



No. RDA/Admn./F-62nd/231 / 2023  
GOVERNMENT OF THE PUNJAB  
RAWALPINDI DEVELOPMENT AUTHORITY  
Murree Road, Liaquat Bagh  
Dated the Rawalpindi, the 16 May, 2023

Tel: 051-9334904  
Fax: 051-5530423

Subject: 62<sup>nd</sup> AUTHORITY MEETING OF RAWALPINDI DEVELOPMENT AUTHORITY

Please find enclosed herewith a copy of minutes of the 62<sup>nd</sup> Authority Meeting of the Governing Body of Rawalpindi Development Authority held on 05.05.2023 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. The Commissioner, Rawalpindi Division, Rawalpindi (Member)
  2. Deputy Commissioner, Rawalpindi (Member)
  3. Managing Director, WASA, RDA, Rawalpindi (Member)
  4. The Administrator / Mayor, MCR, Rawalpindi (Member)
  5. Chief Engineer, RDA
  6. All the Directors of RDA
  7. Deputy Director (Finance), RDA
  8. PS to DG, RDA
  9. Master file
- } for implementation of decisions of the Authority.

*Director (Admn & Finance)*



Tel: 051-9334904  
Fax: 051-5530423

No. RDA/DG/ 88 / 2023  
GOVERNMENT OF THE PUNJAB  
RAWALPINDI DEVELOPMENT AUTHORITY  
Murree Road, Liaquat Bagh  
Dated the Rawalpindi, the 14 May, 2023

**MINUTES OF THE 62<sup>nd</sup> AUTHORITY MEETING OF THE  
GOVERNING BODY OF RDA HELD ON 05.05.2023**

The 62<sup>nd</sup> Authority meeting of Governing Body of RDA was held on 05.05.2023 at 1100 hours in the conference room of RDA. It has been desired by Chief Secretary, Punjab that meeting of Boards of different Authorities may be held to take decisions for public service delivery. Subsequently, minutes of meeting held under Commissioner, Rawalpindi Division, Rawalpindi vide No. GB/123/1417 dated 15.04.2023 were issued and directions of Chief Secretary, Punjab were conveyed. Section 6(2) of Punjab Development of Cities Act, 1976 says that in absence of Chairman any other member of the Authority, elected by the members present shall preside over the meeting. Since, the ex-officio members including Chairman of the Governing Body of RDA has been de-notified by the Government, thus, the members present unanimously elected Mr. Liaquat Ali Chatha, the Commissioner, Rawalpindi Division, Rawalpindi to preside over the meeting. 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 61<sup>st</sup>  
AUTHORITY MEETING OF RDA HELD ON  
21.12.2022**

The Minutes of the 61<sup>st</sup> Authority Meeting held on 21.12.2022 were presented before the Authority for confirmation.

**DECISION:**

The Minutes of the 61<sup>st</sup> Authority Meeting were confirmed by the Authority.

**AGENDA ITEM NO. 2 REGULARIZATION OF EXPENDITURE ON  
ACCOUNT OF CONSTRUCTION OF SHOPS IN LIEU  
OF LAND UTILIZED FOR THE PROEJCT OWNED  
BY AL-MEEZAN FOUNDATION IN PRIVATE  
COLONY FOR FOUNDATION & NON-MUTATION  
OF LAND IN THE NAME OF RDA - RS. 65.622  
MILLION (DULIZATION OF ROAD FROM TIPU  
ROAD TO AIRPORT ROAD (SARWAR ROAD),  
RAWALPINDI)**

It was briefed by Chief Engineer, RDA that the scheme "Dualization of Road from Tipu Road to Airport Road (Sarwar Road), Rawalpindi" was executed by RDA through Annual Development Programme (ADP) 2017-18, Govt. of the Punjab. The said scheme was administratively approved at a cost of Rs. 323.312 Million by the DDSC in its meeting held

  
Director General  
RDA, Rawalpindi

Page 1 of 17

  
Chairman  
RDA, Rawalpindi



on 22.01.2018 with the condition that NOC from Supreme Court of Pakistan (Al-Meezan Foundation), regarding their land coming in the proposed R.O.W shall be obtained before commencement of the works. Audits Works Provincial conducted audit of the scheme from 31.08.2020 to 12.09.2020 and framed subject audit para. The existing road was single carriageway with drain passing on one side in half-length which was converted into dual carriageway by covering the existing drain. For remaining length (other than Nullah), additional land was required to be acquired. The said land was owned by Al-Meezan Foundation. Scheme was originally approved by the PDWP with the condition that NOC from Al-Meezan Foundation shall be obtained before commencement of works as their land is coming in the proposed ROW of this Project. RDA approached Al-Meezan Foundation for land acquisition of land. Accordingly, the matter was placed before the Advisory Board of Al-Meezan Foundation chaired by the Chief justice Supreme Court of Pakistan and consisting of Chief justices of all High Courts. The Board granted the permission for dualization of the road by using the requisite portion of the colony land. It was further decided by the Board that RDA will construct shops in lieu of land measuring 104.50 Marlas. According to D.C evaluation table for the year 2017, the value of said land was Rs. 177.434 Million, whereas, the cost for construction of shops with allied structure comes to Rs. 42.613 Million. This proposal was accepted by RDA and a saving of Rs. 134.820 million has been made by RDA. SDAC meeting was held on 10.04.2023 and Committee recommended early regularization of the matter from RDA Governing Body under intimation to the SDAC.

**DECISION:-**

The agenda was discussed in length. It was further briefed by Chief Engineer, RDA that the scheme was approved for Rs. 250.0 million by DDSC with the condition that NOC from Supreme Court of Pakistan (Al-Mizan Foundation), regarding their land coming in proposed ROW, shall be obtained before commencement of works. Accordingly, the matter was placed before the Advisory Board of Al-Mizan Foundation on 13.05.2017. The Board acceded to the proposal and granted permission for dualization of link road while using the requisite portion of the colony land and allowed its Secretary to negotiate with RDA. After several meetings with the Secretary of Foundation, it was agreed to hand over the requisite portion of colony land worth Rs. 177.434 million in lieu of construction of 83 shops for the Foundation along the road. The DDSC approved the scheme at a revised cost of Rs. 323.311 million in its meeting held on 22.01.2018. Administrative approval of the scheme at a cost of Rs. 323.312 million was also accorded by the Government of the Punjab, HUD&PHE Department vide letter dated 23.01.2018. The Authority approved the agenda for settlement of Audit para and directed Chief Engineer to make efforts to settle Audit para.

**AGENDA ITEM NO. 3 TRAFFIC MANAGEMENT PLAN AND STUDY FOR RAWALPINDI CITY (DISTRICT CONTRACTING WITH GOVERNMENT OWNED AGENCIES UNDER PPRA RULE 2014)**

It was briefed by Chief Engineer, RDA that Rawalpindi, with a population exceeding 2.2 million, is the third largest city of the Punjab province of Pakistan by population. The economy of Rawalpindi is

  
Director General  
RDA, Rawalpindi

Page 2 of 17

  
Chairman  
RDA, Rawalpindi

the  
ely  
eld  
indi



interlinked with Islamabad and the larger Islamabad Rawalpindi metropolitan area is the country's third-largest area. The two cities, jointly known as the "twin cities", are connected with Metro Bus Service. The city is the administrative seat of the Rawalpindi District. The city is an industrial and military center with a petroleum refinery, an ordinance factory, an arsenal, engineering workshops, steel rerolling mill, gasworks, and a brewery. It also has a college of technical education. Farmers in the nearby countryside cultivate barley, maize, millet and wheat, and trade these products through Rawalpindi. The existing transport system in Rawalpindi requires a major uplift in level of service and quality owing to rapid growth of urban population. Since there is no integrated traffic management plan devised for the city resulting into the traffic congestion at the main roads and markets of the city creating nuisance for the public. Therefore, services of the consultancy firms is required to carry out traffic management study and identify Gap areas including proposals in the form of soft and hard interventions.

Keeping in view the prolonged unresolved traffic issue of whole Rawalpindi city, the execution of the project is need of the hour and timely completion of the project is crucial and critical. Therefore, to identify multiple options and carryout the feasibility study and detailed design of soft and hard interventions without any further delay, the project can be entrusted to M/s NESPAK or any other Government owned agencies through direct contracting on the basis of nature of work, alignment, challenges of tough terrain, budgetary constraint and requirement of heavy equipment/machineries. Rule 59(e) of PPRA Rules may be invoked for direct contracting 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.”

The scope of work as well as term of references will be shared with above mentioned consultants and requested them to submit project proposal on urgent basis, thus, placed the agenda before governing body to declare the project as time bound and approval is also solicited to engage design consultant through direct contracting under PPRA Rule 2014 in the best interest of General public.

**DECISION:-**

It was pointed out by Director (Arch.), RDA that comprehensive studies for development of traffic plan of Rawalpindi City were carried out from time to time, thus, there is no need to get a new survey for the same.

  
Director General  
RDA, Rawalpindi

Page 3 of 17

  
Chairman  
RDA, Rawalpindi



However, after detailed deliberation, the Authority principally approved the agenda. Further, it was decided that Chief Engineer, RDA shall arrange a meeting of NESPAK, Cantonment Boards, Metropolitan Corporation, Rawalpindi and submit report of already conducted surveys for deliberations. It was further decided that comprehensive report / recommendations in light of the decision of the meeting will be submitted before the Governing Body of RDA in its next Authority Meeting.

**AGENDA ITEM NO. 4**      **LAI NULLAH PROJECT (DIRECT CONTRACTING WITH GOVERNMENT OWNED AGENCIES UNDER PPRA RULE 2014)**

It was briefed by Chief Engineer, RDA that The Lai Expressway project was initially launched in 2007 on 50:50 cost sharing basis by the Federal and Punjab Government however the project was stalled at initial stage due to inappropriate funding allocation and was closed by GoPb on 24.11.2010. Keeping in view the necessity of the project, the project was revamped on PPP mode by extending project from Kattrian Bridge (IJP Road) upto High Court (N-5). A Transaction Advisory consultant M/s NESPAK-KPMG-Axis Law was hired on 07.12.2019 for preparation of project proposal on PPP mode. The project was eventually emerged as non-viable project on PPP mode owing to insufficient revenue generation in compensation with the high capital cost. The projected toll generation was very limited and an alternate proposal to provide vacant land adjacent to Lai Nullah to the private party alongwith the development right was also considered. However, these lands were not holding by RDA and had no authority to sale/auction them or carry out any construction activities. Considering all technical, financial and legal aspects, the project was not viable under PPP mode. Due to non-viability of the project on PPP mode, the mode of financing was shifted from PPP to ADP financing the scheme was reflected in the current ADP 2022-23 with an allocation of Rs.50.00 million. Accordingly PPP P&M Board de-notified the project from the PPP mode on 14.01.2023. It is also pertinent to mention that the PC-I for the Land Acquisition and Structure compensation was approved from ECNEC on 22.12.2021 and the Administrative Approval has been issued vide No. SO(UD)7-12/2021 dated 19.01.2022. During the visit of Chief Secretary, Punjab dated 09.03.2023 the subject project was discussed in detail and it was directed that the whole project requires enormous capital expenditure and therefore possibilities for the execution of purposeful components of the project (Sewer, Channelization, Road etc.) may be looked upon which shall help to mitigate the environmental issues. In the light of the directions of Chief Secretary, all relevant stake holders are required to be taken on board and multiple proposals are required to be framed and deliberated to reach at the most feasible option requiring optimal utilization of resources and capital cost. Therefore, in order to identify and finalize the most feasible option, services of engineering consultancy firm is required to carry out feasibility study, detailed design and preparation of cost estimates/PC-I. Keeping in view the prolonged unresolved issue of Lai Nullah, the execution of the project is need of the hour and timely completion of the project is crucial and critical. Therefore to identify multiple options and carryout the feasibility study and detailed design without any further delay, the project can be entrusted to M/s NESPAK or any other Government owned agencies through direct contracting on the basis of nature of work, alignment,

  
Director General  
RDA, Rawalpindi

Page 4 of 17

  
Chairman  
RDA, Rawalpindi



challenges of tough terrain, budgetary constraint and requirement of heavy equipment/machineries. Rule 59(e) of PPRA Rules may be invoked for direct contracting 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.”

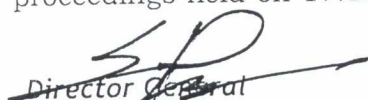
The scope of work as well as term of references will be shared with above mentioned consultants and requested them to submit project proposal on urgent basis. Since the project has already been much delayed due to one or other reasons, the matter is placed before governing body now to declare the project as time bound and approval is also solicited to engage design consultant through direct contracting under PPRA Rule 2014 in the best interest of General public.

**DECISION:-**

The Authority unanimously approved the agenda with the condition to fulfill all the legal and codal formalities such as preparation of PC-II and TORs of the subject survey etc so that matter be taken up with Government for approval of subject proposal with revised scope of Development scheme of Nullah Lai.

**AGENDA ITEM NO. 5      FIXATION OF RESERVE PRICE AND  
**AJDUSTING OF SECURITY AMOUNT OF CAR &**  
**MOTORCYCLE, RDA PARKING PLAZA****

It was briefed by Director Estate Management, RDA that after expiry of previous contract of Car & motorcycle stand of RDA Parking Plaza in March, 2020, reserve price was fixed amounting to Rs. 1,33,10,000/- @ 10% increase in last contract amount i.e. Rs. 1,21,00,000/-, however, the contract could not be auctioned. After that, reserve price was fixed @ 10% further increase in amount of Rs. 1,33,10,000/- and reserve price was fixed Rs. 1,46,41,000/-. The highest bid amounting to Rs. 3,21,00,000/- per annum was received against reserve price of Rs. 1,46,41,000/-. The term of contract period was two years and contract amount reached to the tune of Rs. 3,53,10,000/- with 10% increase in second year. The contract period expired on 19.12.2022. Since, “Auction of Collection / Lease Rights of RDA’s owned Properties Regulations, 2020”, are silent about fixation of reserve price, therefore, after expiry of contract, the Price Assessment committee in its meeting held on 22.11.2022 fixed the reserve price amounting to Rs. 3,88,41,000/- with 10% increase in last contract amount of Rs. 3,53,10,000/- as per previous practice. The reserve price was increasable after second and third year at the ratio of 10% as well. Parking fee/ rates were also enhanced after 07 years, 04 Nos. of bidders attended the auction proceedings held on 17.12.2022 & 19.12.2022, however, they submitted an

  
Director General  
RDA, Rawalpindi

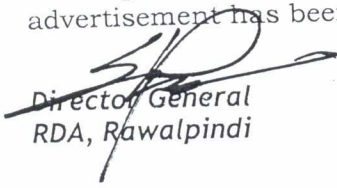
  
Chairman  
RDA, Rawalpindi




application stating that security for parking plaza is too high and requested to decrease the security upto 10% alongwith taking the bid for three years together (Annex-A). Thus, auction of Parking Plaza could not made. Another attempt was made with same reserve price i.e. Rs. 3,88,41,000/- parking fee/ rates and other terms and conditions, however, same bidders attended the auction proceedings held on 16.01.2023 & 18.01.2023. But they did not offer any bid rather they submitted applications stating that reserve price of the Department is too high. They requested either not to increase rent amount @ 10% or to increase parking fee/ rates on annual basis @ 10% each year alongwith taking the bid for three years together. They also requested to fix the security amount as 10% of reserve price. Thus, auction of Parking Plaza could not be made again. Since, it was not possible to decrease the security amount upto 10% under RDA's Lease Regulations 2020, therefore, the Price Assessment Committee decided to make 10% annual increase in parking fee/ rates on the analogy of 10% increase in rent / contract amount price, in 3rd attempt of the Department. However, no bidder attended the auction proceedings held on 16.02.2023 & 18.02.2023 and Parking Plaza could not auctioned again. Afterwards, on the directions of DG, RDA, one week survey was conducted by RDA Staff at RDA Parking Plaza, to count number of cars, motorcycles & large vehicles at entry and exit points. In light of report submitted by RDA Staff, the Price Assessment Committee fixed the reserve price amounting to Rs. 3,96,51,947/- in its meeting held on 06.03.2023. After closure of Shelter Home, Basement of Parking Plaza was also included in that assessment of reserve price. It was also agreed upon that approval for adjusting 35% security amount (which is refundable to the contractor) may be obtained from DG, RDA in three years as per following ratio:-

10% for first year, 10% for second year, 5% for third year and 10% after completion of the project and after constitution of

Governing Body, the final approval be obtained from the Authority. However, no bidder turned up at auction proceedings held on 04.04.2023 & 06.04.2023. Thus, Parking Plaza could not auction again. 04 times advertisements were published and 08 attempts dated 17.12.2022, 19.12.2022, 16.01.2023, 18.01.2023, 16.02.2023, 18.02.2023, 04.04.2023 & 06.04.2023 were made to auction RDA Parking Plaza, however, it could not auctioned. Best efforts were made to auction the parking plaza such as publication of advertisements in national newspapers, uploading on the websites of RDA and PPRA, display of banners at prominent places of the city, for information of mass of general public but it could not auctioned. Keeping in view eight (08) attempts of the Department, inflation rate, fuel price hikes and recent economic crises of the country, the Price Assessment committee unanimously recommended to fix reserve price as per self-collection amounting to Rs.3,28,45,050/- in its meeting held on 11.04.2023. It was also agreed upon that approval for adjusting 35% security amount may be obtained from DG, RDA in three years i.e. 10% for first year, 10% for second year, 5% for third year & 10% after completion of contract period and after constitution of Governing Body, the final approval be obtained from the Authority, in larger interest of the Department. The DG, RDA principally approved the recommendations of Price Assessment Committee and directed to place the case before the Authority in its ensuing meeting. After obtaining approval from DG, RDA, the advertisement has been published in the newspaper dated 21.04.2023. Due

  
Director General  
RDA, Rawalpindi

Page 6 of 17

  
Chairman  
RDA, Rawalpindi



dates of auction are 06.05.2023 & 08.05.2023. Since, adjusting of 35% security amount (which is refundable to the contractor) is in the purview of Governing Body of RDA, therefore, as per recommendations of Price Assessment Committee in its meetings dated 06.03.2023 & 11.04.2023 duly approved by Director General, RDA, the matter is placed before the Authority for kind consideration and approval of the following:-

- i) Fixation of reserve price of Parking Plaza amounting to Rs.3,28,45,050/-.
- ii) Adjusting of 35% security amount to the contractor as per following ratio:-  
10% for first year, 10% for second year, 5% for third year and 10% after completion of contract period

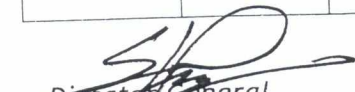
**DECISION:-**

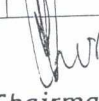
It was discussed by the members that Director (Estate Management), RDA has made numerous efforts to auction Parking Plaza at reserved price fixed by the committee but could not. Law provides that reserved price can be reviewed after three bids. Eight attempts have been made but no contractor has shown interest citing reasons of high reserved price and 35% security amount. After detailed deliberation, the Authority approved the agenda. The Chair directed Director (EM) that efforts to fetch maximum bid amount must be made in upcoming auction proceedings.

**AGENDA ITEM NO. 6 RELAXATION IN GROUND W.R.T HARDSHIP REGARDING HEIGHT RESTRICTION BY CIVIL AVIATION AUTHORITY (CAA)**

It was briefed by Chief Planner, RDA that according to Section 2.5 & 3.1.1 of RDA Building & Zoning Regulations, 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 number of cases the ROW of Road and plot size allows more height but due to the close proximity sensitivity to the airport, the height as per building regulations can't be allowed as it is governed by CAA. This becomes more hard in the cases of skyscraper buildings having plot size more than 12 kanal and allowed height is more than 300 feet with 50% ground coverage. Whereas, due to height restriction by CAA, the builders can neither utilize the maximum FAR not the height, 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%	(No restriction), NOC	Above 300 feet	Min 12 Kanal and above	Min 80 feet	Parking requirement as per specific use

  
Director General  
RDA, Rawalpindi

  
Chairman  
RDA, Rawalpindi



		proportionate to height *(e.g if height is 400 ft. then F.A.R will be $400*0.04=16$ )	from CAA				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 such cases where CAA restrictions, if height can't be allowed as per Building Regulations but by keeping builders within the permissible F.A.R, the ground coverage from 50% to max. 65% can be allowed / enhanced. However, to fetch the benefits of ground coverage from 50% to 65%, the builders have to pay fee @5000/sq.ft. of excess ground coverage as per actual. That means excess area could be 50% to 55%, 60% but maximum to 65%. Therefore, in case of 12 kanal plot, if the builders wants to have the ground coverage from 50% to max. 65%, the fee will be as under:-

Sr. #	Area in Kanal	Area in sq.ft.	Coverage	Area in Sq.ft.	Excess Area (sq.ft.)	Fee for Excess Area @ Rs. 5,000/sq.ft.
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

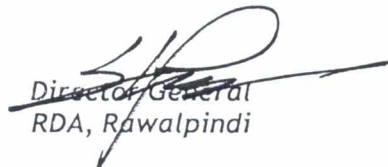
There will be no violation as the FAR will be maintained and RDA will fetch handsome revenue to manage its non-development expenditures in one hand and hardship of the builders will be address on the other hand in the large public interest. During the discussion on the Agenda, the Chief Engineer, RDA has shown his reservation about the provision of parking for the proposes excess ground coverage. Though, the Director (LU&BC), RDA has explained that parking demand for excess area will be catered as per the Building Regulations, but the Authority has constituted the following committee to address the observation / reservation of the Chief Engineer, RDA:-

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

However, due to the personal commitments, the Chief Engineer, RDA was proceeded on leave, thus the meeting of above committee could not be held. Now the case is again placed before the committee that Building Regulations shall be strictly observed and parking requirements shall be considered as per the Building Regulations for the excess coverage. Director (LU&BC), RDA will personally observe the same. No relaxation in this regard will be given to any Builder. The case is placed before the Governing Body of the Authority for consideration and approval please.

**DECISION:-**

The agenda was neither discussed nor decided.

  
Director General  
RDA, Rawalpindi

  
Chairman  
RDA, Rawalpindi

**AGENDA ITEM NO. 7****GRANT OF DANGER / RISK ALLOWANCE TO  
RDA EMPLOYEES DEPLOYED IN  
ENFORCEMENT WING**

It was briefed by Chief Planner, RDA that recently an Enforcement Wing in RDA has been constituted vide Office Order No.RDA/Admn/F-726/17/2023 dated 13th January, 2023 in order to streamline and continuous monitoring / follow up for an effective building & planning control and subsequently to take action against illegal / un-authorized construction / development / encroachment activities in the controlled of RDA as well as in the illegal private housing schemes. As the Enforcement Wing deals with sealing / demolition of illegal / un-authorized construction / development / encroachments activities in the controlled area of RDA. The several requests of Rawalpindi Development Authority (RDA), Rawalpindi for posting of Police Personnel on deputation basis in RDA have been regretted by the Punjab Police Department due to the shortage of Police Personnel. Currently, RDA made its request to SSP (Operation), Rawalpindi for provision of Police Personnel of the concerned area on each and every demolition operation. Sometime, request of RDA is regretted due to the shortage of staff. Hence, RDA's Enforcement Wing faces hurdles and life risk during the demolition operation due to the non-availability of Police Force. Therefore, Danger / Risk Allowance amounting to Rs.10,000/- per month to RDA Employees deployed in the Enforcement Squad may be granted on the analogy of WASA (LDA), Lahore and MDA, Multan as several cases of fighting between the illegal building constructors and field staff due to the non-availability of Police Personnel. The case was placed before the Governing Body of the Authority for consideration and approval.

**DECISION:-**

After detailed deliberation, the Authority approved the agenda with condition that Director (Administration & Finance), RDA will issue fresh orders of enforcement squad including contractees of RDA with rationalized strength who will be then entitled to receive risk allowance.

**AGENDA ITEM NO. 8**      **AMENDMENT IN REGULATION NO. 2.5 (A) VI OF  
RDA BUILDING & ZONING REGULATIONS 2020**

It was brief by Chief Planner / Director (LU&BC), RDA that the Governing Body of RDA vide Agenda Item No. 05 of its 45<sup>th</sup> Authority Meeting approved the adoption of LDA Building and Zoning Regulations 2019 with certain amendments. One of the amendments was regarding use of 10% carpet area of the apartments as commercial subject to payment of commercial fee as per DC Valuation Table. Later on, the Governing Body of RDA vide Agenda Item No. 09 of 48<sup>th</sup> Authority Meeting approved an amendment regarding payment of commercialization fee of 10% area in 04 installments including 1<sup>st</sup> installment comprising of 50% of the commercialization fee and remaining amount to be deposited within one year or before reaching plinth level in three quarterly equal installments and imposition of penalty @ 13.5% of the defaulted amount, if the payment of installment is not made well in time. Now, the owners who deposited full amount at once without availing option of payment in installments have requested for grant of rebate of 5% on the analogy of Punjab Development

  
Director General  
RDA, Rawalpindi

  
Chairman  
RDA, Rawalpindi



Authority Land Use (Classification, Re-Classification and Re-Development) Rules 2021 where 5% rebate is permissible as per Clause 30(6) (Annex-C) which is reproduced hereunder:

“In case of full payment within forty five days of the issuance of 1st demand challan, a rebate of 5% in the conversion fee shall be given to the applicant. The stipulated time period shall start from the date of issuance of 1st demand challan.”

Accordingly, case is placed before the Authority for decision regarding grant of 5% rebate to the owners who have deposited full commercialization fee within 45 days of issuance of 1st demand challan which will motivate the owners to deposit full fee at one go instead of its deposit in installments which is in the interest of Authority as well as public.

**DECISION:-**

After detailed deliberation, the Authority approved the agenda.

**AGENDA ITEM NO. 9 GRANT OF EID ALLOWANCE TO THE CONTRACT EMPLOYEES OF RDA**


It was briefed that Director General, RDA that the Governing Body of RDA in its the 59<sup>th</sup> Authority Meeting held on 14.10.2022 has approved 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 occasion of Eid-ul-Fitr and to the Christian employees on the occasion of Christian every year. According, to the RDA (Appointment and Conditions of Service) Regulations, 2012 the contract employees do not fall within the definition of employees of RDA, thus, the contract employees of the RDA (U.D. Wing) were not granted one running basic pay on the occasion of Eid-ul-Fitr Eid. Case is submitted before the Governing Body of RDA for approval to grant of **Eid Allowance** equal to one running basic pay to all the contract employees of the RDA (U.D. Wing), i.e. to the Muslim contract employees on occasion of Eid-ul-Fitr and to the Christian contract employees on the occasion of Christmas every year.

**DECISION:-**

After detailed deliberation, the Authority approved the agenda.

**AGENDA ITEM NO. 10 REVISION OF WATER CHARGES USED BY CONSUMER FOR CONSTRUCTION ACTIVITIES**

It was briefed by Deputy Managing Director (Engineering), WASA that WASA Rawalpindi is supplying potable drinking water after proper treatment and chlorine doze is injected to ensure prevention biological contamination at consumer end. The said treated water is uses for different purposes including construction activities. Moreover, the consumer is also utilizing ground water for construction purpose. This is not only causing wastage of resources in water scars area specially in Rawalpindi/Islamabad but also causing water shortage in the said areas. Currently no specific tariff is charging from under construction properties

  
Director General  
RDA, Rawalpindi

  
Chairman  
RDA, Rawalpindi

and the existing tariff as per nature of property is imposed on these properties.

Following tariff is proposed to be implemented for under construction building:

	Description	Flat Rates (Per Marla/Per Month) (Previous rate)	Flat Rates (Per Marla/Per Month) (New rate)
1.	Under construction Plaza		
	a) Plaza/ commercial building (WASA connection/water bore)	3500.00	5000
	b) Domestic Building (WASA connection/water bore)		
	i) Up to 10 marlas	1500	2500
	ii) Above 10 marlas	2000	3000
	<b>Note:-</b>		
	<ul style="list-style-type: none"> <li>• During construction normal water and Sewerage charges will not be charged/collected.</li> <li>• If consumer has both connections (WASA connection/water bore). Separate charges will be collected from consumer for both categories.</li> <li>• The consumer is mandatory to obtain NOC from WASA before start of construction activity. In the absence of NOC, the existing connection will also be disconnected.</li> <li>• If the consumer has previous/existing connection, the same shall be inform to WASA.</li> <li>• This shall be enforced in RDA/MCR &amp; District Council jurisdiction where WASA is providing services.</li> </ul>		

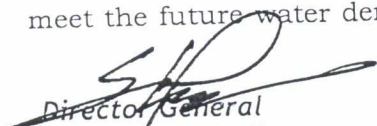
After construction completed, normal tariff will be charged accordingly. The case was placed before the Governing Body, WASA/ RDA for consideration and approval.

**DECISION:-**

After detailed deliberation, the Authority deferred the agenda.

**AGENDA ITEM NO. 11 RECRUITMENT OF STAFF FOR PLANNING & DEVELOPMENT DIRECTORATE**

It was briefed by Deputy Managing Director (Engineering), WASA that WASA, Rawalpindi was established in April, 1998 and 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 facing acute shortage of water which is increasing with the passage of time due to 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 & 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. 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. Presently, the existing operational staffs are

  
 Director General  
 RDA, Rawalpindi

  
 Chairman  
 RDA, Rawalpindi



involved in the planning & finalization of project proposal beside look after the O&M of existing infrastructure. Due to overburden of staff, the progress on proposed surface water projects is very slow and there is a need to create a dedicated wing to plan, procure and execute the above projects. The proposal of establishment of P&D Directorate was presented before RDA Governing body during its 59th meeting held on 14th October 2022 wherein the agenda was approved subject to entrustment of foreign funded projects to WASA, Rawalpindi. Till that no recruitment against these posts will be made. In this regard, it is informed that following five projects are selected under DREAM-I (Developing Resilient Environment and Advancing Mechanism Service) to be funded by Asian Development Bank and the said projects are also discussed in the wrap up meeting held on 12th December 2022 with ADP mission which was chaired by Chairman P&D Board:


- Water works and integrated water system based on Chahan Dam source.
- Feasibility study for Water supply project based on Dadhocha Dam source.
- Augmentation and rehabilitation of Rawal Dam conductance main.
- Construction of integrated water system for khayaban e sir syed.
- Hydrological modeling of Ground water.

In the light of above decision, the detailed designs of above projects are underway with Engineering Design and Construction management consultant and the project is likely to commence by end June 2023. 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.

The proposed staff of this directorate in the light of above projects is as under:

Sr. No.	Name of Post	BPS	No. of posts	Cost Per Anum (Rs)	Selection Criteria
1	Director (P&D)	19	1	3,674,496	Through Deputation or by promotion amongst senior Dy.Directors (Engg)
2	Dy. Director (Operation & Maintenance)	18	4	9,777,216	Through Deputation or by promotion amongst senior Assistant Directors (Engg)
3	Dy. Director (Construction)	18	1	2,444,304	Through Deputation or by promotion amongst senior Assistant Directors (Engg)
4	Dy. Director (Planning)	18	1	2,444,304	Through Deputation or by promotion amongst senior Assistant Directors (Engg)

  
Director General  
RDA, Rawalpindi

  
Chairman  
RDA, Rawalpindi



5	Dy. Director (Procurement)	18	1	2,444,304	Through Deputation or by promotion amongst senior Assistant Directors (Engg)
6.	Assistt. Director (P&D)	17	01	1,934,832	Initial recruitment or through Deputation
8	Assistt. Director (P&D)	17	01	1,934,832	Initial recruitment or through Deputation
9	Assistt. Director (Construction)	17	02	3,869,664	Initial recruitment or through Deputation
10	Assistt. Director (PHS)	17	01	1,934,832	Initial recruitment or through Deputation
11	Assistt. Director (Procurement)	17	02	3,869,664	Initial recruitment or through Deputation
12	Assistt. Director (Hydrology)	17	01	1,934,832	Initial recruitment or through Deputation
13	Assistt. Director (GIS)	17	01	1,934,832	Initial recruitment or through Deputation
14	Assistt. Director (Training)	17	01	1,934,832	Initial recruitment or through Deputation
Total			18	40,132,944	

The matter was placed before the Governing Body to allow WASA to recruit or post above staff through deputation according to requirement of donor projects.

**DECISION:-**

After detailed deliberation, it was decided by the Authority that proposed P&D Directorate be established with rationalized strength upto 3 to 4 vacant posts already available in approved schedule of establishment of WASA. It was further decided that the additional charge of the posts will be entrusted to the officers of relevant experience / expertise from other Departments / Agencies. It was further observed by the Chair that this arrangement will meet requirements of donor agencies without incurrance of additional financial cost / burden, as WASA Rawalpindi is already facing acute shortage of financial resources.

**AGENDA ITEM NO. 12 INCLUSION OF ELECTRICITY ADJUSTMENT CHARGES IN DOMESTIC AND COMMERCIAL BILLS**

It was briefed by Deputy Managing Director (Engineering), WASA that WASA Rawalpindi became fully functional in April 1998 and took over water and sewerage services from Ex-Rawalpindi Municipal Corporation. The major sources of income are sale of water to domestic, commercial & bulk consumers and UIP tax share from the Government of Punjab. WASA Rawalpindi meets all its expenditure from its own sources of income. The major expenditure comprises pay & allowances of staff, electricity bills, O&M expenditure of filtration Plants, water supply and sewerage system, treated water charges payable to CDA and raw water

  
Director General  
RDA, Rawalpindi

  
Chairman  
RDA, Rawalpindi



charges of Khanpur Dam & Rawal Dam. In order to meet the O&M cost of water and sewerage system and other allied expenditures, WASA Rawalpindi was used to revise its tariff after every three years, but some or the other reasons last tariff was increased @ 25% in the year 2009. However, an attempt was made in the financial year 2010-11 by RWASA to revise its tariff rates in February 2011, and on the recommendations of RDA Governing Body, HUD&PHED and Finance Department, the aforesaid revised tariff was approved by the Chief Minister Punjab on 8<sup>th</sup> February 2011 which was published in Punjab Gazette vide Notification No.MD/DG/RDA/Tariff2010-11/009/26/new dated 21.02.2011 but on the agitation of local representatives, the same was reverted by CM Punjab in June 2011. Due to financial inflation and prices hip, the rise in cost of expenditures i.e in establishment charges, POL, electricity bills, treated water charges of Khanpur Dam and in O&M of installations has been increased from 200 % to 300 % from years 2009 to 2022. Tariff is now revised for some domestic and commercial categories in 2021 but not sufficient to clear electricity dues and staff salaries. The subsidy provided by the Government also stands frozen from 2011 (i.e. 200.00 million per year lesser amongst all WASAs) whereas the expenditures on account of electricity charges have been enhanced upto 868% since 2009 as under:-

Sr.#	Description	Rupees in Million		% Increase
		2009	2021-22	
1.	Electricity Charges	105.00	973	868%


Comparison of time to time increase per unit rate and up-gradation category of electricity tariff is given below:-


Year	Rate (Rs.)(inclusive of all taxes)	Tariff
2009	6.00	Agriculture/ Scarp
2018	17.50	Industrial Tariff (B2 & B3)
2019	27.50	General Services (A3)
2021	31.50	General Services (A3)
2023	50.00	General Services (A3)

There is a huge gap in the receipts and expenditures. WASA has done its utmost effort while remaining in the approved tariff and human resources to increase the revenue but due to recent enhancement of electricity tariff by the Government the deficit being faced by WASA is increasing day by day as already described above. To make up for the gap between income & expenditure and electricity increase, it is necessary to include electricity adjustment charges @ Rs.30.00 per month for domestic consumer's upto 10 marlas & Rs. 50.00 per month for consumers above than 10 marlas. Similarly, Rs. 50.00 per month for commercial consumers having monthly bill below Rs.500 & Rs. 100 for consumers having monthly bill more than Rs. 500. The case was placed before the Governing Body for approval.

**DECISION:-**

The Authority pended the agenda with the direction that the same be placed before the Governing Body of RDA in its next Authority meeting.

  
Director General  
RDA, Rawalpindi

  
Chairman  
RDA, Rawalpindi

**AGENDA ITEM NO. 13 REVISION OF ONE TIME NOC CHARGES FOR WATER AND SEWERAGE DESIGN OF RESIDENTIAL AND COMMERCIAL BUILDING**

It was briefed by Deputy Managing Director (Engineering), WASA that Approval of building plans is underway within the jurisdiction of MCR and RDA and it has been made mandatory to obtain NOC for water and sewerage requirement from WASA beside clearance of pending dues. One time NOC fees was approved from Governing body for new construction of domestic and commercial buildings which need revisions. Following NOC fees is proposed to be implemented for new constructions:

	Description	Flat Rates (Previous rate)	Flat Rates (Per Marla) (New rate)
1	Residential building	Rs.7500	Rs.5000
2	Commercial Building	Rs.12500	Rs.20000

The case was placed before the Governing Body for consideration and approval.

**DECISION:-**

The Authority rejected the proposals.

**AGENDA ITEM NO. 14 REVISION OF SEWERAGE SERVICES AUGMENTATION CHARGE FROM MULTI STOREY COMMERCIAL BUILDING**

It was briefed by Deputy Managing Director (Engineering), WASA that for last few years, conversion of residential properties into commercial properties is underway legally/ illegally within the jurisdiction of MCR, District Council and RDA. The multi storey buildings are being used commercially as well as for residential(apartments) purpose and put heavy pressure on the existing sewerage system due to increase in population density. This increase in the inflow of the sewerage has necessitated augmentation of existing sewerage system for which huge investment is required, which should be provided by the private investors who are making huge profits from their projects. The augmentation charges was previously approved in the 48th Governing body meeting held on 10th July 2020. However, recent price hike in construction material is almost double from previous years. Therefore it is necessary to revise the augmentation charges to meet the infrastructure cost. LWASA has increased its augmentation charges in the 6th /2022 meeting held on 10.11.2022 which are far above existing above rate. Accordingly RWASA has also proposed the revised rates which are as under:-

Sr. No	Description	Existing rate	LWASA rates	Proposed RWASA rate (2023)
1	One storey building at one kanal	200,000	600,000	400,000
2	Double storey building	250,000	650,000	450,000

  
Director General  
RDA, Rawalpindi

  
Chairman  
RDA, Rawalpindi



	at one kanal			
3	Three storey building at one kanal	250,000	700,000	500,000
4	Four/Five storey building at one kanal	300,000	800,000	600,000
5		Additional charge for 10% of the charge of Rs.300,000 per kanal for each additional storey above five storey	Additional charge for 10% of the charge of Rs.800,000 per kanal for each additional storey above five storey	Additional charge for 10% of the charge of Rs.600,000 per kanal for each additional storey above five storey

It is pertinent to mention here that if rates of MRS items increase in future the rate of sewerage services augmentation charges will also be increased accordingly. The agenda was placed in the Governing Body, RDA for according approval.

**DECISION:-**

The Authority unanimously approved the agenda with the direction to open a separate head of account for provision of upgraded Sewerage Services to areas of Multi Storey Commercial Buildings. This fund shall only be utilized against upgradation of sewerage system and cannot be utilized for any other expenditures.

**ADDITIONAL AGENDA AMENDMENTS IN RDA BUILDING & ZONING REGULATIONS 2020 WITH REFERENCE TO DYNAMICS OF RAWALPINDI & FOR NOTIFICATION**

**ITEM NO. 1**


It was briefed by Chief Planner, RDA that Rawalpindi Development Authority (RDA) has adopted LDA Building & Zoning Regulations in its 45<sup>th</sup> Authority Meeting vide Agenda Item No. 5 on 21-12-2019. Subsequently, the RDA Building & Zoning Regulations were amended in called as RDA Building & Zoning Regulations, 2020. Further, the proposed amendments in RDA Building & Zoning Regulations are shown in grey. In this regard, the RDA Building & Zoning Regulations, 2020 are submitted for decision regarding the approval of amendments and same may be notified.

**DECISION:-**

After detailed deliberation, the Authority unanimously approved to constitute a scrutiny committee comprising the following to go through the RDA Building and Zoning Regulations 2020 and submit comprehensive report / recommendations before the Governing Body of RDA in its next Authority Meeting for taking final decision:-

- i) Jamshiad Aftab, Chief Planner/Director(LU&BC), RDA
- ii) Shuja Ali, Director (Arch.), RDA
- iii) Shahzad Haider, MO(P), MCR

Convener  
Member  
Member

  
Director General  
RDA, Rawalpindi

  
Chairman  
RDA, Rawalpindi

**ADDITIONAL AGENDA  
ITEM NO. 2**

**i).REHABILITATION OF MUSHTAQ BAIG  
SHAHEED ROAD NORTH BOUND NEAR NAZAR  
CHOWK, RAWALPINDI -- ESTIMATED COST  
RS.5.609 MILLION**

**ii). REHABILITATION OF TAIMOOR ROAD (AKBAR  
MARKET) FROM MURREE ROAD TO FWO CAMP  
OFFICE, RAWALPINDI. ESTIMATED COST : RS.  
5.243 MILLION**

It was briefed by Chief Engineer, RDA that the condition of subject roads is pathetic and required urgent rehabilitation. Numerous patches developed in the carriageway of these roads. This dilapidated condition of roads creating hindrance and discomfort to the daily commuters of Rawalpindi City. Due to non-maintenance of these roads, the surface has been worn out and patches have been developed. Rain water accumulates on these roads due to patches and traffic remains blocked for several times. Therefore, these roads require urgent repair / rehabilitation on top priority basis. In view of above, agenda is placed before Governing Body for consideration. Approval for the allocation of funds is also solicited.

**DECISION:-**

The Authority unanimously approved the agenda.

**FURTHER DISCUSSION:**

It was discussed and decided by the Authority that a post with nomenclature 'Additional Director General, RDA' be created with detailed criterion and required qualification. Working papers in this regard be submitted before the Governing Body in its next Authority Meeting for consideration and approval.

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

  
Director General  
RDA, Rawalpindi



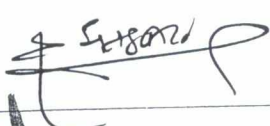


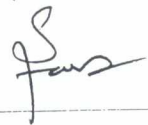


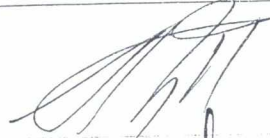
Page 17 of 17

  
Chairman  
RDA, Rawalpindi



**RAWALPINDI DEVELOPMENT AUTHORITY**  
**62<sup>nd</sup> AUTHORITY MEETING**  
**HELD ON 05.05.2023**

**ATTENDANCE SHEET**

S.#	Name & Designation	Phone #	Signature
1.			
2.	Mr. Saif Anwar Jappa, Director General, RDA		
3.	EHSAAN SAEED Assistant A/c Officer Rep. FD	0345 5313820	
4.	B.M. HABSNAIN SE PHED RWP/ REP. HUDA PHED	0333 1541761	
5.	Aysha Ghazwan DLG rep of LG&CD	0345 0519996	
6.	Sanam Siddique Dy. Dir (Technical) Staff officer to Commissioner Rwp	0331- 5011228	
7.	M. Saleem Ashraf. DMD (E)	0321-8898698	
8.	Amped Huma Co MC	0300 418679	
9.	CE. R.D.A. Dr. Habib ul Hay Khan	03009434 834	
10.	Malik Emran Faris Anwar.		