed Kausar, MPA (PP-08) (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 Administrator / Mayor, MCR, Rawalpindi (Member)
  10. Raja Khurram Zaman (Technical Expert / Member)
  11. Raja Muhammad Arshad (Technical Expert / Member)
  12. Chief Engineer, RDA
  13. All the Directors of RDA
  14. Deputy Director (Finance), RDA
  15. PS to DG, RDA
  16. Master file
- } for implementation of decisions  
of the Authority.

*Director (Admn & Finance)*

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Tel: 051-9334903  
Fax: 051-5530423

**MINUTES OF THE 61<sup>st</sup> AUTHORITY MEETING OF THE  
GOVERNING BODY OF RDA HELD ON 22.12.2022**

The 61<sup>st</sup> Authority meeting of Governing Body of RDA was held on 22.12.2022 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 deliberations and discussion, following decisions were made.

**AGENDA ITEM NO. 1      CONFIRMATION OF MINUTES OF THE 60<sup>th</sup>  
AUTHORITY MEETING OF RDA HELD ON  
18.11.2022**

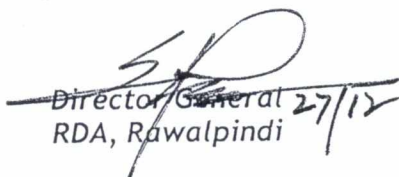
The Minutes of the 60<sup>th</sup> Authority Meeting held on 18.11.2022 were presented before the Authority for confirmation.

**DECISION:**


The Minutes of the 60<sup>th</sup> Authority Meeting were confirmed by the Authority.

**AGENDA ITEM NO. 2      ENHANCEMENT IN GROUND COVERAGE W.R.T  
HARDSHIP REGARDING HEIGHT RESTRICTION  
BY THE CIVIL AVIATION AUTHORITY (CAA)**

It was briefed by Director (LU&BC), RDA that the according to Section 2.5 and 3.1.1 of RDA Building & Zoning Regulations 2020, the allowable height is determined on the basis of Right of Way (ROW), Plot Size and subject to the NOC from Civil Aviation Authority (if required). It has been observed in certain cases that right of way (ROW) and plot size allows more height but due to the close proximity to the airport, the height as per building Regulations cannot be allowed as it is governed by CAA. This becomes more hard in the cases of skyscraper buildings having plot size more than 12 kanals and allowed height is more than 300 feet with 50% ground coverage. Whereas, due to height restrictions by the CAA, the

  
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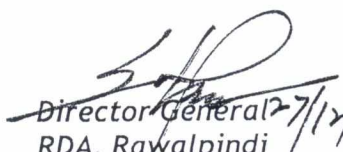
  
Chairman  
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builders can neither utilize the maximum FAR nor the height i.e, 300 ft and above. The relevant section is reproduced as under:-

Zones	Max Ground Coverage	F.A.R	Storey	Height (including parapet wall)	Plot Size	ROW of Road	Parking Requirement
High Rise-2	65%	1.12	G+23+Service Floor	Upto 300 feet	Min 06 Kanal and less than 12 Kanal	Min 80 feet	Parking requirement as per specific use mentioned in Clause 3.11
Skyscraper	50%	Above 300 feet increase in F.A.R @ 4% proportionate to height *(e.g if height is 400 ft. then F.A.R will be $400 \times 0.04 = 16$ )	(No restriction), NOC from CAA	Above 300 feet	Min 12 Kanal and above	Min 80 feet	Parking requirement as per specific use mentioned in Clause 3.11

In such cases, considering the hardship of the builders, the ground coverage can be enhanced from 50% to maximum 65% subject to the condition that the maximum limit of FAR shall not be crossed i.e, 1:12 .Thus in case due to CAA restriction , if height can't be allowed as per Building Regulations but by keeping builders within the permissible FAR, the ground coverage from 50% to maximum 65% can be allowed / enhanced. However, to fetch the benefits of ground coverage from 50% to 65%, the builders will have to be pay fee @ Rs.5000/sft. of excess ground coverage as per actual. That means excess area could be 50% to 55%,60% and maximum to 65%. Therefore, for example in case of 12 kanal plot if the builder wants to have the ground coverage from 50% to maximum 65% the fee will be as under:-

S.#	Area in (Kanals)	Area in (Square feet)	Coverage	Area in (Square feet)	Excess Area (Square feet)	Fee for Excess area @ Rs 5000/- (Square feet)
1	12	65,340	50 %	32,670	Nil	Allowable
2	12	65,340	55 %	35,937	3,267	Rs. 1,63,35,000
3	12	65,340	60 %	39,204	6,534	Rs. 3,26,70,000
4	12	65,340	65 %	42,471	9,801	Rs. 4,90,05,000

  
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It was contended that there will be no violation as the FAR will be maintained and RDA will fetch handsome revenue to manage its non-development expenditures in one hand and hardship of the builders will be addressed on the other hand in the large public interest. The agenda was placed before the Governing Body for consideration and approval.

**DECISION:-**

After detailed discussion and weighing pros and cons of the proposed amendments, the Authority approved to constitute a committee comprising of the following:-

1.	Chief Engineer, RDA	(Chairman)
2.	Director (LU&BC), RDA	(Member)
3.	Director (Arch.), RDA.	(Member)
3.	Dy. Director (Planning), RDA	(Member)

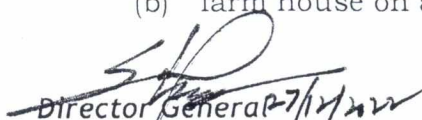
The Committee shall go through the matter in length and submit its comprehensive report within five (5) days covering all legal aspects. The report of the Committee will be submitted before the Governing Body of RDA in its next Authority Meeting for final decision.

**AGENDA ITEM NO. 3    IMPLEMENTATION OF RULE 45 OF PUNJAB DEVELOPMENT AUTHORITIES PRIVATE HOUSING SCHEME RULES, 2021**

It was briefed by Director (LU&BC), RDA that to control the mushroom development and construction activities resulting urban sprawl, govt of the Punjab has notified Rule 45 in the Punjab Development Authorities Private Housing Scheme Rules, 2021 which restricts the development authorities to approve any individual housing unit unless it is a part of any approved housing scheme or land sub-division. The Rule 45 is reproduced as under :-

“45. Unplanned housing scheme. –

- (1) The Authority shall not allow any individual housing unit in the area unless it is a part of any approved housing scheme or a land sub-division except in the following cases:
  - (a) areas contiguous to Lal Lakeer of village settlements to be notified by the Authority;
  - (b) farm house on a minimum four Kanai area;

  
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- (c) farmer's hut and ancillary facilities up to a maximum of ten marlas on the land not less than one acre;
- (d) the land purchased for construction of house prior to the Notification of the rules; and the area is otherwise not feasible for housing scheme or land sub-division.
- (2) The scrutiny committee may, in special circumstances other than those mentioned in Sub-rule (1), allow construction of housing unit after stating reason in writing.

Explanation: In this rule, "Scrutiny committee means the Scrutiny committee constituted by the Authority"

2. Point wise explanation and recommendations are submitted for perusal and decision.

- a. Sub-Rule 1 of Rule 45 referred above is hereby endorsed to the extent that it shall be applicable only in the predominate open areas as per section 2.3 of RDA Building and Zoning Regulations 2020.
- b. Sub-Rule 1(a) of Rule 45 clarifies that Authority can approve housing unit only in case of areas contiguous to Lal Lakeer of village settlements notified by the Authority. In this connection for getting information regarding Lal Lakeer will be requested from the office of the District Collector Rawalpindi and the same will be verified on ground for notification. This will be an extensive exercise, therefore, it is proposed that task to establish the Lal Lakeer around village may be entrusted to the consultants i.e. (MMP Pakistan) who are preparing a Land Use Map/ Zoning Map for Tehsil Rawalpindi. Whereas, marking of Lal Lakeer will not be a separate task for the consultants as it will be covered in the Land Use Map and contiguous expansion of the village settlements will be delineated with Lal Lakeer.
- c. Sub-Rule 1(b) of Rule 45 that a Farm House having minimum area of 4 Kanal is endorsed.
- d. Sub-Rule 1(c) of Rule 45 land purchased before notification of rules and the area is otherwise not feasible for housing scheme or land sub-division is endorsed.

Whereas, under Sub-Rule 2 of Rule 45 of Punjab Development Authorities Private Housing Scheme Rules, 2021, the Authority may constitute the Scrutiny Committee to allow approval of housing unit under

  
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Special Circumstances. In this connection following Scrutiny Committee is proposed to be constituted and notified.

S.no	Designation	Nomenclature
1	Director (LU&BC) RDA	Convener
2	Director (Land) RDA	Member
3	Representative of DC Office	Member
4	Dy Director Planning ,RDA	Member
5	Dy Director (LU&BC) ,RDA	Secretary

The Scrutiny Committee will examine the cases to be considered under Special Circumstances for approval of building plan like:-

- Plot is situated in the established built up area.
- Add/Alt in the existing building is requested.

The Scrutiny Committee will forward its recommendations (Approval/ Rejection) to the Director General RDA for Approval

In addition to above, it was proposed that the District Collector Rawalpindi may be requested to not entertain any land transaction other than for Agricultural use and no Fard for the Building Plan (Naqshah) may be issued to any individual to achieve the purpose of Rule 45 in larger public interest and to curb/minimize the mushroom development the urban fringe. The agenda was placed before the Governing Body of consideration and approval.

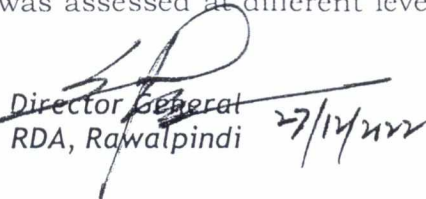
#### **DECISION:-**

It was decided by the Authority that a reference will be sent to Government of the Punjab, HUD&PHE Department, Lahore to seek clarification / advice regarding relaxation in Rule 45 of the Punjab Development Authorities Private Housing Scheme Rules, 2021. However, it will also be intimated that above proposed scrutiny committee is being constituted to examine the cases under Special Circumstances for approval of building plan like:-

- Plot is situated in the established built up area.
- Add/Alt in the existing building is requested.
- The Scrutiny Committee will forward its recommendations (Approval/ Rejection) to the Director General RDA for Approval

#### **AGENDA ITEM NO. 4      PROPOSED ENHANCEMENT OF POSTS IN WASA BUDGET**

It was briefed by Managing Director, WASA, Rawalpindi 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

  
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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 Schemes. Shortage of staff has become a major cause of difficulties / deficit in WASA Revenue. The agenda was placed for enhancement in number of posts of different cadres before the Governing Body, WASA, RDA in its 60th meeting held on 18.11.2022 for consideration and approval. The cost of expenditure for Rs. 28.308 million on account of salary is reflected in the summary of the expenditure at page No. 7, Sr. No. 2 (b) in the budget 2022-2023. The clarification on the view / observations of Finance Department on above agenda has already been submitted to Director General, RDA, Rawalpindi vide letter No. MD/WASA/011/204 dated 25.11.2022. The same is enclosed herewith for kind consideration of the members of Governing Body, RDA. The recruitment of staff on posts for Grade 11 to above will be done through Punjab Public Service Commission whereas the other posts will be hired through WASA Administration as per Government recruitment Policy. The agenda was re-submitted before the Governing Body, RDA for approval of enhancement of proposed posts in WASA Budget w.e.f. 01.07.2022.

**DECISION:-**

The Authority approved the agenda that regular appointments against newly created posts in Grade 11 and above will be done through Punjab Public Service Commission whereas the other posts will be hired in transparent manners through WASA Administration strictly as per Government recruitment Policy and instructions issued from time to time. It was also made clear by the Governing Body that no funds against the newly created posts will be claimed.

**AGENDA ITEM NO. 5 GRANT OF "RDA SUPPORT ALLOWANCE" TO THE EMPLOYEES OF WATER & SANITATION AGENCY, RDA, RAWALPINDI**

It was briefed by Managing Director, WASA, Rawalpindi that The Governing Body, RDA in its 49th Authority meeting held on 16.09.2020 vide agenda Item No. 8 has approved "RDA Support Allowance" to the employees (officers / officials) of WASA , Rawalpindi at par with RDA UD Wing at the following rates w.e.f. 01.09.2020 subject to availability of funds.

Sr. #	BPS	Existing Rate (Per month)
1.	01 to 08	Rs.3,000/-
2.	09 to 14	Rs.4,000/-
3.	15	Rs.5,000/-
4.	16 & 17 (Private Secretaries,	Rs.7,000/-

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	Superintendent)	
5.	BS-17	Rs.15,000/-
6.	BS-18	Rs.20,000/-
7.	BS-19	Rs.25,000/-
8.	BS-20 & above	Rs.30,000/-

The Lahore Development Authority and Rawalpindi Development Authority, Rawalpindi (UD Wing) has revised the above allowances in pursuance of Govt. of the Punjab, Finance Department Notification No.FD.SR-1/9-14/2002(P-I)dated 27th December 2019 w.c.f. 01.01.2020 as mentioned below:-

Sr. #	BPS	Revised Rates (Per month)
1.	01 to 08	Rs.6,000/-
2.	09 to 14	Rs.8,000/-
3.	15	Rs.10,000/-
4.	16 & 17 (Private Secretaries, Superintendent) and any other applicable post	Rs.14,000/-

As for WASA, Rawalpindi is concerned, the case for revision of "RDA Support Allowance" at par with UD Wing RDA was placed before the Governing Body, RDA, vide Agenda No. 8 in its 58th meeting held on 19.02.2022. The Authority deferred the agenda. However, the authority decided to re-submit the case after enhancement of revenue and getting approval for revision of tariff rates from Government. Since WASA is paying 50% of the RDA Support Allowance to its regular employees from BS-1 to BS-16 and borne an expenditure of Rs. 3.879 million per month to this effect from WASA own revenue sources. The expenditure on revision of rate of RDA Support Allowance will rise to Rs. 7.758 million per month. The agenda was placed before the Governing Body, WASA, RDA in its 60th meeting held on 18.11.2022 for consideration and approval. The clarification on the view / observations of Finance Department on above agenda has already been submitted to Director General, RDA, Rawalpindi vide letter No. MD/WASA/011/204 dated 25.11.2022 (F/C). The same is enclosed herewith for kind consideration of Governing Body, RDA. The agenda was re-submitted before the Governing Body, RDA for consideration and approval.

#### **DECISION:-**

The Authority decided to enhance 50% of the existing allowance being drawn by the employees of WASA in BS-1 to 16 and BS-17 (Private Secretaries, Superintendent) and any other applicable post. It was further emphasized that untiring efforts be made to enhance revenue generation of WASA, Rawalpindi as no additional funds or grant will be claimed from Government for this additional financial burden.

#### **AGENDA ITEM NO. 6 REVISION OF WATER TANKER CHARGES**

It was briefed by Managing Director WASA that presently, WASA Rawalpindi is supplying water through water bouzers to the residents of Rawalpindi city on nominal rates which requires additional water over and

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above the regular supply whereas free bouzers are supplied to the community where there is water shortage due to burning of pumping machineries or any other issue. The water bouzers are filled through tubewells by pumping ground water at a depth of 350ft or more. With the passage of time, the electric tariffs as well as POL prices are increasing rapidly and the selling cost of water tanker is far below the filling and transportation cost. Current WASA budget is in deficit and hardly meeting the salaries and electric cost of tube wells. Although WASA has already adopted various austerity measures to cut down its expenditures, but the current budget for financial year 2022-23 is still in deficit. So RWASA is constrained to adjust /revised tariff of water bouzers:-

A.	SUPPLY THROUGH WATER TANKERS	Existing rate per Tanker	Proposed Rate per Tanker
1.	Domestic	600.00	1000.00
2.	Commercial	1000.00	1500.00
3.	Tanker filling chares (from WASA filling point)	350.00	i. 500.00 (up to 1000 glns) ii. 750.00 (per 1500 glns)

The case of revision of water tanker charges was placed before the Governing Body, RDA for consideration and approval.

**DECISION:-**

The agenda was approved as proposed. However, it was pointed out by Director General, RDA that WASA must launch crackdown against illegal water hydrants. It was further suggested that practice of regulating hydrants on nominal charges must end as these hydrants are massively disturbing underground water level and Tanker Mafia is damaging roads and infrastructure. It was further decided by the Authority that Managing Director WASA will devise a comprehensive policy to discourage private tanker mafia / private hydrants and put up his recommendations in the next Authority Meeting.

**AGENDA ITEM NO. 7 ESTABLISHMENT OF LEAK DETECTION CELL AND TRAINING CENTRE**

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

  
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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 and non revenue water. Substantial part of the water produced and supplied to the citizens is being wasted and causing complaints of shortage and contaminated supply due to various reasons including contamination of water source(s), intermittent supply/back suction during re-starting of tubewells, intermixing of sewerage & water pipelines due to inadequate spacing & faulty Joints etc, specially during the high demand and summer season. It also results in waste of Public revenue in the form of lost water energy resources and additional burden on the consumers. The leakage control strategy therefore, becomes more essential/vital to reduce wastage & as such loss of revenue and for improving water quality. Leakage control/unaccounted-for-water study has been proposed in pilot project through consultant to detect and propose remedial measures in the water distribution system & rising/conductance mains in the selected areas of the City are underway. This will help in control of excessive leakage and reduction in contamination of water, thus improving the health standards. Presently, the existing operational staff is involved in the detection and repair of leakages. However, there is a need to create a dedicated leak detection cell to calculate the non revenue loses and identify the major leaking lines and implement the leakage control strategy. In addition to this, JICA (Japanese International Cooperation Agency (JICA) through Al- Jazari Water and Sanitation Academy Lahore provides various technical and management training courses for the professionals, Engineers and Sub Engineers of WASA. These trainings are intended to materialize the vision of enhanced knowledge and skills which ultimately will increase the employee productivity. They are also provided equipment for leak detections, flow meters and other technical matter. They have further demanded to establish in-house training centre and support staff. The training centre has been established at Rawal Lake Filtration Plant and there is immediate need to depute staff for its operation. A post of Dy. Director (training) is essentially required to prepare training course. The proposed staff required is as under:

Sr. No.	Name of Post	BPS	No. of posts	Cost Per Annum (Rs)	Selection Criteria
1	Dy. Director (Leak Detection)	18	1	2,444,304	By deputation from Government or promotion on the basis of seniority-cum-fitness from amongst the Assistant Directors (Engg) / S.D.O with at last 5 years service in Grade-17
2	Dy. Director (Training)	18	1	2,444,304	By deputation from Government or promotion on the basis of seniority-

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					cum-fitness from amongst the Assistant Directors (Engg) / S.D.O with at last 5 years service in Grade-17
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The case was placed before the Governing Body, RDA for consideration and approval.

**DECISION:-**

After detailed deliberation, the Authority deferred the agenda and suggested that existing strength of DDs may be trained to take up this task.

**ADDITIONAL AGENDA    CONSIDERATION AS PERMANENT WORKMEN OF  
ITEM NO. 1                      WORK CHARGED EMPLOYEES, DAILY WAGES  
AND CONTINGENT PAID STAFF**

It was briefed by Chief Engineer, RDA that due to acute shortage of staff in RDA, various support staff had to be recruited as temporary work charge. These employees have been performing their duties efficiently for the last 10 years. In this era of unemployment they could not be absorbed in other Departments easily nor RDA would afford to deprive from these skillful persons at this stage. With the background, the participants of Governing Body were apprised of the sufferings faced by these temporarily persons during its last meeting held on 18.10.2022. Government of Punjab has recently notified a policy frame work for work charge employees, daily wages and contingent staff vide No. SO(ERB-5-44/2019/WC-DW-Policy dated 29.01.2021. In pursuance of decision by Governing Body meeting held on 18.10.2022 regarding agenda item No. 9, following Scrutiny Committee was constituted:

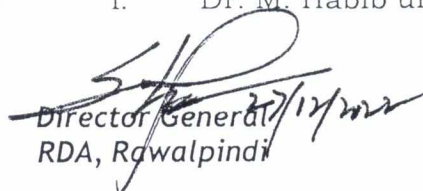
1.	Chief Engineer, RDA	(Chairman)
2.	Director (Admn & Finance), RDA	(Member)
3.	Director (Administrative), WASA Rawalpindi.	(Member)
4.	Dy. Director (Engineering), RDA	(Member)
5.	Law Officer.	(Member)
6.	Representative of HUD&PHED	(Member)

**Scope of Committee:**

- To scrutinize all cases of work charge employees / daily wages / contingent paid staff in accordance with criteria of post (12 cases).
- To formulate a comprehensive report covering all the parameters / aspects for the consideration of Governing Body of RDA in its next Authority Meeting to be held on 08.12.2022 with way forward.

Scrutiny Committee meeting was held on 03.12.2022 and following attended the meeting:

- Dr. M. Habib ul Haq Randhawa

  
Director General  
RDA, Rawalpindi

  
Chairman  
RDA, Rawalpindi

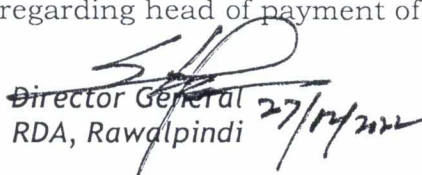
	Chief Engineer, RDA	In Chair
ii.	Mr. Malik Ghzanfar Ali Awan Director (Admn & Finance), RDA	Member
iii.	Mr. Umar Farooq Director (Administrative), WASA, Rawalpindi	Member
iv.	Mr. Aziz Ullah Khan Dy. Director (Engineering), RDA	Member
v.	Mr. Shahzad Yousaf Law Officer, RDA	Member

Committee scrutinized the record of RDA (UD Wing) work charge employees as per information mentioned at list annexed as (B). The Committee members went through the policy frame work for work charge employees, daily wages and contingent paid staff already approved by Provincial Cabinet and hence issued by S&GAD Department dated 29.01.2021 for ready reference. The members of scrutiny committee met on 03.12.2022 in the office of Chief Engineer, RDA through Chief Engineer letter No. RDA/CE/619/Rwp dated 01.12.2022. The report of the committee was passed to the Director (Admn & Finance), RDA. Meanwhile, in response of this meeting, through the letter dated 08.12.2022 (copy annexed at D) it was observed that the said meeting was conducted without representation of HUD&PHE Department. It was therefore requested to conduct the meeting again ensuring the attendance of representative from HUD&PHE Department. To comply with the observations as noted above, a 2nd meeting with same purpose was convened in the office of Chief Engineer, RDA on 14.12.2022. The Committee Members including Mr. S.M Hasnain, Superintendent Engineer, PHE / Representative of HUD&PHE Department unanimously stood firm on the previous report of committee as then described were in confirmatory to the Punjab Govt. Policy duly approved by Cabinet Sub Committee on the issue. The report of committee meetings duly endorsed by all members is as therein after. Two work charge employees namely Israr Ahmed S/O Muhammad Ashraf and Asif Mehmood S/o Ghulam Sarwar happened to appear before the committee, meeting on 14.12.2022 and requested to consider them also. However they could not present their continues office orders / record regarding their jobs. The committee did not agree to include their names in the current recommendation list.

The report / recommendation of Committee duly signed by the members was appended with this working paper for further decision after tabling it before learned body members.

#### DECISION:-

After detailed deliberation, the Authority unanimously approved the recommendations of the Committee constituted for this purpose headed by Chief Engineer, RDA, to appoint the 12 Nos. Work Charged Employees of RDA as Permanent Workmen subject to fulfillment of given criteria / qualification. However, Director General, RDA will discuss the matter with the Secretary (Regulations), Government of the Punjab, S&GA Department regarding head of payment of salaries to the Permanent Workmen.

  
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**ADDITIONAL AGENDA** **DEFINING THE PERI-URBAN LIMITS UNDER**  
**ITEM NO. 2** **LAND USE RULES- ENDORSEMENT OF SITE**  
**DEVELOPMENT STRUCTURE PLANS FOR**  
**TEHSIL KALAR SEYDAN & GUJJAR KHAN**

It was briefed by Director (MP&TE), RDA that In the previous Authority Meeting, the subject matter was discussed along with the progress on the Regional Development Plan and Director General, RDA was authorized to extend period of the consultant for another 6 months for peri-urban limits and Regional Plan of 6 Tehsils. The same has been extended for next 06 months. However, with the creation of Murree as separate district, consultant has been asked to complete work of peri-urban limits and Regional plan of 04 tehsils excluding Mureee and Kotli Sattian. It was also discussed in the meeting and concluded that since 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, therefore, RDA has the mandate to declare the peri-urban limit under Rule 10 to control the mushroom growth by regulating the affairs of PHS and subsequent protection of agriculture area as per land use Rules. The clarification issued from the HUD&PHE Department dated 07-07-22 also allows RDA to process the cases of Housing schemes under its own Rules. It was also agreed that consultant will put up proposals of peri-urban limits of 06 Tehsils of Rawalpindi in next 15 days to the Governing Body. In this reference, a detailed meeting with the consultant MMP was held on 25-10-22. The Practice Manager (U&I)/ senior planner presented the detail TORs of project being carried out through RDA for 6 tehsils as well as project of preparation of Land Use & Zoning Plan for Rawalpindi Tehsil through PMU, LG&CD Department. Further, w.r.t finalization of proposal for peri-urban limits, meeting were held thrice with the all the stakeholder i.e MoPs of each tehsil to discuss all the aspect of future planning, population projection, migration trend, future land requirements etc for each 6 tehsils. Since Murree has been declared a new District and 2 tehsils i.e tehsil Murree & Kotli Seydan are no more in the jurisdiction of Rawalpindi/RDA. Therefore, consultant has finalized the Land Use Classification Plans of 4 tehsils i.e Gujjar Khan Kalar Seyadan, Taxila & Kahuta and the same has been forwarded to Administrators of concerned tehsils for their placement before DP&DC for approval & subsequent notifications. Whereas, so far, Consultant has proposed the Site Peri Urban / Development Structures Plans of 2 tehsil i.e Gujjar Khan & Kalar Syedan. The proposed peri urban plans / Site Development Structure for these 2 tehsils are being submitted before the House for discussion and their endorsement so that the same may be forwarded to concerned Tehsils for its approval by DP&DC and subsequent notification as per Land Use Rules 2020 of LG&CD Department. It is pertinent to mention that Administers of all the Local Government Departments i.e. District Council, MC Kallar Syedian, MC Gujjar Khan, MC Taxila, MC Kahutta and Metropolitan Cooperation Rawalpindi have issued Resolutions / No Objection Certificates and agreed on leading road of RDA for preparation of Regional Development Plan, Site Development Zones / Peri Urban Structure Plans and Land Use Plans of their respective areas (Copies of Resolutions attached with agenda).

  
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### **DISCUSSION:-**

The consultant MMP briefed about key steps for establishment of SDZs / Peri-Urban Plan for the period 2020-2045 and presented fact sheet of Tehsil Gujar Khan and Kallar Syedian. The Chairman, RDA raised the query about calculation of Growth rate. It was explained by the rep. of MMP that 20% growth rate is expected to increase in the next 25 years. He also presented Growth Trend Map of Tehsil Gujar Khan year wise from 1985 to 2022. It was asked by Director General, RDA that consultant will give reasons of non-implementation of Outline Development Plan. It was briefed by the Rep. of Consultant that Outline Development Plan (ODP) has not been implemented by the regulators. He further explained that peri-urban limits described in 2009 rules are still intact and no foot-print of development have been found outside these limits. Director General, RDA asked consultant to give detailed written reasons of selection of each zone of peri-urban Structure Plans / SDZs in his written report. He also suggested that consultations with stakeholders be arranged as well in the larger public interest. Mr. Javed Kousar, MPA / Member added that Mouzajats be marked / imposed at map in order to make it easier to understand. He requested for detailed meeting on this issue for clarity of the proposal of consultant. The Representative of MMP Consultant explained that the proposals have been made keeping in view the planning of next 25 years and there should be a provision to change the peri-urban limits as and when required on need basis preferably after every 8 years.

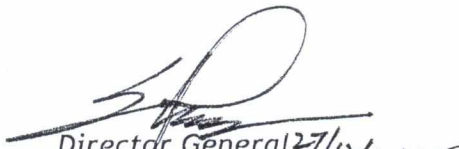
### **DECISION:-**

The Authority decided that Director (MP&TE), RDA and the Consultant will hold a meeting with Mr. Javed Kousar, MPA / Member of the Authority for his clarity. It was further decided by the Authority that the consultant will give written report elaborating criteria proposing different zones in peri-urban structure plans / site development zones of both Tehsils. It was further decided that consultant will maintain mouzajat on his proposed plans of Gujar Khan and Kallar Syedan. Meanwhile, Director (MP&TE) and Director (Land Development), RDA will hold consultative session with stakeholders and will issue minutes as well. Afterwards, Proposed Peri-Urban Structure Plans / SDZs will be forwarded to the DPDC at appropriate time for scrutiny and approval under relevant provisions of law / rules. Consultant MMP of RDA will be available to DPDC for assistance and answering of query, if any.

### **FURTHER DISCUSSION:**

It was decided by the Authority that in future all the agendas should be submitted well in time to place before the Authority.

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

  
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**LIST OF PARTICIPANT**  
**61<sup>st</sup> Authority Meeting**  
**Held On 22.12.2022**

<b><u>Sr.</u></b>	<b><u>Name &amp; Designation</u></b>	<b><u>In-chair</u></b>
1.	Mr. Tariq M. Murtaza, Chairman, RDA	
2.	Mr. Saif Anwar Jappa, Director General, RDA	
3.	Mr. Malik Muhammad Ali Awan, Vice Chairman, RDA	
4.	Mr. Ch. Javed Kausar, MPA, PP-08	
5.	Major.(R) Latasub Satti, MPA, PP-06 (Attended through video link)	
6.	Mr. Raja Khurram Zaman, Technical Expert	
7.	Mr. Raja Arshad, Technical Expert	
8.	Mr. S.M. Hassnain Rep. HUD&PHE Department	
9.	Ms. Ayesha Ghazanfar, Director (LG) Rep. of Commiissioner Rawalpindi Division/ Rep. Secretary (LG&CD) Department	
10.	Mr. Abdul Shakoor Saqib Rep. of Finance Department	
11.	Mr. Nadir Ali Shah, Rep. of Consultant MMP	
12.	Mr. Muhammad Tanveer, MD WASA, Rawalpindi	
13.	Mr. Habib Ul Haq, Chief Engineer, RDA	
14.	Mr. Malik Ghazanfar Ali Awan, Director (Admn & Finance, RDA	
15.	Mr. M. Tahir Meo, Director (MP&TE), RDA	
16.	Mr. Shuja Ali, Director (Arch.), RDA	
17.	Mr. Jamshaid Aftab Director (LU&BC),RDA	