

LAHORE DEVELOPMENT AUTHORITY  
DIRECTORATE OF C&I  
NO. LDA/DC&I/4408  
DATED: 01-02-2020

To,

1. Sheikh Muhammad Imran, Vice Chairman, LDA
2. Imtiaz Mehmood, Member, Vice Chairman, LDA
3. Ms. Sadia Sohail Rana, MPA, Lahore
4. Mr. Malik Mukhtar Ahmad, MPA, Kasur
5. Mr. Umar Aftab, MPA, Sheikhpura
6. Mr. Muhammad Atif, MPA, Nankana Sahib
7. Mr. Maj.(Rtd.) Syed Burhan Ali, Member
8. Mr. Amir Riaz Qureshi, Member
9. Commissioner, Lahore Division
10. Chairman, P&D
11. Secretary, Finance Department
12. Secretary, HUD & PHE Department
13. Secretary, LG & CD Department
14. Director General, LDA/Managing Director TEPA
15. Managing Director WASA

**SUBJECT: MINUTES OF THE 1<sup>st</sup>/2020 MEETING OF THE LAHORE DEVELOPMENT AUTHORITY HELD ON 28.01.2020 UNDER THE CHAIRMANSHIP OF MR.SHEIKH MUHAMMAD IMRAN, VICE CHAIRMAN, LDA**

I am directed to forward herewith a copy of the Minutes of the 1<sup>st</sup> /2020 meeting of the Lahore Development Authority held on 28.01.2020 at LDA Offices Complex, 467, D/II, M. A. Johar Town, Lahore, under the chairmanship Mr. Sheikh Muhammad Imran, Vice Chairman, LDA.



DIRECTOR C&I

LAHORE DEVELOPMENT AUTHORITY

CC:

1. Additional Director General (HQ), LDA
2. Additional Director General (Housing), LDA
3. Additional Director General (Urban Planning), LDA
4. Director DG's (HQ), LDA, for kind information of the Director General, LDA
5. All PSO's, LDA

**MINUTES OF THE 1<sup>st</sup>/2020 MEETING OF LAHORE DEVELOPMENT AUTHORITY HELD ON 28.01.2020 UNDER THE CHAIRMANSHIP OF SHEIKH MUHAMMAD IMRAN, VICE CHAIRMAN LAHORE DEVELOPMENT AUTHORITY PAGE 1 OF 88**

The 1<sup>st</sup>/2020 meeting of the Lahore Development Authority was held on 28.01.2020 at 10:15 a.m. at LDA Offices Complex, 467, Block-D/II, M. A. Johar Town, Lahore under the Chairmanship of Sheikh Muhammad Imran, Vice Chairman Lahore Development Authority. The meeting was attended by the following members of the Authority:

<b>Attendees</b>			
1	Sheikh Muhammad Imran	Vice Chairman, LDA Authority	Chair
2	Mr. Imtiaz Mehmood	Vice Chairman, LDA Authority	Member
3	Mr. Umer Aftab	MPA, Sheikhpura	Member
4	Mr. Muhammad Atif	MPA, Nankana Sahib	Member
5	Mr. Malik Mukhtar Ahmad	MPA, Kasur	Member
6	Ms. Sadia Sohail Rana	MPA, Lahore	Member
7	Maj. (R) Syed Burhan Ali	Member	Member
8	Mr. Amir Riaz Qureshi	Member	Member
9	Mr. Muhammad Tariq Qureshi (Addl. Commissioner, Lahore Division)	Representative of Commissioner, Lahore Division	Member
10	Mr. Mumtaz Ahmed (Deputy Secretary Housing)	Representative of Secretary, HUD & PHE Department	Member
11	Mr. Nauman Yousaf (Additional Secretary ES)	Representative of Secretary Finance Department, Punjab	Member
12	Mr. Muhammad Arshad Baig (Additional Secretary)	Representative of Secretary, LG & CD Department	Member
13	Mr. Zeeshan Anwar Awan (Assistant Chief)	Representative of Chairman, P&D	Member
14	Mr. Sumair Ahmed Syed	Director General, LDA	Member
15	Syed Zahid Aziz	Managing Director, WASA	Member

2. The meeting commenced with recitation of verses from the Holy Quran. The meeting was quorate. The Chair welcomed the Authority members and formally welcomed DG, LDA. The members congratulated DG, LDA on assuming charge and wished him best of luck. Following decisions were taken in the meeting:

<b>2.1.CONFIRMATION OF PREVIOUS MINUTES</b>
<b>2.1.1. CONFIRMATION OF THE MINUTES OF THE 12<sup>TH</sup>/2019 MEETING</b>
The minutes of the 12 <sup>th</sup> /2019 Authority meeting held on 26.11.2019 & 27.11.2019 were brought under discussion and the Authority confirmed the minutes unanimously.
<b>2.2. BRIEFING BY DG LDA</b>
<b>2.2.1. COMPLIANCE/ IMPLEMENTATION OF PREVIOUS DECISIONS</b>
<b>2.2.1.1.</b> The Authority directed that a meeting will be held in two-week time exclusively for following up with the directions assigned to various Committees formed by the Authority and for discussion of recommendations and suggestions submitted by the Committees.
<b>2.2.2. ONE WINDOW PERFORMANCE</b>
<b>2.2.2.1.</b> The Authority directed that timely disposal of One-Window applications must be ensured.

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2.3. AGENDA ITEMS	
WORKING PAPER	DECISION
<p><b>2.3.1. AMENDMENTS IN LDA BUILDING AND ZONING REGULATIONS 2019</b></p> <p>i) <b><u>TO INCORPORATE THE RECOMMENDATIONS IN THE MATTER OF EASE OF DOING BUSINESS</u></b></p> <p>ii) <b><u>TO DELIBERATE UPON THE SUGGESTIONS BY TEPA ABOUT PARKING AND RECOMMENDATION OF THE BUILDING REGULATIONS COMMITTEE</u></b></p> <p>LDA Building and Zoning Regulations -2019 were approved in the Authority meeting of the Lahore Development Authority held on 24.08.2019 &amp; minor corrections on 28-10-2019. There are some directions from Provincial working group on ease of doing business as well as suggestion by TEPA which are as under:</p> <p>(i) <b><u>Ease of Doing Business</u></b></p> <p>The provincial working group on ease of doing business reforms in Punjab convened its meeting on 06-09-2019, under the Chairmanship of Chief Secretary Punjab and made decisions which also includes the actions pertaining to the issuance of construction permits. The matter has been deliberated by the Building Regulations Committee for incorporation of the same in Building Regulations as mentioned below:</p> <p><b>INTERVENTION NO. 1</b> <i>Allow architects to sign off on the completion certification for low cost building, while ensuring the quality of professional qualifications.</i></p> <p><b>Directions of EODB:</b> A detailed work plan to be shared by LDA by 20-09-2019 for completion of this activity.</p> <p><b>Discussion/Recommendations of Building Regulations Committee:</b></p> <p>Currently, no provisions exist regarding signing off on the completion certification by the Architect in the regulations except to outsource the field inspection to the consultant. The Directors of Town Planning Wing along with Chief Town Planner stressed that, if the matter regarding signing off the completion certificate has to be outsourced, then in first phase it should be allowed to the extent of three to seven marla category of residential houses and low rise commercial building as a pilot project. But the committee disagreed with opinion of Town Planning Wing and suggested that not only it should be allowed for all category of houses once for all but also the low rise buildings upto 50 feet height, having area less than 1 kanal, comprising apartment, commercial, public building &amp; industrial building in the following manners.</p> <p><b><u>EXISTING PROVISIONS:</u></b></p> <p><b>10.8.1 (h) Inspection of Building</b> The Authority may outsource the field inspections to consultant/s. In such</p>	<p><b>2.2.1.1.</b> The Authority after detail deliberations made the following decisions:</p> <p><b>2.2.1.2. Intervention no. 1:</b> The proposal to outsource the field inspections to the Architect /Town Planner in the matter of completion certificate was approved. In Monitoring section, the Competent Authority to cancel a Completion Certificate shall be Chief Town Planner, LDA</p> <p>The following explanations will be added after clause 10.8.1 (h) (4)</p> <p><b><u>Explanation</u></b> The owner can submit the case/application for Completion Certificate through the registered Architect/Town Planner and if the owner does not want to submit through registered Architect/Town Planner, he/she can file application directly to the LDA.</p> <p>It will apply to all old pending completion certificate applications along with new submissions.</p> <p><b><u>Additional directions</u></b></p> <p>(i) New regulations/amendments be prepared to review/update the prevailing Regulations for registration of Architects along with other consultants considering the modern era and practices for placement before the authority.</p> <p>(ii) The authority also deliberated upon the approval of building plan(s) and concluded</p>

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case the authorized field staff of the consultant/s shall be bound to submit detailed inspection reports in writing with date and signature on daily/weekly basis as the case may be.

**PROPOSED AMENDMENTS BY COMMITTEE**

The authority may authorize the field inspection of low rise buildings to the Consultant in the matter of completion certificate and following amendments /suggestions may be made:

**10.8.1 (h) Inspection of Building**

(1) The Authority may outsource the field inspections to consultant/s. In such case the authorized field staff of the consultant/s shall be bound to submit detailed inspection reports in writing with date and signature on daily/weekly basis as the case may be.

(2) ***In case of completion certificate(s), the Architect / Town Planner / Consultant Registered with LDA are authorized the field inspection for the following buildings.***

**a. Residential Houses**

All categories of residential houses.

**b. Apartment, Commercial, Public, Industrial Buildings**

Low rise building upto 50 feet height & plot size less than

1 kanal

(3) ***The Architect / Town Planner registered with LDA shall submit detail inspection report in writing to the LDA with date and signatures for issuance of completion certificate.***

**(4) Criteria to sign-off completion certification of Buildings falling in the category of Low Rise Zone.**

- i. Grant of permission to only Registered Architect(s)/ Town Planner(s).
- ii. Prior building plan sanctioned from LDA.
- iii. Each application for issuance of completion dully signed by the owner(s) shall also bear stamp, signature, and registration number of architect and town planner.
- iv. Architect, Town Planner will submit report using the typed performa containing the information alongwith the following documents:
  - a. Pay Order/Bank Draft of processing fee to be deposited in LDA Accounts
  - b. Site Sketch along with pictorial evidence duly signed.
  - c. Floor wise dimensions of existing building including mandatory side spaces
  - d. Difference of covered area as per site and as per approved plan
  - e. Changes in internal design w.r.t approved plan
  - f. Report about the present use of subject building along with verification that land use is not changed.
  - g. Proof of completion of building in the form of utility bills etc. If building period has been expired.
  - h. NOC regarding Fire Frightening from Civil Defence (where applicable i.e Industrial Building, public building).

that following will be added as clause

**"10.13 Timeline for Building plan approval"** after clause 10.12.4:

**Residential Plots**

- (a) Building plans of residential plots will be approved within 21 days in approved schemes and 30 days in controlled area. IF the plans are not sanctioned within prescribed time, the owner can start and raise the construction at site after payment of scrutiny fee provided the following condition are fulfilled:
- (b) Payment of penalty fee in case some violations/deviations already exist and are settled.
- (c) Submission of affidavit that he will raise the construction strictly as per submitted building plan and under prevailing regulations. In case of deviations, he will be bound to pay the penalty as per prevailing rates.

**Commercial Plots in Low Rise Category**

**(Upto 50 feet height and Plot Size Not more than 2 Kanal)**

- (a) Building plans of commercial plots will be approved within 30 day. If the plans are not sanctioned within prescribed time, the owner can start and raise the construction at site after payment of scrutiny fee provided the following condition are fulfilled:
- (b) payment of penalty fee in case some violations/deviations already exist and are settled.
- (c) Submission of affidavit that he will not make non compoundable violations and will raise the construction strictly as per submitted building plan and under prevailing regulations. In case of compoundable violations, he will be bound to pay the penalty as per

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- i. In case of more than 25% design changes, owner will submit revised completion plan
- j. Penalty calculations

**Processing**

Upon receipt of report about completion of buildings, Town Planning Branch will check penalty estimates (if any) and issue demand notice for penalty. After payment of penalty fee, completion certificate will be issued within 7 days. If the competent authority shall not have passed orders granting or refusing permission within 7 days following the day on which all the necessary information has been furnished and all documents and particulars have been submitted, it shall be deemed to have been sanctioned to the extent of which it does not contravene the provisions of these building regulations, scheme provisions if any, and controlled area requirements as the case may be.

**Monitoring on reports submitted by Registered Architects/**

**Town Planners**

Town Planning branch may randomly verify reports from the Architects/Town Planner. In case any misreporting from the Architect/Town Planner is found, the LDA will be authorized to blacklist him/her. In this regard concerned Director Town Planning will issue 1st notice for written reply within 7 days and in case of unsatisfactory reply, second notice for personal hearing within 5 days before Director General, LDA. After hearing, Director General LDA will pass the orders to blacklist the respondent if found guilty. In case of non-reply within specified time, ex party decision can be made.

If any violation /misreporting is found, after issuance of completion certificate, competent authority shall have the powers to cancel the approval after giving show cause notice and affording chance of hearing. In case of non-reply ex party decision can be made.

**Fee**

Inspection fee amounting to Rs. 5000/- plus 3% of the penalty amount will be paid to the Registered Architect/Town Planner by the LDA after issuance of completion certificate.

**INTERVENTION NO. 2**

***Re-engineer business process for all construction types to allow the Lahore Development Authority to get NOC directly from the required Agencies.***

**Directions of EODB:** LDA to ensure completion of this activity by 31-12-2019.

**Discussion of the Committee:**

Committee observed that as per clause 10.3.3 Multi storey building and building of public assembly, the builder is required to get NOC from EPA, TEPA, WASA.

prevailing rates and in case of non-compoundable violations, he will bound to remove/demolish the same

**All other buildings (Apartment, Public Building, Multi Storey Building and Industrial etc)**

- (a) Building plans will be approved within 45 day. If the plans are not sanctioned within 60 days, the owner can start and raise the construction at site after payment of scrutiny fee provided the following condition are fulfilled:
- (b) In case some violations/deviations already exist, the same are settled after payment of penalty.
- (c) The relevant documents for Fire frightening, structure drawings, rain water harvesting, TIA Report, IEE/EIA report, and other such reports are provided.

The Authority further directed to comply with the following which will be added after Clause 10.12.4:

**General Instructions:**

- i. Paid challan of building plan fee shall be included in application checklist.
- ii. In complete application shall not be accepted.
- iii. The case will be processed as per regulations which were applicable on the date of submission of plan. However, the owner may opt for submission under new regulations if fulfills the criteria.
- iv. If plans are already sanctioned and revised plan are submitted, the FAR, Height, Coverage already approved will remain intact other than parking requirement, in case if it is affected by the prevailing regulations.

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Under Chapter 7, owner is required to submit to the authority, water supply, sewerage drainage plan including rain water harvesting plan, fire safety plan and get it approved from WASA and Civil Defence.

**SUGGESTIONS BY COMMITTEE**

The following sub clauses (g) to (h), (i),(j)(k)(l) may be added after clause 10.4.1 (f)

(g) Notwithstanding with above provisions, owner(s) may submit:

- i. EIA/IEE report to the LDA which will be forwarded to EPA for issuance of NOC as per policy.
- ii. Drawing/plan regarding water supply, sewerage & drainage plan, TIA report, fire safety plan which will be forwarded to concerned authorities i.e. WASA, TEPA, Civil Defence respectively.

(h) The WASA and TEPA will be responsible to process the cases and issue NOC's within 20 days.

(i) In case there are some observations by the agencies and the owner does not fulfill the requirements, the concerned agency (s) will be authorized to take legal actions against the owner.

(j) After submission of the documents to the concerned agencies, the building plan may be issued provided others conditions under the building regulations are fulfilled.

(k) In case the plan are released in phases, the town planning branch will check that relevant NOCs have been provided before release of plans for next phases.

(l) For non hazardous warehouse, the requirement of NOC from EPA will not be applicable

**2.3.1.3. Intervention no. 2:**

Intervention in re-engineering of business process for sanctioning of plans whereby LDA will forward NOCs to all concerned departments approved with following amendments will be added as note after clause 10.4.4(f):

**Note:**

(i) All NOCs for matters relating to the inside boundary of property, will be certified by the consultant who will take full responsibility.

(ii) In case of water supply, sewerage, drainage and rainwater harvesting within the property, WASA will place plans in record. However, the requirement of NOC already applicable will remain intact.

(iii) In case of fire safety, the plan will be send to Rescue-1122 for placement in record. The plans will also be send to Civil Defense Department for issuance of NOC. One of the member pointed out that NOC for firefighting is compulsory from Civil Defense Department under the provision of Civil Defense Act. The same will be checked and if is not required then the decision will be reviewed.

A certified fire safety consultant/engineer will certify that plans are prepared as per prevailing safety codes and will supervise the installation work and provide certificate dully signed at time of submission of plan.

(iv) TEPA will be responsible to approve TIA excluding the parking standards given in these regulations.

**2.3.1.4. OBSERVATION NO. 1:**

The following parking requirements against the Medium Rise-I (upto 90 feet

**ii) TO DELIBERATE UPON THE SUGGESTIONS BY TEPA ABOUT PARKING AND RECOMMENDATION OF THE BUILDING REGULATIONS COMMITTEE**

LDA Building and Zoning Regulations-2019 were approved in the Authority meeting of the Lahore Development Authority held on 24.08.2019 & minor corrections on 28-10-2019. During processing of the case, some ambiguities were observed by TEPA. Therefore, the matter was placed before the Building Regulations committee which was also attended by the concerned officers of TEPA and recommendations of the committee/participants are as under:

**OBSERVATION NO. 1**

**EXISTING PROVISIONS:**

**2.5 Apartment Buildings**

**The apartment building can be allowed in earmarked apartment site(s) in approved schemes, residential plot(s) in approved schemes and areas other than approved schemes.**

**The height zones will be followed as contained in Chapter 11.**

**SUGGESTION BY TEPA**

Parking requirements for Medium Rise-I and Medium Rise-II category buildings, state that at-least one floor on entire plot can be dedicated for parking. However, there is no clarity regarding the word "at-least" whether this is minimum requirement or total parking requirements

**RECOMMENDATIONS OF COMMITTEE**

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The following parking requirements against the Medium Rise-I (upto 90 feet height) and Medium Rise II (upto 160 feet height) category may be followed:

**Parking Requirements in Medium Rise-I:**

One floor on entire plot dedicated for parking as per section 5.7.6(a). In case the owner opt for lower category zone under 11.1 (3) then the parking requirement of relevant zone will be applicable and it will not be linked with plot size upto 2 kanal. For plot(s) size above 2 kanal, the condition of 1 floor for parking will be applicable.

**Parking Requirements in Medium Rise-II**

- i) One floor on entire plot dedicated for parking as per section 5.7.6(a) upto 90 feet
- ii) Above 90 feet, One car space for 1600 sft useable area
- iii) In case the owner opt for lower category zone under 11.1 (3) then the parking requirement of relevant zone will be applicable

**OBSERVATION NO. 2**

**EXISTING PROVISIONS:**

**2.5 Apartment Buildings**

**Note:**

**(3)For Apartment Buildings in Medium Rise-I & Medium Rise-II categories in the Table under Clause 2.5, height up to 90ft and 160 ft. respectively may be allowed on a 30 ft. road subject to provision of 5 ft. setback by each owner of the plot abutting 30 feet road.**

**SUGGESTION BY TEPA**

If an owner of the plot on one side of the 30 ft road constructs an apartment building upto 160 ft height by leaving 5ft setback, but the owner of the plot, opposite to the above said plot does not construct an apartment building then how requirement of minimum 40ft ROW can be ensured, on a 30ft road. From Traffic Engineering Point of View, TEPA recommends the following:

- Clause 2.5 (3) should be deleted.
- Medium Rise-II category apartment building should not be allowed on a road having ROW less than 60 ft.

**RECOMMENDATIONS OF COMMITTEE**

The committee did not agree with the proposal, however, on the request of TEPA, the matter is placed for consideration.

**OBSERVATION NO. 3**

**3.1 Different categories of Plots falling in Central Business District, Other Commercial Areas/ roads specified in the Master Plan/Any other Local Area Plan/ Action Area Plan and Converted Plots**

**3.1.1 Allowed Coverage, FAR, No. of Storey, Height, Plot Size and Minimum ROW of Road are as under:**

**SUGGESTION BY TEPA**

height) and Medium Rise II (upto 160 feet height) category apartment buildings shall be followed:

**Parking Requirements in Medium Rise-I:**

One floor on entire plot dedicated for parking as per section 5.7.6(a). In case the owner (having plot size upto 2 Kanal), opts for lower category zone under 11.1 (3) then the parking requirement of that relevant zone will be applicable and it will not be linked with plot size upto 2 kanal .

However, if an owner having plot size more than 2 Kanals, opts for lower category zone under 11.1 (3) then parking @ One car space for 1600 sft useable area shall be provided.

**Parking Requirements in Medium Rise-II**

- i) One car space for 1600 sft useable area
- ii) In case the owner opts for lower category zone under 11.1 (3) then the parking requirement of relevant zone will be applicable and it will not be linked with plot size.

**2.3.1.5. OBSERVATION NO. 2**

The committee amended the following clauses:

In clause 2.5 Note (3) is substituted as under:

***For Apartment Buildings in Medium Rise-I category in the Table under Clause 2.5, height up to 90ft may be allowed on a 30 ft. road subject to provision of 5 ft. setback by each owner of the plot abutting 30 feet road.***

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*(Signature)*  
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Commercial & Public Buildings, mention the parking requirements w.r.t height zones, in Clause 3.1.1, whereas Clause 3.11 of LDA Building and Zoning Regulations 2019, mentions parking requirements/standards w.r.t landuse, which is contradictory and needs clarification that which regulations for parking requirements shall be applied?

**RECOMMENDATIONS OF COMMITTEE**

Parking requirements against the Low Rise, Medium Rise-I and Medium Rise-II, High Rise-I, High Rise-II and Skyscraper category may be followed as under:

**Parking Requirements in Low Rise:**

Optional for Apartment, Govt Offices, Commercial.

For rest of the uses, provisions mentioned at 3.11 shall be applicable

**Parking Requirements in Medium Rise-I**

One floor on entire plot dedicated for parking as per section 5.7.6(a). In case the owner opt for lower category zone under 11.1 (3) then the parking requirement of relevant zone will be applicable and it will not be linked with plot size upto 2 kanal. For plot(s) size above 2 kanal, the condition of 1 floor for parking will be applicable.

**Parking Requirements in Medium Rise-II, High Rise-I, High Rise-II, Skyscraper:**

Parking requirement as per specific use mentioned in Clause 3.11

**OBSERVATION NO. 4**

**EXISTING PROVISIONS:**

**3.3 Main Civic and Commercial Centers & Neighborhood Commercial Areas**

**3.3.2 Building Height**

c. The Sponsor / Owner may utilize the designated parking space in front of Commercial building for construction of parking after getting plan vetted by TEPA and Town Planning, LDA.

**SUGGESTION BY TEPA**

The clause states:

"The Sponsor / Owner may utilize the designated parking space in front of Commercial building for construction of parking after getting plan vetted by TEPA and Town Planning, LDA."

How of construction of parking in the designated area of commercial building is allowed in Main Civic, Commercial Centre and Neighborhood Commercial area?

As another Clause 3.11 (c) (General) states:

"The parking in the setback areas and mandatory spaces will not be allowed and will be used for pedestrian walkways or green spaces. However, in case of addition, alteration or revise plan if the parking already approved in the plan will remain intact."

The two clauses are contradictory and needs clarification?

**RECOMMENDATIONS OF COMMITTEE**

The committee observed that, the relevant clause is misconceived, that mandatory spaces and set back areas are only required in the converted plots and not in Civic Centre. The clause 3.1.1 (c) regarding parking in set back areas and mandatory spaces relates to converted plots or other

In clause 11.2 table at 11.2 (1) against the Sr No. 6 Residential Apartment in the column of maximum height zone following substitution is made:

Medium Rise -2 (upto 160 feet)

In clause 11.2 table at 11.2 (1) against Sr No. 4 Reclassified sites/Area in Gulberg in the column of maximum height zone following substitution is made:

Low Rise (Not more than 50 feet)

**2.3.1.6. OBSERVATION NO. 3**

Following parking requirements against the Low Rise, Medium Rise-I and Medium Rise-II, High Rise-I, High Rise-II and Skyscraper category shall be applicable:

**Parking Requirements in Low Rise:**

Optional for Apartments, Shops and Office Buildings.

For rest of the uses, provisions mentioned at 3.11 shall be applicable.

**Parking Requirements in Medium Rise-I**

One floor on entire plot dedicated for parking as per section 5.7.6(a) for Apartments and Office Buildings.

For rest of the uses, provisions mentioned at 3.11 shall be applicable.

**Note:**

The building plans already submitted after 11-09-2019 till date will not be affected by these amendments and will be processed under the provisions applicable on day of submission.

**Parking Requirements in Medium Rise-II, High Rise-I, High Rise-II,**

**Skyscrapers:**

Parking requirement as per specific use

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plot where the building line or mandatory spaces are compulsory. To clarify the word underground may be added as under:

**3.3 Main Civic and Commercial Centers & Neighborhood Commercial Areas**

**3.3.2 Building Height**

c. The Sponsor / Owner may utilize the designated parking space in front of Commercial building for construction of **underground** parking after getting plan vetted by TEPA and Town Planning, LDA.

**OBSERVATION NO. 5**

**EXISTING PROVISIONS:**

**3.9 Regulations for Sites Reserved for Public Buildings in Approved Housing Schemes**

**3.9.1 Mandatory Open Spaces, FAR and maximum Ground Coverage**

The provisions shall be as follows:

Plot Size	Building Line	Rear Space	Side Space on both sides	Max Ground Coverage
Less than 1 Kanal	10ft (3.05m)	5ft (1.52m)	5ft (1.52m)	65%
Above 1 kanal but less than 2 kanal	20ft (6.1m)	10ft (3.05m)	10ft (3.05m)	60%
2 Kanal and above	30ft (9.15m)	15ft (4.57m)	15ft (4.57m)	55%

**Note:** a. notwithstanding the provision under section 3.9.1 no mandatory open spaces shall be required in case of Mosques/Masjid except front building line/setback according to plot category/zone.

b. In case of educational institutions, a separate lane for pick and drop purposes shall be provided within the plot outside the boundary wall by providing 15-ft wide space within the setback area.

**SUGGESTION BY TEPA**

The clause states:

"In case of educational institutions, a separate lane for pick and drop purposes shall be provided within the plot outside the boundary wall by providing 15-ft wide space within the setback area". From Traffic Engineering Point of View, TEPA recommends that two lane, each having 10ft width, should be provided for pick and drop purposes within the plot outside the boundary wall.

**RECOMMENDATIONS OF COMMITTEE**

**3.9 Regulations for Sites Reserved for Public Buildings in Approved Housing Schemes**

mentioned in Clause 3.11

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**2.3.1.7. OBSERVATION NO. 4**

The Authority agreed with the proposal.

**2.3.1.8. OBSERVATION NO. 5**

The Authority agreed with the proposal.

**2.3.1.9. OBSERVATION NO. 6**

The Authority agreed with the proposal.

**2.3.1.10. OBSERVATION NO. 7**

The Authority agreed with the proposal.

**2.3.1.11. OBSERVATION NO. 8**

The Authority agreed with the proposal. However, it will not be applicable for residential house.

**2.3.1.12. INCLUSION OF DECLARED COMMERCIAL ROADS BY THE GOVERNMENT**

The Authority agreed with the proposal.

**2.3.1.13. SCRUTINY OF BUILDING PLAN BY SPECIAL COMMITTEE**

The Authority agreed with the proposal.

**2.3.1.14.** In addition, the Authority directed that Director General, LDA shall take up the matter with the Government to remove the requirement of placing the cases of building plan before HLDC on account of ease of doing business.

**2.3.1.15.** The authority agreed with the proposal and following addition will be made in clause 5.5.1 (f) sub clause (ii) :

- ii. For buildings on plots 4 kanal & above:

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Vice Chairman's Sectt  
LDA Lahore*

**3.9.1 Mandatory Open Spaces, FAR and maximum Ground Coverage**

The provisions shall be as follows:

Plot Size	Building Line	Rear Space	Side Space on both sides	Max Ground Coverage	Pick and Drop Lane
Less than 1 Kanal	10ft (3.05m)	5ft (1.52m)	5ft (1.52m)	65%	Optional
Above 1 kanal but less than 2 kanal	<b>15ft</b> (4.57m)	10ft (3.05m)	10ft (3.05m)	60%	<b>Two Lanes (each 10 feet wide)</b>
2 Kanal and above	<b>25ft</b> (7.62m)	15ft (4.57m)	15ft (4.57m)	55%	<b>Two lands (each 10 feet wide)</b>

**Note:** a. notwithstanding the provision under section 3.9.1 no mandatory open spaces shall be required in case of Mosques/Masjid except front building line/setback according to plot category/zone.  
b. In case of educational institutions, separate lane (s) for pick and drop purposes shall be provided within the plot outside the boundary wall by providing in addition to the Building line mentioned table 3.9.1 above.

**OBSERVATION NO. 6**

**EXISTING PROVISIONS:**

**5.1.11 Chamfer**

In case of multi-storey buildings a minimum chamfer of 6x6 ft shall be provided at the rear two corners of the building at ground level.

**5.7.6 Basement, Ramp, Parking**

(g) Where entry/exit to the basement is from the rear mandatory open space, a minimum chamfer of 6x6 ft shall be provided at the rear two corners of the building at the ground floor level (see fig. 5.2).

**SUGGESTIONS/ PROPOSED AMENDMENTS BY COMMITTEE**

The clause 5.1.11 may be deleted due to reason that Chamfer is required if the rear space is to be used for parking while the clause 5.7.6 may be kept intact.

**OBSERVATION NO. 7**

**EXISTING PROVISIONS:**

2 emergency staircases located at two ends of floor or the fire safety consultant can also decide the location of staircases in order to meet the requirements of prevailing fire safety codes.

Action by:  
DG, LDA

  
**Director C&I**  
**Lahore Development Authority**

*Deputy Director*  
*Vice Chairman's Sect*  
*LDA Lahore*



**5.7.6. (a) Basement under the setback**

The construction of Basement in the set back area shall be allowed except the following roads/segment of roads

(List of Roads Sr No. 1-23 and Note as provided in the regulations)

**RECOMMENDATIONS OF COMMITTEE**

**5.7.6. (a) Basement under the setback**

(ii) In the prevailing regulations, Ferozpur Road is missing in the list of 23 roads. There is need to delete this provision as it reduces utility of plot for parking purpose. The building regulations at 5.7.6(a) (b) already provides that the owner will have to surrender the setback area for road widening in future if needed without any compensation.

**OBSERVATION NO. 8**

**EXISTING PROVISIONS:**

**10.3.3 Multi-storey Buildings and Buildings of Public Assembly**

**h. NOC from Traffic Engineering Agency**

- a. TIA shall not be required for designated commercial plots in Civic Centre/CBD/Division and District Centre or Neighborhood.
- b. In the schemes where re-classification plan be prepared under Land Use (Classification, Re-Classification and Re-Development) Rules-2009, the TEPA shall conduct the overall traffic impact study and cost which will be incurred on the study, the proportionate portion of the cost shall be charged from the individual/owner at the time of approval of building plan.

**SUGGESTION BY TEPA**

Traffic Impact Assessment (TIA) Study: means a comprehensive exercise which not only checks the parking requirements w.r.t to peak hour trip generations but also indicate the potential traffic impacts of any new Development and provide operation analysis of the adjacent and surrounding road ways, traffic signals, sidewalks, general traffic and public transport etc. It also suggests the various measures to mitigate/reduce the potential traffic impacts. Furthermore, TEPA being an agency under the control of GoPb, follows the Punjab Procurement Rules. For conducting any study tendering process has to be followed which will result in delay for issuance of NOCs and legal implications. This will also be against the sense of ease of doing business

**RECOMMENDATIONS OF COMMITTEE**

  
Director C&I  
Lahore Development  
Authority



Deputy Director  
Vice Chairman's Sectt  
LDA Lahore

**10.3.3 Multi-storey Buildings and Buildings of Public Assembly**

**h. NOC from Traffic Engineering Agency**

- a. TIA shall not be required for designated commercial plots in Civic Centre/CBD/Division and District Centre or Neighborhood.
- b. In the schemes where re-classification plan be prepared under Land Use (Classification, Re-Classification and Re-Development) Rules-2009, the TEPA shall conduct the overall traffic impact study.
- c. TIA shall be conducted by the sponsors/builders through consultant and shall be submitted to TEPA for issuance of NOC and execution of parking agreement, for all Building(s) other than areas mentioned at 10.3.3. h(a) having:
  - (i) Plot area of 4 kanal (1673 sqm) and above
  - (ii) 5 storey and above

  
**Director C&I  
Lahore Development  
Authority**

Moreover, the following issues pertaining to building regulations were also discussed in the committee meeting and recommendations are as under:

**1. IINCLUSION OF DECLARED COMMERCIAL ROADS BY THE GOVERNMENT**


Building Regulations 1984, under Clause 96 (5), provided the roads approved for general and special uses approved by the Government vide notification No. SO(P)5-2/74 dated 02-07-1975 including Ferozpur Road (From Qurtaba Chowk to Canal Bridge). But in the Building Regulations 2007, this provision was missed and accordingly it is not available in the prevailing LDA Building Regulations 2019. Moreover, the Ferozpur road from Muslim Town Bridge to Railway Crossing was declared by LDA as road approved for commercialization but in the List of A roads, Ferzpur Road Segment -1 starting from Qurtaba Chowk to UBD Canal is added erroneously , therefore, the matter needs to be clarified and corrected.

**RECOMMENDATIONS BY THE COMMITTEE**

Committee recommended that Government notification No. SO(P)5-2/74 dated 02-07-1975 may be added at the end of Chapter after clause 3.11 as, 3.12 and moreover, no conversion fee will be applicable on these roads.

**2. SCRUTINY OF BUILDING PLAN BY SPECIAL COMMITTEE**

In the Building Regulations 2007 at clause 3.10.3, it was mentioned that, the remaining part of Mall Road other than Shahrah-e-Quide-e-Azam between Mian Mir Bridge and Faisal Chowk (Chairing Cross) is special heritage area and comes under the control of special committee. Accordingly, in LDA building regulations 2019, it was mentioned that this part is not required to be placed before the Special Committee, However this area, even not falling under special heritage area comes under the domain of Special Committee as per notification of the government still in force. Therefore, the cases pertaining to this road will be required to be placed before the special committee. Moreover, the plots of upper mall scheme facing mall road, were declared as road allowed for conversion under the old commercialization policy but in the notification of List A roads, there is drafting mistake reading as (From UBD canal Road, Property No. 237 Upper mall to Mian Mir Bridge , Property No. 307 Upper

  
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LDA Lahore**

Mall) which needs clarification and corrections.

**Recommendations of Committee**

The Committee recommended that the following corrections/explanation may be made after Clause 3.10.3 (note):

The part from Mian Mir Bridge and Faisal Chowk (Charing Cross) shall also be required to be placed both before HLDC and Special Committee and the landuse conversion will be allowed as already mentioned at clause 3.10.3 of prevailing regulations from Mian Mir Bridge and Faisal Chowk (Charing Cross).

**5.5.1 Means of escape in case of emergency**

In the Building Regulations at clause 5.5.1, it is mentioned that, for buildings on plots 4 kanal & above, 2 emergency staircases will be located at two ends of floor, which needs to be reviewed.

Following amendments are proposed in sub clause (f) (ii) of Clause 5.5.1:

ii. For buildings on plots 4 kanal & above:

2 emergency staircases located at two ends of floor **or the fire safety consultant can also decide the location of staircases in order to meet the requirements of prevailing fire safety codes.**

The suggestions of the committee on Building and Zoning Regulations 2019 are hereby placed before the authority for consideration and decision.

**2.3.2. REQUEST FOR THE EXEMPTION OF CONVERSION FEE OF LAND BEARING KHASRA NO. 1,2,3,4/1,8,9/1,9/2,10, MURABA NO. 68,21/2,72, KHATA NO. 880/866, 439/437, 877/2, KHATOONI NO. 1329, 804, 1328 MOUZA KHANPUR NABIPUR, TEHSIL FEROZEWALA DISTRICT SHEIKHUPURA**

The M/s Atlas Foundation through its Manager Lahore Office, Mr. Khadim Hussain Awan applied for the establishment of Vocational Training Institute on subject land for an area measuring 54K-12M and requested for the exemption of conversion fee as Atlas Foundation is a non-profit organization.

The site is located 26-27 K.M. off sheikhupura-Lahore Road near Atlas Honda Plant at mouza Khanpur, Tehsil Ferozewala District Sheikhupura. After examination of documents provided by the applicant, it is revealed that the subject site falls in agricultural zone of master plan of Lahore division and educational institute is a permissible use as per LDA Land Use Rules-2014.

The Scrutiny Committee in its meeting held on 25.09.2019 discussed the case and allowed to use the site for Vocational Training Institute subject to payment of fee. However, applicant requested that Atlas Honda Foundation is a charitable, Non-profit Organization and charitable institutions are not charged any conversion fee as per LDA Land Use Rules-2014.

As per Rule 28(2) of LDA Land Use Rules-2014, "The Authority shall not levy conversion fee for the conversion of land use to an educational or a healthcare institutional use if the proposed educational institution or healthcare institution fulfill the following requirements:

Sr. No.	Requirements	Status

*Imran*  
Director &  
Lahore Development  
Authority

2.3.2.1. The Authority deliberated and approved the proposed wavier of conversion fee subject to completion of codal formalities.

Action by:  
DG, LDA

*Imran*  
Director &  
Lahore Development  
Authority

*DR*  
Deputy Director  
Vice Chairman's Sectt  
LDA Lahore

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1	Owned by a philanthropic, charitable or non-profit organization;	Atlas foundation as per ownership report of Revenue Staff
2	Is exempt from payment of income tax	As per FBR Registration No. 0860335, M/s Atlas Foundation is hereby granted as Non-Profit Organization.
3	Its audited accounts for last three years reflects that it provides services to the needy or the poor, free of cost or on no profit basis	As per report of accounts branch, the status of company is mentioned as non-profit organization as well as the nature of business is promoting welfare, religious, educational, charitable and other useful activities. Furthermore, Accounts branch also mentioned at para 46/N that audited accounts of Atlas Foundation duly audited by "Ernst & Young Ford Rhodes Sidat Hyder, Chartered Accountants" of Financial years 2014-15, 2015-16, 2016-17 and 2017-18 (last 4 years) are available.

*(Signature)*  
**Director C&I  
 Lahore Development  
 Authority**

In the light of above facts & in the interest of public, the case is hereby placed before the Authority regarding decision for the wavier of conversion fee.

*(Signature)*  
**Deputy Director  
 Vice Chairman's Sect  
 LDA Lahore**

**2.3.3. REVISED DEMARCATON FOR PLOT NO. 27, CIVIC CENTRE, (COVERED MARKET) M.A. JOHAR TOWN**

Plot No.27, Block Civic Centre, M.A. Johar Town, Lahore measuring an area 8 Kanal-0M-109Sft (3354.65 SQM) was originally a Covered Market plot as per Johar Town Scheme plan with no parking space. The parking space was provided in front and side strip of Covered market. The location plan of the site is as under:-



**Approved Demarcation:**

In order to maximize the market value of plots, different proposals were prepared for sub-division of plot and accordingly, a Proposal was approved

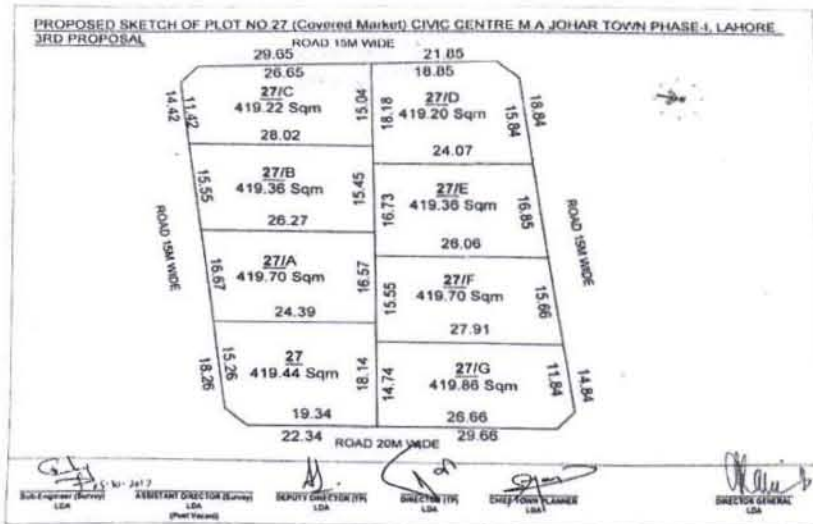
2.3.3.1 The Authority deliberated and approved the Proposal No. 2 with the direction to DG, LDA to find out the reasons for construction of road on plot area without relevant approval from competent authority.

Action by:  
 DG, LDA

*(Signature)*

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by Worthy Director General, LDA having eight plots.



*(Signature)*  
Director C&I  
Lahore Development  
Authority

Out of these eight plots, only two plots No.27 and 27-G have been auctioned by Directorate of Estate Management, LDA. TEPA, during construction of approach road towards ARENA project wrongly/inadvertently constructed the foot path on the land of Plot No. 27 and 27-G, Civic Centre and the area of plots has been reduced at site due to utilization of land by 1.75 meter in length. The area of plots reduced at site i.e.90.98 SQM.

**LDA AUTHORITY MEETING HELD ON 28.10.2019**

The case for revision of Plot No. 27, Block Civic Centre, M.A. Johar Town, Lahore measuring an area 8 Kanal, 0 Marla & 109 Sft (3354.65 SQM) was placed before the LDA Authority meeting held on 28.10.2019 keeping in view the recommendations of DEM-I and TEPA for decision about the revision of strip by providing parking space in front of plots and carving six plots instead of eight. The Authority deferred the case with the following observation:-

*"The Authority directed to refer the matter to TEPA and Town Planning Wing, LDA who shall submit report regarding the reasons for making amendments in road design and layout of plots and this stage and why the same was not done before."*

**VIEW POINT OF DEM-I, LDA**

Directorate of Estate Management-I, LDA has requested for revision of demarcation of the area with sufficient parking in front of the plots, as these plots falls on approach road to ARENA (a Landmark Project of LDA). Otherwise, it would become a bottleneck, once the building stand constructed having no parking space in front of these plots. Directorate of Estate Management, LDA further requested to carve out six plots of One kanal size instead of eight by providing parking.

**VIEW POINT OF TEPA, LDA**

As regard, widening of road, TEPA reported that TEPA, LDA has executed the project "Construction of walk N shop (ARENA)" Johar Town, Lahore for land measuring 130 kanal with the vision to provide state of Art facility of international level for facilitation and amusement of general public. Approach road of ARENA shopping Centre was constructed keeping in view the future requirements / traffic flow of commercial zone. In order to

*(Signature)*

Deputy Director  
Vice Chairman's Sectt  
LDA - Lahore

provide the pedestrian facility, foot path was constructed. TEPA also agreed with DEM-I proposal/recommendations for revision of Part Plan/Demarcation to carve out six plots instead of eight.

**VIEW POINT OF TOWN PLANNING WING, LDA**

Plot No.27, Block Civic Centre, M.A. Johar Town, Lahore measuring an area 8 Kanal-0M-109Sft (3354.65 SQM) was originally a Covered Market plot as per layout plan with no parking space as parking space was provided in front and side strip of Covered market/Plot No.27. After that, a demarcation was approved by Worthy Director General, LDA for Plot No. 27, Civic Centre having eight plots with no parking space as parking space was available in front and side strip of said plot.

Due to construction of foot path by TEPA, the area of plots of 27 and 27-G Civic Centre has been reduced at site due to utilization of land by 1.75 meter in length which need revision of demarcation.

In the light of above, two proposals for revised demarcations have been prepared with parking and without parking facility. The same are as under:-

**1. PROPOSAL NO. 1**

**Demarcation of Eight Plots without Parking Facility.**

In this proposal, the area of auctioned plot No. 27 and 27-G has been kept same while the areas of remaining plots have been slightly reduced. The proposed demarcation is as under:-



**2. PROPOSAL NO. 2**

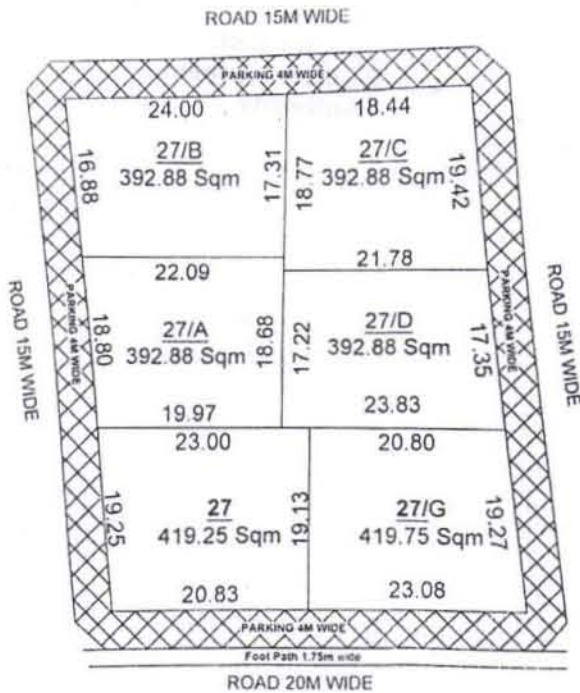
**Demarcation of Six Plots with Parking Facility (04 Meter around the plots)**

As per request of DEM-I and TEPA, 6 plots have been carved out with parking in sides instead of previous 08 plots in which area of auctioned plot No. 27 and 27-G has been kept same while the areas of remaining plots is slightly reduced. The proposed demarcation is as under:-

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**Director C&I  
 Lahore Development  
 Authority**

*(Signature)*  
**Deputy Director  
 Vice Chairman's Sectt  
 LDA Lahore**





*(Signature)*  
**Director C&I  
 Lahore Development  
 Authority**

*(Signature)*  
**Deputy Director  
 Vice Chairman's Sect  
 LDA Lahore**

Case is hereby, placed before the Authority for decision about revision of strip and to finalize one proposal/Demarcation.

**2.3.4. PLOT No. 852-A FOR AREA MEASURING 101 KANAL, 03 MARLA AND 53 SQFT, BLOCK B, FAISAL TOWN, LAHORE (FAST UNIVERSITY, FAISAL TOWN, LAHORE)**

FAST University, Faisal Town Campus was established in 1985 after getting approval of building plan by LDA on 17-12-1984. FAST University comprises of five blocks namely Admin Block, Library Block, Civil Engineering Block, Academic Block and Existing Block South (CS/EE/Mgt. Sciences Block). Out of these five blocks, addition/ alteration building Plans of three blocks namely Admin Block, Library Block, Civil Engineering Block were sanctioned on 06-03-2012. Whereas, the building plans of Academic Block and Existing Block South (CS/EE/Mgt. Sciences Block) have been constructed in 2007 and 2009 without prior approval from LDA, however, the building plan fee has been submitted against these two blocks.

Presently, the foundation applied for approval of addition/ alteration Plans for Block No. six for FAST National University in 2019 having proposed Block for Parking and Canteen.

The record reveals that foundation applied for approval of addition/alteration Plans for FAST National University in 2007 and 2009 and the building plan fee i.e. Rs. 74988/- was also submitted on 07-02-2007 and Rs. 67,720/- was submitted on 05-06-2009. However, the building plans were not approved.

**PENALTY ESTIMATE OF UNAPPROVED BLOCKS:-**

As per prevailing LDA building & Zoning Regulations, 2019 penalty will be imposed for carrying out illegal construction without approval from the LDA (Rs. 300/Sq FT plus fine of Rs.1000/day).

**STANCE OF MANAGEMENT OF FAST**

**2.3.4.1.** The Chief Town Planner, LDA briefed the Authority that FAST University applied for building plan of Block-3 and Block-3A in 2007 when Building Regulations, 2007 were in place. The Authority therefore turned down the request of FAST university regarding applicability of Building Regulations, 2005.

**2.3.4.2.** The Authority approved the proposed amendment in Clause 10.10.1(b) of LDA Building and Zoning Regulations, 2019 as under:-

<p><b>10.10.1</b></p> <p>(i) The Authority may exempt the payment of Scrutiny Fee for premises, which in the opinion of the Authority will be used for a religious, charitable or educational purpose allowed by the Government.</p> <p>(ii) The Authority may exempt the payment of penalty, fines of compoundable violations up to 75% in old cases while in new cases, it may be exempted up to 50% for</p>
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The Management of FAST vide diary No.DG/152 dated 07-01-2020 submitted its stance as under:-

"...The FAST is an autonomous body registered under the Societies Registration Act, 1860 and is also approved by the FBR as a charitable non – profit organization under section -2 (36) of the Income Tax Ordinance 2001. The Lahore Campus of the University is located in Block-B of Faisal Town. The University offers high quality Undergrad, Masters and :PhD degree programs in Computer Science, Electrical & Civil Engineering, Management Sciences and Mathematics and contributing the national cause by ;providing quality manpower to the country since 1980s. Despite the lowest fees among the private sector, FAST graduates are considered top notch in the respective areas.

The University do not take any funding from Government or any other donor but running all its expenses from its own sources which is limited to tuition fee from students. All earning of the University is used to cover the running expenses and the financial aid to the needy students on which reasonably large amount of money is spent every year. For instance, in the financial year 2019-20, a fund of Rs.139.30 million is earmarked by FAST-NUCES for the needy students. Any saving left over from above two, is spent on constructing additional facilities for the students. The University needs to expand its operations in Lahore because the persistent demand from a large number of brilliant students for admission in the University. Present covered area is already full with students and need to add in the building for academics as well as for parking facilities to avoid disturbance to locality around the campus.

The Management has given detail of approval status of Block No.1, Block-2, 3,3-A Block No.4 & 5 which is as under:

Block No.	Approval Status
Block No.1 CS Labs/Admn. Block (Constructed)	Building plans approved vide LDA letter No.BA/180FT/1853 dated 03.11.1988 and No.100 FT/109 dated 19.11.1995.
Block No.2 Library Block (Constructed)	Building plans approved vide LDA letter No.BA/153FT/1237 dated 28.07.1996 and No.1094 dated 21.01.2000.
Block No.3 & 3-A CS/EE/Mgt. Science Block (Constructed)	<p>Building Plans were submitted for approval and scrutiny fee amounting to Rs.74988/- was deposited.</p> <p>Building Plans were submitted for approval and scrutiny fee amounting to Rs.67720/- was deposited.</p> <p>However, the sanctioned plans of Block-3 and 3-A were not received by the University from LDA. Both the LDA and FAST University point of view is given below.</p> <p><b>LDA Point of View:</b>Sanctioned status of constructed Block-3 and 3-A (Extension) is pending approval and University did not mention these Blocks in the latest approved site plan. University was asked to submit plans as per</p>

premises which in the opinion of the Authority will be used for a religious, charitable buildings owned by Philanthropic, Charitable or Non Profit Organizations allowed by the Government.

2.3.4.3. The Authority further directed DG, LDA to provide a criterion for identification of Not-for-Profit Organizations.

Action by:  
DG, LDA

  
Director C&I  
Lahore Development  
Authority

  
Deputy Director  
Vice Chairman's Sect  
LDA Lahore

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site, otherwise legal action will be taken. Hence the financial penalty on the University is due.

**FAST University point of view**

The University received LDA above cited Notice after more than 5 years from the date of deposited of scrutiny fee. The University pointed out to LDA that as per clause 10(i) of the then Building Regulations "if plan scrutiny fee has been paid, or such additional particulars have not been called for within said 60 days from the receipt of an application it shall be deemed to have been sanctioned. Then the University constructed Block-3 and 3-A.

  
Director C&I  
Lahore Development  
Authority

Block No.4 Civil Engineering Block (Constructed)	Building Plans approved vide LDA letter no.2842 dated 06.03.2012.
Block No.5 Car Parking, Cafeteria & Academic Block (Proposed)	The University has submitted Building Plans to LDA for sanction/release through One Window on 26.8.2019 for construction of Block No.5 which is the title of the case.

**Proposed Amendment in Clause 10.10.1 in LDA Building and Zoning Regulations, 2019:-**

As per prevailing LDA Building and Zoning Regulations, 2019, Clause 10.10.1, there is no provision to waive off the penalty. On the other hand, the Land Use Rules-2014 encourages the Charitable Organizations and even the conversion fee can be waived /exempted for institutions owned by the Charitable Organizations by the Authority. There is need to give relief to Charitable Organizations to provide better services to the poor and needy people. Under these circumstances, the case may be placed before the LDA Authority to amend the Clause 10.10.1(b) of LDA Building and Zoning Regulations, 2019 as under:-

Existing Clause	Proposed Amendment
10.10.1(b)	10.10.1
The Authority may exempt the payment of Scrutiny Fee, for premises, which in the opinion of the Authority will be used for a religious, charitable or educational purpose allowed by the Government.	(i) The Authority may exempt the payment of Scrutiny Fee for premises, which in the opinion of the Authority will be used for a religious, charitable or educational purpose allowed by the Government.  (ii) The Authority may exempt the payment of penalty, fines of compoundable violations up to 75% in old cases while in new cases, it may be exempted up to 50% for premises which in the opinion of the Authority will be

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Vice Chairman's Sectt  
LDA Lahore

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	<p>used for a religious, charitable buildings owned by Philanthropic, Charitable or Non Profit Organizations allowed by the Government.</p>	
<p>Case is hereby, placed before the LDA Authority for consideration and appropriate decision.</p>		
<p><b>2.3.5. CORRECTION IN RULE 33(11) OF DRAFT LDA LAND USE RULE-2019</b></p> <p>The Authority in its meeting held on 26.11.2019 deliberated and finalized the draft LDA Land Use Rules-2019 which were submitted. Rule 33(11) of draft LDA Land Use Rules-2019 states as, <i>"The area on Canal Bank Road starting from Mall Road to the Thokar Niaz Baig, falling under the Lahore Canal Heritage Park Act 2013, shall not be allowed for conversion or permissible use."</i></p> <p>It is submitted that as per Rule 2(g) of the Lahore Canal Heritage Park Act 2013, "Lahore canal means the canal running through the city of Lahore from Jallo to Thokar Niaz Baig and includes the canal banks and green belts on both sides of the cana". Whereas, in Rule 33(11) of draft LDA Land Use Rules-2019 was erroneously mentioned as Mall Road instead of Jallo.</p> <p>Accordingly, there is need to correct the Rule 33(11) of draft LDA Land use Rules-2019 with the following and for onward submission to the Government:</p> <p><i>"(11) The area on Canal Bank Road starting from the Jallo to the Thokar Niaz Baig, falling under the Lahore Canal Heritage Park Act 2013, shall not be allowed for conversion or permissible use."</i></p>		<p><b>2.3.5.1.</b> The Authority approved the proposed amendment in Rule 33(11) of draft LDA Land Use Rules-2019 with the following for onward submission to the Government:</p> <p><i>"(11) The area on Canal Bank Road starting from the Jallo to the Thokar Niaz Baig, falling under the Lahore Canal Heritage Park Act 2013, shall not be allowed for conversion or permissible use."</i></p> <p><b>Action by:</b> <b>DG, LDA</b></p>
<p><b>2.3.6. PRIVATIZATION OF SERVICES INTERNATIONAL HOTEL (TRANSACTION)</b></p> <p>The case was previously considered by the authority in its meeting held on 05.08.2019 and the authority decided as under: -</p> <p><i>"the authority endorsed the decision / relaxation already granted by the Authority in its meeting held on 29.04.2006 within the permissible land uses subject to all relevant approvals required from LDA as well as clearance / NOC from other agencies concerned, payment of conversion fee, other applicable dues and fulfillment of all other codal formalities."</i></p> <p>Now, the Privatization Commission vide letter No.PC/SIH-Priv(3)/06 dated 15.01.2020 has requested to allow FAR of 1:16. In this case the relaxation of height up to 400 feet with FAR 1:12 was allowed by the authority on 05.08.2019. Thereafter, LDA Building &amp; Zoning Regulations 2019 have been notified on 11.09.2019, wherein under Table 3.1.1, for properties falling on 80 feet width roads and having an area minimum 12 kanal, the FAR above 300 feet increases @ 4% FAR of height. The width of this road is 150 feet and area of plots is about 15 Kanal. The request of Privatization Commission falls within the provisions of LDA Building &amp; Zoning Regulations 2019. Therefore, FAR of 1:16 in this case may be allowed. The matter is hereby placed before the Authority.</p>		<p><b>2.3.6.1.</b> The Authority deliberated that as per prevailing LDA Building &amp; Zoning Regulations 2019, any structure with height above 400 ft. on a plot measuring above 12-Kanals qualifies for an FAR of 1:16. Therefore, the Authority approved the request of Privatization Commission for allowance of FAR of 1:16.</p> <p><b>Action by:</b> <b>DG, LDA</b></p> <p><i>Director C&amp;I Lahore Development Authority</i></p>

Deputy Director  
Vice Chairman's Sectt  
LDA Lahore

**2.3.7. MASTER PLANNING INDUSTRIAL AREAS FOR LAHORE DIVISION/DE-NOTIFICATION OF PREVIOUS NOTIFIED INDUSTRIAL AREAS/SITES AND IMPLEMENTATION OF THE DECISIONS OF THE IMPLEMENTATION COMMITTEE HEADED BY THE CHIEF SECRETARY PUNJAB**

- A summary was forwarded to the Chief Minister, Punjab regarding Industrial Zoning in Lahore Division on 11.05.2017 which was approved principally on 12.05.2017, Chief Minister was further pleased to desire to work the "Implementation Committee" under the chairmanship of Chief Secretary. The Implementation Committee on its meeting held on 10.06.2017 gave mechanism to regularize industry in residential and agriculture zone.
- Furthermore, through Notification No. SO(H-II)3-2/2016 dated 30.10.2017 that the Chief Secretary, Punjab was allowed the Scrutiny Committee to recommend and approve cases as per the policies approved by the Chief Minister.
- The Scrutiny Committee approved 4-cases of industrial units in the meeting of 18.09.2017 and 10.01.2018 which was further endorsed by the LDA Authority in its meeting held on 19.03.2018.

The Implementation committee under the chairmanship of Chief Secretary, Punjab convened a meeting on 10.06.2017 and following decisions were made which among other related to conversion of land are being implemented accordingly:-

Sr.No.	Issue	Discussion/Decision	Action by
1	Regularization of existing industries outside industrial zone	It was discussed and agreed to regularize the unapproved existing industries which were established outside the industrial zones provided the owners possess valid title documents for industrial purpose registered prior to the cutoff date i.e. 1 <sup>st</sup> May 2017, subject to payment of prescribed fee and conversion charges.	LDA
2	Extension/addition and alteration of existing industries	It was discussed and agreed to entertain extension/ addition and alteration of building plans of existing industries provided the owners possess valid title documents for industrial purpose registered prior to the cutoff date i.e. 1 <sup>st</sup> May 2017, subject to payment of prescribed fee.	LDA
3	Approval of Building Plan on adjacent land of existing industries	It was discussed and agreed to approve the building plans for industries on the land adjacent to existing industries subject to the condition that the owners possess valid title documents for industrial purpose registered prior to the cutoff date fixed i.e. 1 <sup>st</sup> May 2017 and on payment of prescribed fee and conversion charges of the adjacent land.	LDA
4	Accommodation	It was discussed and agrees that	LDA

2.3.7.1. The Authority deliberated on the matter and made the following decisions:

2.3.7.2. The ownership in the name of industry irrespective of use indicated in the sale deed/ownership documents executed prior to the cutoff date 01.05.2017, registration with SECP or record of 03-years audited accounts for sole proprietorship will be mandatory for considering it for industrial purpose.

2.3.7.3. Processing of cases falling on List-A Roads approved as per rules wherein Industrial units are permitted or permissible under the notified roads lists and do not fall under purview of implementation committee.

2.3.7.4. DG, LDA will move a summary to the Chief Minister regarding decision for application of appropriate conversion fees to the industries after taking up the matter with the stakeholders.

Action by:  
DG, LDA

*Director C&F  
Lahore Development  
Authority*

*Deputy Director  
Vice Chairman's Secy  
LDA Lahore*

of purchased land for Industrial purpose prior to cutoff date	the owner who had purchased land for industrial purpose outside the approved industrial area/zone may be considered. But those will be considered by the Implementation Committee as special cases. However, the investor must possess valid ownership of land purchased for industrial purpose and registered before the cutoff date i.e. 1 <sup>st</sup> May, 2017, subject to payment of prescribed fee and conversion charges.
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**Director C&I  
 Lahore Development  
 Authority**

The Authority in its meeting held on 19.03.2018, regularized the following cases decided by the Scrutiny Committee under the policy guidelines of the Implementation Committee:-

- i. M/s Packages Pvt Ltd was allowed to use the site for industrial purpose for an area measuring 771K-15M by the Scrutiny Committee in its meeting held on 18.09.2017 as per para 3(2) of the decision of the Implementation committee subject to payment of fee.
- ii. M/s Style Textile was allowed to use the site for industrial purpose for an area measuring 645K-03M by the Scrutiny Committee in its meeting held on 10.01.2018 as per para 3(2) of the decision of the Implementation committee subject to payment of fee.
- iii. The case for regularization of M/S ShajarPak Pvt Ltd was placed before the Scrutiny Committee. The committee in its meeting held on 10.01.2018 allowed to place the case before the Implementation Committee headed by the Chief Secretary, Punjab in accordance with para 3(5) of the decision of the Implementation Committee for approval.
- iv. M/s Kamal Pvt Ltd was allowed to use the site for industrial purpose for an area measuring 34K-01M by the Scrutiny Committee in its meeting held on 10.01.2018 as per para 3(2 & 3) of the decision of the Implementation committee subject to payment of fee.

In the light of the decision taken by Authority meeting regarding above mentioned cases, following are present positions of the cases for the information of Authority:-

- M/s Style textile was issued challan of Rs. 295,801,275/- after receiving commercial rates from Additional Deputy Commissioner(Rev.), Kasur from which Rs. 40,321,875/- was deposited in LDA Treasury while matter is pending at High Court for remaining amount.
- M/s Packages Pvt Ltd was issued a challan of Rs. 108,045,000/- after receiving commercial rates from Additional Deputy Commissioner (Rev.), Kasur. The same was deposited in LDA treasury and final NOC was issued after the verification of amount paid.
- M/s Kamal Pvt Ltd was asked to provide the requisite documents in order to process the case further but the same was not provided yet.
- M/s Shajarpak was asked to submitted necessary documents in order to process case for Implementation committee. The M/s ShajarPak Pvt Ltd submitted application for the conversion of land

  
**Deputy Director  
 Vice Chairman's Sectt  
 LDA Lahore**

for industrial purpose for an area measuring 306K-17M instead of 114K-13M and request to process the case as per List-A of Tehsil Sheikhupura as per Notification No. 1225/TO(P&C)TMA/SKP/2012 dated 29.09.2012 duly approved by the District Planning & Design Committee. Accordingly, the case was forwarded after the fulfillment of requirements to Competent Authority for approval and same was approved by the Competent Authority for change of land use. Thereafter, a challan of Rs, 161,096,250/- has been issued as conversion fee on 19.12.2019.

  
Director C&I  
Lahore Development  
Authority

During processing of cases some issues are being faced whether uses of List-A roads or decision of Implementation Committee should be followed:

- As per the decision taken by the Implementation Committee on 10.06.2017, land should be purchased before the cutoff date 01.05.2017 for industrial purpose. But there is no clarity to determine the purpose of land at the time of purchase.
- The District Planning & Design Committee in District Sheikhupura and Lahore allowed industrial use on certain roads and same is being enforced whether it will be affected by the decision taken by the Implementation Committee or not.

The following matters may therefore be clarified for smooth functioning and avoid ambiguity as mega projects fall under this ambit :-

- i. Considering the ownership in the name of industry irrespective of use indicates in the sale deed/ownership documents prior to the cutoff date 01.05.2017, will be enough that it is for industrial purpose.
- ii. Processing of case falling on List-A Roads wherein Industrial units are permitted or permissible under the notified road lists and do not fall under purview of implementation committee.

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Deputy Director  
Vice Chairman's Sectt  
LDA Lahore

**2.3.8. DE-NOTIFICATION OF AREAS FROM RAVI RIVERFRONT URBAN DEVELOPMENT PROJECT**

**PROJECT INTRODUCTION:**

In the light of vision of the Prime Minister of Pakistan and the Chief Minister Punjab / Chairman, Lahore Development Authority, Lahore, the LDA Authority in its meeting held on 12.09.2013 approved the "Ravi River Front urban Development Project "and granted approval of:-

- i. Creation of Strategic Policy Unit (SPU) headed by D.G, LDA.
- ii. Creation of Steering Committee for coordination, monitoring of progress of the project and making day to day decisions, in anticipation of the approval of the summary moved for the Chief Minister Punjab, comprising following members:-
  - 1) Chairperson, Lahore Ring Road Authority  
Chairman
  - 2) Commissioner, Lahore Division  
Member
  - 3) Representative of Chairman P & D  
Member
  - 4) Representative of Secretary Finance  
Member
  - 5) Representative of Secretary HUD

2.3.8.1. The Authority approved the proposed de-notification as per law and policy.

2.3.8.2. The Authority further directed that re-notification process shall be initiated immediately after the de-notification.

Action by:  
DG, LDA

  
Director C&I  
Lahore Development  
Authority

- Member
- 6) Representative of Secretary Irrigation Member
- 7) Representative of CEO, Urban Unit Member
- 8) Director General, Lahore Development Authority Member/Secretary

iii. Issuance of Notification U/S 18 and 13 of LDA Act, 1975 and U/S 4 of Land Acquisition Act (LAA), 1894 for project area falling in District Lahore.

**02** The Authority in meeting held on 28.11.2013 also directed for issuance of Notifications U/S 18, 13 of LDA Act, 1975 and U/S 4 of Land Acquisition Act (LAA), 1894 for area of River Ravi Development Zone Project falling in District Sheikhpura. In compliance with the decisions of Authority, Notifications U/S 18 and 13(3) of LDA Act, 1975 and U/S 4 of the Land Acquisition Act 1894 were published.

**03** M/S Meinhardt was selected as the technical consultants for the project through competitive bidding for a period of 9 months. The consultancy work comprised of three phases (i) Pre-feasibility Study (ii) Strategic Development Plan and Detailed feasibilities (iii) Detailed Designing and Procurement Documents. The consultant started working on the project in March 2014, and a pre-feasibility report submitted by the consultant for the subject project was approved by the Steering Committee in June 2014. Based on the approval, the consultant started working on the draft feasibility reports and studies. As per draft feasibility reports, brief description of project is as under:-

Area of Phase-1	= 44,817 acres
Area of Phase-2	= 25,668 acres
Area of Sub-Phase-2	= 8,218 acres
Area of Phase-3	= 23,568 acres

**04** Regarding built-up areas, it was proposed to retain followings:-

- Villages / settlements which have more than 400 numbers of houses or built up area more than 15 acres.
- Commercial area located on the Kala Khati road
- Already planned housing societies and large and medium size industrial units.

**05** The project rehabilitates the River Ravi into perennial fresh body with additional benefit of treating whole city existing waste water. The implementation of project has overall benefit in terms of economic, social and environmental enhancement. However, it was estimated that about 78,509 acres of agricultural land as well as 69 settlements with the population of 96,481 will be affected due to the implementation of Project

**06** The Consultant in its report identified following cash inflow and outflows:-

  
**Director C&I  
 Lahore Development  
 Authority**



**Deputy Director  
 Vice Chairman's Sectt  
 LDA Lahore**



**MINUTES OF THE 1<sup>st</sup>/2020 MEETING OF LAHORE DEVELOPMENT AUTHORITY HELD ON 28.01.2020 UNDER THE CHAIRMANSHIP OF SHEIKH MUHAMMAD IMRAN, VICE CHAIRMAN LAHORE DEVELOPMENT AUTHORITY PAGE 24 OF 88**

Sr#	Project Cash Outflows(PKR million)	Phase-I	Phase-II	Phase-III
1	Land acquisition and resettlement(including misc, cost)	142,154	154,914	80,514
2	River training	60,858	135,605	185,463
3	Wastewater	15,753	62,721	77,792
4	Bridges	10,334	5,478	4,620
5	Major roads	44,778	30,243	24,229
6	Mass transit and other infrastructure	345,918	268,748	175,303
7	Total capital expenditure	619,796	596,850	412,316
8	Contingencies	71,646	63,924	40,362
9	<b>Total project cash outflows</b>	<b>691,442</b>	<b>660,778</b>	<b>452,678</b>
	Project Cash Inflow (PKR million)	Phase I	Phase II	Phase III
10	Residential	577,478	453,474	285,715
11	Commercial	601,539	472,369	297,620
12	Corporate	501,283	393,641	248,016
13	<b>Total Project Cash Inflow</b>	<b>1,680,300</b>	<b>1,319,485</b>	<b>831,350</b>
14	<b>Net Project Cash Flow</b>	<b>989,425</b>	<b>674,459</b>	<b>441,392</b>

  
 Director C&I  
 Lahore Development  
 Authority

07 After this, a note was initiated by SPU, LDA on 11.06.2015 to convene a meeting of steering Committee for:-

- Review of feasibility report of Ravi Riverfront Urban Development Project
- Decision about Phase-III of the consultancy work (Detailed design and procurement documents)

08 However, meeting of Steering Committee was not held and no further directions by steering Committee are available. Moreover, M/S Meinhardt was also blacklisted by LDA.

**DE-NOTIFICATIONS:**

09 Presently, Sponsors of Al-Raziq Garden Housing Scheme, Main Sharaqpur road, S.A Garden Housing Scheme, Main G.T road, AL-Hafeez Garden Housing Scheme (Ph-III), Main G.T road, Tehsil, Al-rehman Garden Ph-II & V , Mouza Faiz Pur, Dhodian and Kallar, and Ansaar model city, chak No.43 falling in Tehsil Ferozwala, District Sheikhpura have submitted applications in LDA along with the orders issued from the court of learned Commissioner, Lahore Division, Lahore, wherein it is submitted that The Honorable Court was pleased to decide the case with the following orders:

  
 Deputy Director  
 Vice Chairman's Secy  
 LDA Lahore

".....I have heard the arguments of the appellant and perused the record/reports. The preliminary notification u/s 4 of the Land Acquisition Act 1894 was issued by the District Collector, Sheikhpura on 29.3.2014 but after issuance of the said notification there is nothing on record to establish that the acquiring agency is serious in using the land for the stated purpose. Follow up notifications which are required to be issued once the notification u/s 4 of the Land Acquisition Act 1894 has been issued have not been issued so far even after a lapse of considerable time. Lack of interest on part of acquiring agency is also evident through its response to this court's directions to submit a report regarding subject appeal. This is a violation of rule 7 of the land revenue rules 1983 and court directions in this regard as has held in 1993 CLC 1489. I therefore direct the collector, Sheikhpura to de-notify suit land for the notification u/s 4 of the Land Acquisition Act 1894, issued vide no. LAC/ADRA/604, dated: 29.03.2014....."

  
Director C&I  
Lahore Development  
Authority

10 District Collector vide notification no DRA(A)/2001 dated 06.09.2019 has also de-notified land mentioned in the appeals from the Notification U/S of the Land Acquisition Act, 1894 already issued vide No. LAC/ADR(A)/604 dated 29.03.2014.

11 It is submitted that earlier LDA Authority has also de-notified certain areas from Ravi River Front Urban Development Project as under:-

- a. For establishment of a composite Fruit and Vegetable Market, the Authority in meeting held on 24.03.2014 approved de-notification of an area measuring 1006 kanal-12 Marla situated in Mouza Kaakhodair and Hando Dunjran.
- b. For the establishment of Theme Park, the Authority in meeting held on 03.03.2016 approved de-notification of land measuring 3868K-12M, mouza Sagian Kalanwar District Lahore and area measuring 1431 Kanal Mouza Sagian Kalanpar Tehsil Ferozewala District Sheikhpura from River Ravi Zone Development Scheme notified by LDA U/S of Land Acquisition Act 1894 vide No. LAC/577-2013 dated 01.11.2013 published on 01.11.2013. The Authority also approved in principle the permission to de-notify land of River Ravi Zone Development Scheme in piecemeal, if any Government Department or institution needs a part of land from the Scheme and LDA administration deems fit to dispense with that area.



Deputy Director  
Chairman's Sectt  
Lahore Development Authority

c. For establishment of Model Cattle Market, the Authority in meeting held on 10-July-2017 approved de-notification of land measuring 293 acre at Mauza Khurdpur.

**12** The recent case of den-notification by Commissioner and District Collector, Sheikhpura was also forwarded to SPU, LDA who has suggested that the case may be forwarded to Steering Committee and LDA Authority to decide whether the project to be executed or not.

**13** In light of above facts, the case is submitted before LDA Authority for guidance / policy decision about:-

a. The fate of the Ravi River Front Urban Development Project.

Further directions about orders of Commissioner and District Collector regarding de-notification of areas from the project.

**2.3.9. CHANGE OF NOMENCLATURE STYLE FOR PLOTS IN JINNAH SECTOR, LDA CITY HOUSING SCHEME FOR EASE OF GENERAL PUBLIC**

In compliance with the order dated 12<sup>th</sup> January, 2019, passed by the Honorable Supreme Court of Pakistan in CMA No. 2982-L/2018 of HRC No. 6260-P/2018, the revised scheme plan for Development Area-1 of LDA City (currently named as Jinnah Sector, LDA City) was approved by the Authority in its meeting dated 22<sup>nd</sup> April, 2019. The original layout plan of entire project (58000 kanals) was revised / redesigned to the extent of 13078 kanals for adjustment of all the existing file purchasers of LDA City.

The balloting of Jinnah Sector for allocation of plot numbers against the exempted files was scheduled to be held on 30<sup>th</sup> November, 2019 through PITB. During the finalization of plots data of Jinnah Sector, LDA to be used in balloting, it was transpired that the nomenclature technique used by the consultant for identification of the plot numbers was perplexed and not easily understandable for general public. The nomenclature technique used by the consultant was consist of "Plot Number + Lane / Street No. + Sub-Sector Name + Sector Name + LDA City" e.g. as per the nomenclature, plot number 1 was to be identified as "Plot No. 1, Lane No. 1, F Block, Furqan Sector, Jinnah Sector, LDA City". Furthermore, every street and lane of a block was starting from plot number 1 and due to repetition of plot numbers in a Block, it would have been a difficult situation for the general public to locate / identify a specific plot number. As the existing nomenclature style in other schemes of LDA is simple and easily understandable by the general public i.e. "Plot No. + Block Name + Scheme Name" accordingly the layout plan of Jinnah Sector, LDA City Housing Scheme has been renumbered to ensure ease for General Public.

The layout plan of Jinnah Sector with revised nomenclature technique for plot numbers i.e "Plot No + Block +Sector + Scheme" was forwarded to Worthy DG, LDA for approval and signatures. The same has been signed by the Worthy DG, LDA on

2.3.9.1. The Authority accorded ex-post facto sanction to the change in nomenclature for plots in Jinnah Sector, LDA City Housing Scheme.

Action by:  
DG, LDA

  
Director C&I  
Lahore Development  
Authority



Deputy Director  
Vice Chairman's Sect  
LDA Lahore

30.11.2019. As per orders of Worthy DG, LDA in order to ensure ease for general public and avoid any complexity towards the identification of plot numbers and location after balloting, working paper is hereby placed before the Authority for Ex-post facto approval of;  
*"Revision of the existing nomenclature technique for plot numbers of Jinnah Sector, LDA City into simplified pattern as followed in other schemes of LDA i.e. "Plot Number + Block + Sector + Scheme".*

**2.3.10. EX-POST FACTO APPROVAL OF CREATION OF RESIDENTIAL PLOTS (3M, 5M & 10M) ON 11 DIFFERENT PUBLIC UTILITY SITES TO ADJUST AFFECTEES OF LDA AVENUE-I HOUSING SCHEME**

Reference to the Authority Meeting dated 05-05-2018 and letter received from DEM (Ave-I) vide No. LDA/DEM/AVE-I/214 dated 25-10-2019.

In the Authority Meeting held on 05-05-2018 (Agenda Item No. 4), the following proposal was approved:

*"In view of this situation, the area of LDA Avenue-I was inspected by the committee constituted by the order of Director General LDA vide No. LDA/DC&I/2765 dated 10-03-2018. During inspection, it was observed that 11 different public utility sites comprising an area measuring approximately 186 Kanal can be converted into developed plots for adjustment of the affected allottees. As a matter of fact, the public utilities like public buildings and schools are almost developed after colonization of the area. In this respect, the layout plan of LDA Avenue-I housing scheme was examined by the committee and observed that the above stated 11 available may be converted into 5 Marla and 3 Marla residential plots and the affected public building sites be created on equal area measuring 186 Kanals on the following identified undeveloped and non-allotted sites in the scheme.*

1. **117 kanals** area partially of area originally reserved for the Ring Road, as the Ring Road is re-aligned and developed away from this area with new alignment.
2. **34 Kanals** area adjacent to proposed Graveyard in G-Block.
3. **35 Kanals** undeveloped area located in L-Block (under litigation).
4. **Total area comes out approximately 186 Kanals."**

**"The Authority, after detailed deliberations approved the relocation of public utility sites and allowed the creation of 3 Marla and 5 Marla plots as proposed and the Chief Metropolitan Planner was directed to comply with the directions."**

Afterwards, during various progress review meetings to resolve the issues of LDA Avenue-I Housing Scheme held in the office of Additional Director General (HQ) and in the light of decision taken in Authority meeting dated 05-05-2018, it was decided to carve out 3 Marla and 5 Marla plots for negotiation with the representatives of BOR Employees Co-operative Housing Society and Civil Secretariat Employees Co-operative Housing Society. It was further decided to carve out 10 Marla size plots on the remaining land after creation of required 3 & 5 Marla plots. Hence, a total

**2.3.10.1.** The Authority accorded ex-post facto sanction to planning of 11 different utility sites as per the decision of the Negotiation Committee dated 06-11-2019.

**2.3.10.2.** The Authority further directed that the total land area of public utility sites in the scheme shall not be reduced.

Action by:  
DG, LDA

*(Signature)*  
**Director C&I  
Lahore Development  
Authority**

*(Signature)*  
**Deputy Director  
Vice Chairman's Sectt  
LDA Lahore**

**MINUTES OF THE 1<sup>st</sup>/2020 MEETING OF LAHORE DEVELOPMENT AUTHORITY HELD ON 28.01.2020 UNDER THE CHAIRMANSHIP OF SHEIKH MUHAMMAD IMRAN, VICE CHAIRMAN LAHORE DEVELOPMENT AUTHORITY PAGE 28 OF 88**

493 numbers of residential plots (3M, 5M & 10M) on 11 different utility sites were created. The detail of planning is as under:

Location No.	Category/land use of Site	Block	Size of site as per layout plan (Kanal)	Newly carved out plots (No.)		
				3 Marla	5 Marla	10 Marla
1	Educational site (High School)	D	17.2	0	0	30
2	Educational site (School)	D	9.7	0	20	0
3	Educational + Public Building (School)	C	11.4	40	0	0
4	Public Building site (School)	A	7.5	48	0	0
5	Educational site (School)	A	20.9	0	0	33
6	Educational site (School)	F	30.9	16	67	0
7	Educational site (College)	F	29.3	0	99	0
8	Educational site + Public Building (School)	H	10.4	0	0	13
9	Educational site (School)	J	31.2	0	91	0
10	Educational site (School)	G	9.2	0	26	0
11	Educational site (School)	M	8.6	0	0	10
<b>Total</b>			<b>186.4 K</b>	<b>104</b>	<b>303</b>	<b>86</b>

  
**Director C&I**  
**Lahore Development Authority**

In the light of above referred Authority decision, the planning of 11 different utility sites has been prepared and the same was placed before Negotiation Committee of LDA Avenue-I and the proposal was approved vide minutes of meeting dated 06-11-2019. Consequently, the balloting was held on 07-11-2019 and plots were allotted to the affectees of Civil Secretariat Employees Co-operative Housing Scheme.

Accordingly working paper is added for ex-post facto approval before Authority Meeting for its consideration/approval.

**2.3.11. Agreement with NADRA for issuance of Property Smart Card**

Lahore Development Authority (LDA) is facing challenges of rapidly growing population, ever increasing number of transactions, needs for institutional adjustments to the forces of changes within and outside the organization. The current business processes and system can be improved by building an efficient, integrated computerized database and linking all the stand-alone procedures using cutting edge technologies like error free computerized database, decision support system, Management Information System and automation in processing various functions of LDA businesses.

**2.3.11.1.** The Authority approved the proposal and decided that an agreement with NADRA shall be signed for establishment of a facility for general public for secure transition of property entitlement on sifted schemes as a Pilot project.



**Deputy Director**  
**Vice Chairman's Sect**  
**LDA Lahore**

The main objective of LDA in terms of service delivery is to improve the public trust on the authenticity of record and provide them efficient, transparent and hassle-free service delivery. Moreover, removing the dependency of general public on officers / official for getting their legal work done also is of utmost importance. Public have this confidence on institution that they will get their work done through a standard upfront laid out procedure without meeting and pleading any officer. Opting for automated system in LDA leads to transformation of legacy system to new technologies. The legacy data available in legacy system is of utmost importance and hence needs to be transformed / migrated into newly developed system.

Currently LDA transformed the data of various housing scheme in digital format after sifting of records and automate the process using LRMS software in paperless environment. Including LDA-Avenue-I, Jubilee Town, Mustafa Town, the sifting process of Johar Town scheme is also going on after that it will also start processing in automated environment. National Database & Registration Authority (NADRA) put up a proposal to Lahore Development Authority (LDA) to transform its property ownership into Smart Cards with embedded chip as Smart card is the buoy up for identity management towards greater demand for identity authentication through more secure technology, and can store the data related to the property along with its ownership in secured, protected format which cannot be tampered nor can be duplicated due to various state of the art security features. These cards will be secured to its holders through biometric i.e. fingerprints etc. boosting the authentication parameters. In addition to the identification as its primary purpose, the smart card will have a centric approach. It will be multi-application smart security card: a gateway for one secure place and integrate multiple parameters of verification in it. The expected volume of Land Records is approx. 0.15 million records. Smart Card based Card shall be capable of providing everything pertinent to the Applicant on one platform. But in start LDA may shift sifting schemes having approx. 16000 properties on smart cards as pilot.

Furthermore, NADRA already implementing Biometric verification solution services for property owners, death certificate, family detail by birth and by marriage etc.

The prevailing concerns demand robust identification and verification system that allow authorities to be constantly vigilant in order to prevent unlawful acts through issuance of secure document. NADRA has the capacity to develop Chip based cards that bears all necessary information and stores data for the security purpose. As NADRA is agreed to finance and implement the project to provide the facility and will integrate it for the issuance of Smart Card. As the project cost will be recovered by NADRA directly from the owner of the property while issuance and printing of Smart Cards. LDA will facilitate NADRA by providing and integrate the property & ownership detail through automated system.

The case is placed before the Authority for consideration and approval for to going for an agreement with NADRA and Lahore Development authority

Action by:

DG, LDA

  
Director C&I  
Lahore Development  
Authority



Deputy Director  
Vice Chairman's Sectt  
LDA Lahore

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for establishment of the facility for general public for secure transition of property entitlement on sifted schemes as a Pilot project.

**2.3.12. WRIT PETITION NO. 201661/2018 | WRIT PETITION NO.224301/2018 | DG KHAN CEMENT COMPANY LTD VS LDA ETC. MS. TIVOLI ENTERPERSISES (PVT) LTD VS GOP ETC. PROPERTY NO.263 UPPER MALL SCHEME LAHORE**

The above titled Writ Petitions came up for hearing before his Lordship Mr. Justice Muhammad Sajid Mahmood Sethi, Honourable Judge of the Lahore High Court Lahore, who was pleased to dispose of the same with the following order dated 08.11.2018: -

"In view of the above, impugned orders are declared to be illegal and without lawful authority. Consequently, matter shall be deemed to be pending before Director General, LDA, who shall decide the same afresh, strictly in accordance with law, without any discrimination, after providing opportunity of hearing to petitioner and all concerned, within a period of thirty days from first date of hearing fixed before said authority. In order to streamline the process, petitioner is directed to ensure its representation before Director General, LDA on 17.11.2018 at 11.00. a.m. Compliance report shall be furnished to this Court through Deputy Registrar (Judicial). With the above observations and directions, instant petition along with connected petition is disposed of"

2- Upper Mall Scheme was launched by Lahore Improvement Trust, comprising of Mauza Mian Mir. One, Mst. Sahib Sultan Begum was owner of land measuring 12K-16M- 65Sft in khasras No. 31, 32 & 34 of Mauza Mian Mir. As per the Scheme plan, two plots were carved out by LIT on her land in Upper Mall, i.e., plot No 262 on the garden & plot No. 263 on the bungalow.

• Whereas according to the policy of Trust Government, Exemption was given to the land owners by the Trust @ 2/3<sup>rd</sup> of their holding and the remaining 1/3<sup>rd</sup> land had to be either surrendered or in case size of plot exceeded 2/3<sup>rd</sup> of the total ownership of the land owner (i.e. entitlement), then cost of excess area was to be deposited according to the prevailing policy/practice. General practice was that reserve price leviable at the relevant time was charged for 1/3<sup>rd</sup> and remaining land as evident from the various decision of Trust Resolutions of LIT. The said lady approached the LIT on 13.11.1962 upon receipt of a notice and requested to exclude the land in question from the proposed Scheme on account of the built-up area, consisting of a house and the area integrated with the house.

• On the basis of her application, Town Planner, LIT visited the site and observed that the garden existing on plot No, 262 Upper Mall formed an integral part of the bungalow, constructed on plot No.263 Upper Mall, therefore, the Town Planner, LIT recommended to treat plot No. 262 as a part of plot No, 263 by merging both the plots into one unit, which was approved vide Trust Resolution No. 8 dated 26.01.1963, Afterwards, it was decided to grant exemption in almost 162 cases of Upper Mall Scheme vide Trust Resolution No.5/3 dated 23.10.1965, where Plot Nos.262 and 263 Upper Mall Scheme were also considered with the following recommendation :-

2.3.12.1. The Authority referred back the matter to DG, LDA to dispose it as per the orders of the Honourable Lahore High Court after affording an opportunity of patient hearing to both parties.

Action by:  
DG, LDA

*[Signature]*  
Director C&I  
Lahore Development  
Authority

*[Signature]*

Deputy Director  
Vice Chairman's Sectt  
LDA Lahore

**MINUTES OF THE 1<sup>st</sup>/2020 MEETING OF LAHORE DEVELOPMENT AUTHORITY HELD ON 28.01.2020 UNDER THE CHAIRMANSHIP OF SHEIKH MUHAMMAD IMRAN, VICE CHAIRMAN LAHORE DEVELOPMENT AUTHORITY PAGE 31 OF 88**

i. Plot No.262 and 263 may be combined to form one plot (decision already taken by the Trust in the previous meeting).

ii. At Item No.9, the following was recommended:

"The Trust in its Resolution No.8 dated 26.01.1963 has already approved formation of plot Nos. 262 and 263 into one plot. As the existing Bungalow on plot No.263 has its front from lower forming plot No.262. The two plots may therefore be exempted in favour of the owner on terms and conditions as recommended at item No.1.  
"

• Till execution of exemption agreement with Tivoli in the year 2006, as per LDA's record, the property in question existed in the name Mst. Sahib Sultan Begum but she did not settle the issue with LIT to either surrender 1/3rd of the total ownership of her land or in shape of payment at reserve price for the execution of the Exemption Agreement.

• In the year 2004, M/s. Tivoli Enterprises (Pvt) Limited approached LDA for the execution of agreement regarding its ownership of land measuring 09-K 16-M and 65-Sqft, bearing plot No. 263 Upper Mall Scheme. It provided certified copies of Gift Deed executed by Mst. Sahib Sultan Begum in favour of her son, Malik Atta Muhammad Khan bearing registered No.6696 dated 09.04.1973 and two sale deeds executed by Malik Atta Muhammad Khan detailed as under: -

- i. 03-Kanals sold to M/s Mian Abbas Sharif, Mian Ilyas Miraj, Mian Tariq Shafi etc. through registered sale Deed dated 24.06.1987. (now M/s. Brother Textiles Limited).
- ii. 09-Kanals 16-Mafias 65-Sqft sold to M/s. Tivoli Enterprises through registered sale Deed registered on 08.11.2002.

• Since original file No.US/21 was not traceable in the record therefore, duplicate file was constructed on 24.01.2004 by the approval of former Director Land Development-III and the exemption agreement regarding plot No.263 Upper Mall was executed on 29.08.2006 in favour of M/s. Tivoli Enterprises (Pvt) Limited, against land measuring 09-Kanals 16-Marlas & 220-Sqft on the pretext that adjustment had already been allowed by LIT vide Trust Resolution dated 26.01.1963.

• After issuance of adjustment letter in favour of M/s. Tivoli Enterprises on 26.07.2006, an amount of Rs.14,63,970/- towards development charges, price of 1/3rd of the total ownership of land and cost of excess area was received from said Company on 23.08.2006 and transfer fee amounting to Rs.8,03,000/- was also received on 04.09.2006. Later on, after payment of the requisite fees, the plot (9K-16M-220Sft) was commercialized on 06.03.2007. Thereafter, building plan of plot No 263 Upper Mall was sanctioned by the HLDC in the name of Tivoli Tower office building on 23.08.2012 with the land use as commercial converted.

3- Later on, DG Khan Cement Company (Ltd), through its Director Finance applied for incorporation of the name of the said company in the relevant record on the basis registered sale deed executed in its favour by M/s. Tivoli Enterprises (Pvt) Limited dated 01.01.2016 and for the issuance of placement letter thereof, vide application dated 18.11.2016.

  
**Director C&I  
Lahore Development  
Authority**



**Deputy Director  
Vice Chairman's Sectt  
LDA Lahore**



4- The whole case was reviewed by the Authority in the light of the opinion rendered by Justice (Retd) Muhammad Ghani, the then Legal Adviser, LDA dated 20.09.2005. According to his opinion, the matter was required to be placed before the Authority with the recommendations that the cost of area in excess of 2/3rd of the entitlement of the owners of plot No.262 and 263, Upper Mall Scheme should be offered to them at the market price to be determined by the Price Assessment Committee, as it would be difficult to retrieve possession of the remaining land under occupation of Tivoli Enterprises (Pvt) Limited as well as M/s. Brother Textiles Limited. Since there is no denying the fact that both the parties i.e. owners of plot No.262 and 263 Upper Mall Scheme respectively are utilizing the land for commercial purposes having established their respective offices. It is not being utilized for any public purpose or for the benefit of the inhabitants of the locality, whereas it is being utilized by the individuals exclusively for their own benefits. Even otherwise, the property exists at prime location and LDA should not part with it at a throw-away price. Whereas, we cannot cause loss to LDA and that we should not be unrealistic in our approach so far as the claimants for the two plots are concerned. While perusal of record it has been observed that M/s. Tivoli Enterprises (Pvt) Limited sold the land to DG Khan Cement Company (Ltd) on 01.01.2016, without getting prior approval from LDA, thereby violating Clause (15) of the exemption agreement, re-produced as under: -

"That for compliance with the conditions of this Exchange Agreement the Second Party pledges the aforesaid plot(s) to the First Party and in case of breach of the aforesaid conditions the First Party shall be entitled to enter upon the said plots or plots or any portion thereof and sell the same to any other person. The amount or pad forfeited in favour of the First Party"

5- It is reiterated that an Exemption Agreement in respect of Plot No. 263, Upper Mall Scheme, Lahore had already been executed on 29.08.2006 between LDA and M/s. Tivoli Enterprises (Pvt) Limited for an area measuring 9-K 16-M and 65-Sqft. A sale deed had also been executed by Tivoli Enterprises in favour of D,G Khan Cement Company (Ltd) dated 01,01.2016, In the light of the fresh demarcation at site, an area measuring 17-marlas and 29-Sqft is also found in excess to the land measuring 09K-16M-65Sqft. The gift deed dated 09.04.1973 included the 1/3 land which was either to be surrendered or its price was to be paid to Lahore Improvement Trust, like other persons of the area.

6- Subsequently, the matter was placed before the Price Assessment Committee on the basis of price of the said plot evaluated by the Evaluator M/s. ARCH-e-Decon. The price assessed by the said Evaluator was Rs.50,00,000/- (fifty lacs) per marla. The said price was approved by the Price Assessment Committee, LDA on 08.12.2017. Finally, the matter was placed before the Authority and the Authority in its meeting held on 09.12.2017 approved as under:-

  
Director C&I  
Lahore Development  
Authority



Deputy Director  
Vice Chairman's Sectt  
LDA Lahore

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1	Total ownership of Sahib Sultan Begum.	12-Kanals, 16- Marlas & 65-Sqft
2	Area owned by M/s. Tivoli Enterprises Ltd as per registered sale deed	09-Kanals 16-Marla & 65-Sqft
3	2/3 <sup>rd</sup> entitlement of Tivoli Enterprises Ltd against their ownership of 09-Kanals, 16-Marlas & 65-Sqft as per registered sale deed	06-Kanals 10-Marla & 193-Sqft
4	Area currently occupied by M/s. Tivoli Enterprises Ltd in shape of plot No.263 Upper Mall Scheme Lahore	10-Kanals 13-Marla & 94-Sqft
5-	1/3 <sup>rd</sup> area for which price is to be recovered at market rate + area occupied in excess of sale deed.	03-Kanals 05-Marla & 97-Sqft + 00-Kanal 17-Marla & 29-Sqft. (Total 04-Kanals 02-Marla &

Previous payment made towards cost of excess area at reserve price shall be adjusted.	126-Sqft) Total amount recoverable Rs.412,800,000 against 04-Kanals, 02 Marla & 126sqft
---	--

7- Subsequent to the decision of the Authority, demand for the requisite amount was raised from the Tivoli Enterprises (Pvt) Limited/DG Cement Company Limited vide letter dated 18.01.2018 and 06.02.2018 but the requisite amount was not deposited in LDA's account within the stipulated period. Subsequently, the offer made to the said company was withdrawn vide letter dated 16.04.2018 and it was asked to hand over the site to the Estate Officer, LDA so that it could be disposed of through action. Instead of getting the needful done both the companies approached the Honourable High Court by filing the titled writ petitions. The impugned orders were declared to be illegal and without lawful authority.

8- In light of the direction of the Honourable Lahore High Court, Lahore in the titled writ petitions, the Director General, LDA after having perused the record at length and hearing concerned parties on 23.01.2019, passed "Speaking Order" whereby the Director General, LDA has referred the matter to the Authority for appropriate decision in respect of determination of price or surrender of land as the case may be.


**2.3.13. IMPLEMENTATION OF ORDER DATED 12.10.2018 OF HONOURABLE LAHORE HIGH COURT, LAHORE IN WRIT PETITION NO.16372/2015 TITLED MALIK ABDUL KHALID ETC VS LDA ETC**

The working paper regarding implementation of order dated 12.10.2018 in Writ Petition No:16372/2015 was previously submitted to the Authority. The Lahore Development Authority vide its decision made in 6th/2019 meeting vide Agenda Item No.2.4.6 regarding implementation of the order dated 12.10.2018 of Honourable Lahore High Court, Lahore in Writ Petition No:16372/2015 titled "Malik Abdul Khalid etc Vs LDA etc" constituted a Sub-committee under the Convenership of Mr. Umar Aftab MPA/Member of the Authority.


In compliance of the above mentioned decision of the Authority, a meeting of Sub Committee was convened under the Convenership of Mr. Umar Aftab, MPA/Authority Member on 12.11.2019. The Committee decided in its finding to place the case before the Authority for appropriate decision.

**Findings:**

The sub-committee after detailed deliberation upon the matter unanimously observed as under:



**Director C&I  
Lahore Development  
Authority**





**Deputy Director  
Vice Chairman's Sectt  
LDA Lahore**

2.3.13.1. The Authority agreed with the findings of the Committee.

2.3.13.2. The Authority further directed that a Section 12 Committee namely "Judicial Cases Review Committee (JCRC)" shall be notified with the following composition for all other legal cases of similar nature to identify cases where LDA goes for appeal against an order where LDA does not has a case to prove:

- i) Mr. Umer Aftab (MPA) (Convener)
- ii) Mr. Imtiaz Mehmood (Vice Chairman, LDA)
- iii) DG, LDA

<p>i. Applicant/ petitioner may be asked vide a separate letter to provide certified copies of the documents pertaining to their ownership regarding the subject land to proceed further in the case in light of the direction of the Honourable High Court</p> <p>ii. Applicant/petitioner may further be asked to get the award amended through President LDA Tribunal, LDA in their favour to extent of share of Mst. Bismillah Begum (deceased) being her legal heirs.</p> <p>iii. The matter on the points noted above is placed before the Authority for appropriate decision.</p> <p>It is further pertinent to mention here that the claim of the petitioner was thoroughly examined and it was observed that petitioners have not completed certain codal formalities before processing of their claim of exemption. In this regard a Civil Miscellaneous application was filed in pending Crl. Org. No:253826-W/2018 titled "Malik Abdul Khalid Vs DG, LDA etc" whereby it was prayed before the Honourable Court that petitioner may be directed to provide the relevant documents to LDA at earliest so that his claim may be processed in light decision of the Honourable Lahore High Court, Lahore. The court issued notices to the petitioner for 21.01.2020 on said application and same is pending. The ICA No:258480/18 in Writ Petition No:16372/15 filed by LDA is also pending but Honourable Court has not granted any restraining order therein.</p> <p>In view of the above mentioned facts of the case, the working paper is submitted before the authority for its consideration.</p>	<p>iv) Representative of Commissioner, Lahore</p> <p>v) Senior Legal Advisor, LDA</p> <p>vi) Director Law (concerned)</p> <p>vii) Director (concerned)</p> <p>Action by: DG, LDA</p>  <p>Director C&amp;I Lahore Development Authority</p>
<p><b>2.3.14. GRANT OF EXEMPTION OF PLOT IN M.A. JOHAR TOWN OR SABZAZAR SCHEME FROM FAISAL TOWN SCHEME IN COMPLIANCE OF COURT ORDER DATED 22.01.2014 PASSED IN WRIT PETITION NO.22470/2012 AND ORDER DATED 24.06.2019 PASSED IN CONTEMPT PETITION NO.82943-W/2017. (FILE NO.FT/93)</b></p> <p>The Authority in its meeting dated 26.11.2019 and 27.11.2019 vide Agenda Item No.2.2.13 has allowed allocation of plot in alternate scheme as per directions of the Honourable Lahore High Court, Lahore. It is pertinent to mention here that the then Deputy Director (LD-III) appeared before Her Ladyship Justice Ayesha A. Malik on 24.06.2019 in Crl. Org. No.82943-W/2017 and stated that efforts will be made to find a plot in Johar Town Scheme or Sabzazar Scheme Lahore.</p> <p>Since the LDA Authority has not specified a particular scheme in the above mentioned decision, it is proposed that the matter may be placed before the Authority for decision to allocate one ten marla plot to the petitioner either in Johar Town Scheme OR Sabzazar Scheme as per his entitlement in compliance of the orders passed by the Honourable Lahore High Court, Lahore.</p>	<p><b>2.3.14.1.</b> The Authority directed that a plot (other than corner plot) of same size, category, style and almost equal value in Sabzazar scheme shall be allotted to the applicant in line with law and policy.</p> <p>Action by: DG, LDA</p>  <p>Deputy Director Vice Chairman's Sect LDA Lahore</p>
<p><b>2.3.15. WORKING PAPER FOR PLACEMENT BEFORE THE AUTHORITY TO SEEK PERMISSION FOR GRANT OF EXEMPTION THROUGH NEGOTIATION IN FILE NO. SZR-JN-333</b></p> <p>One Mr. Sohail Ahmad S/o Gul Zaman applied for grant of exemption through Mst. Rahat Afza w/o Muhammad Rafique, GPA registered vide document No.413 Bahi No.04 Jild No.605 dated 30.03.2018 with Sub-Registrar Allama Iqbal Town, Lahore against his ownership of land measuring 01-Kanal 14-Marlas comprising Khasra No. 250 Mouza Jhuggian Nagran, Lahore. He claimed his ownership on the basis of Sale</p>	<p><b>2.3.15.1.</b> The Authority referred the matter to Negotiation Committee, LDA to look into the merits of this case and submit its recommendations.</p> <p><b>2.3.15.2.</b> The Authority further directed that all such cases of Sabzazar scheme</p>

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Deed registered vide document No. 5528 Bhai No.01 Jild No.365 Page No. 272-273 dated 13.03.1980 with the Sub-Registrar Lahore Saddar. Ownership of the applicant has been verified by the Revenue Department through Robkar wherein the Revenue Department has intimated that land of the applicant has been mutated in favour of LDA vide Mutation No.17492 dated 13.12.2016.

2. The Land Acquisition Collector, LDA has verified that land measuring 1-kanal 14-marlas from the name of Mr. Sohail Ahmad S/o Gul Zaman has been Mutated in favour of LDA vide Mutation No. 17492 dated 13.12.2016 and also declared that land of the applicant measuring 01-kanal 09-marlas falls in Sabzazar Housing Scheme and 05-marlas falls under protective Bund. As per decision of Authority dated 09.007.2015, fresh exemption can't be granted against the land falling under Bund/spurs/cunnettes; only cash compensation as per D.C. rate shall be given. Only land measuring 01-kanal 09-marlas falling in the Sabzazar Housing Scheme qualifies for exemption @ 30% in the shape of developed plots. The LAC, LDA has further reported that award of the land in question can't be announced as the land has already been mutated in favour of LDA.

3. It is submitted that Mst. Rahat Afza GPA is a Member of Provincial Assembly (MPA) and she has moved privilege Motion No.08 in the Punjab Assembly against the officers of LDA. In this context Worthy DG, LDA, DLD-IV, DDE (LD-IV) and ADE (LD-IV) appeared before the Chairman, Committee on Privileges on 01.10.2019 at 1.00 P.M. In the said hearing, the above mentioned committee directed the Director General, LDA to complete the process for grant of exemption to Mst. Rahat Afza MPA within a period of one month.

4. The case was presented by the DLD-IV in the Exemption Cases Scrutiny Committee's meetings held on 31.10.2019 to seek permission for grant of exemption in favour of Mr. Sohail Ahmad S/o Gull Zaman through Mst. Rahat Afza W/o Muhammad Rafique (GPA) in lieu of land measuring 01 Kanals- 09 Marlas falling in Khasra No.250, Mauza Jhuggian Nagra. The Exemption Cases Scrutiny Committee observed that as per report of Land Acquisition Collector LDA, Mr. Sohail Ahmad S/o Gull Zaman is owner of land measuring 1K-14M in Khasra No.250 Mauza Jhuggian Nagra, Lahore. The said land / khasra is notified vide Notification No.LAC/5441 dated 9.4.1980 and mutation of the said land has been effected in favour of LDA vide mutation No.17492 dated 13.12.2016. However, the award of the said land has not been announced by the LAC LDA. The Lahore Development Authority in its meeting held on 4.11.2004 decided that :-

*"In all such cases in all running schemes of LDA where proceedings under the Repealed Act, 1973 were initiated and exemption through negotiation has not so far been granted by the DLD, the LAC shall complete the proceedings within three months. He shall assess an award compensation under the Land Acquisition Act 1894, as on the date of the Notification under Section 4 of the repealed Act 1973.*

*The DLD in all such cases will allow exemption, after the award, @ 30% of the land acquired as per policy in vogue prior to 1985, in lieu of cash compensation determined by the LAC.*

wherein mutation in favour of LDA has been completed but Award is currently pending, shall be submitted to Negotiation Committee, LDA for determining the merits of each case and formulation of its recommendations that shall be submitted to the Authority for final decision.

Action by:

Negotiation Committee, LDA

Director C&I  
Lahore Development  
Authority

DR

Deputy Director  
Vice Chairman's Sect  
LDA Lahore

*In cases where proceedings under the said Act of 1973 were not initiated in respect of any land falling in the LDA's Schemes the DLD shall allow exemption @ 30% through negotiation and no cash compensation shall be payable.*

The Authority decided to delegate the powers to the DLD as under:-


*"The DLD may allow exemption @ 30% against the land, falling in the LDA's approved housing schemes to which acquisition of land (housing) Act, 1975 was applicable but proceedings under the said Act were not initiated, by executing a proper exchange deed with the owners of said land, after completion of routine formalities".*

*After delegation of these powers, approval of DG in case to case basis will not be required. An advertisement in the newspaper shall be published inviting applications within 15-days of the publication of notice from those ex-land owners of the Schemes where the land was to be acquired under the Repealed Act of 1973. After the said date no claim for exemption will be entertained. After cut-off date, these lists will be updated and the authenticated. Final lists of claimants of exemptions will be prepared and decided by DLDs within six months".*

5. The above mentioned minutes of the Authority dated 04.11.2004 reveal that where proceedings under the Repealed Act, 1973 were initiated and exemption through negotiation has not so far been granted by DLD, the LAC shall complete the proceedings and announce the award and then DLD shall allow the exemption @ 30%. As the Khasra No.250, Mauza Jhuggian Nagra, Lahore has been notified (i.e. acquisition proceedings under repealed Act, 1973 stood initiated) therefore, the DLD cannot grant exemption through negotiation without award. It is also pertinent to mention here that the said land also stands mutated in favour of LDA on the basis of section-4, therefore, the LAC, LDA has reported that the award of the said land cannot be announced in the name of the owner at this stage. Whereas, as per above mentioned minutes of the Authority, the DLD can only allow exemption through negotiation in such cases where proceedings under the Repealed Act of 1973 were not initiated in respect of any land falling in the LDA's Schemes.

6. In the light of the above mentioned facts, the Exemption Cases Scrutiny Committee held that the DLD cannot grant exemption through negotiation in the instant case because the land/khasra of the applicant stands notified by LDA (which means that the proceedings under the Repealed Act 1973 stand initiated). Therefore, the committee advised the DLD-IV, LDA to place the instant case before the Authority in order to seek permission for grant of exemption through negotiation, to the applicant.

7. The power **"to allow exemption @ 30% against the land falling in the LDA's approved housing schemes to which Acquisition of Land (Housing) Act, 1973 was applicable, but proceedings under the said Act were not initiated"** has already been delegated to DLD by the Authority in its meeting held on 04.11.2004. It is, therefore, proposed that the instant case may be placed before the

  
Director C&I  
Lahore Development  
Authority



Deputy Director  
Vice Chairman's Sect  
LDA Lahore

Authority with the proposal to also delegate the following power to DLD:-

*"The DLD may allow exemption @ 30% by executing negotiation agreement with the owners, against the land, falling in Sabzazar Housing Scheme, in respect of which proceedings under the Repealed Acquisition of Land (Housing) Act, 1973 were initiated, and the mutation of the said land has been effected in favour of LDA, but the award could not be announced by the LAC, LDA," as the said land is already in the ownership of LDA.*

  
Director C&I  
Lahore Development  
Authority

**2.3.16. REQUEST TO REVIEW THE DIRECTION OF THE AUTHORITY AT SERIAL NO. 2 OF THE MINUTES OF THE 4TH/2018 MEETING OF LAHORE DEVELOPMENT AUTHORITY HELD ON 22.11.2018**

Brief facts of the case are that one Mr. Abdul Wahid Ch. S/o Ch. Rahim Bakhsh etc. filed a civil suit titled "Abdul Wahid Ch. Vs LDA etc." for damages of Rs. 20,000,000/- in lieu of their land measuring 04 kanal and 7 marlas comprising Kharsa No. 223 Mauza Jhuggian Nagra, Lahore acquired for construction of River Ravi Bund project. The suit was decreed by the court of Mr. Muhammad Akhtar Bhangoo, Civil Judge, Lahore on 04.10.2013. The court judgement / decree dated 04.10.2013 was against the policy / interest of LDA, therefore LDA filed RFA No. 108/14 titled "LDA Vs Abdul Wahid Ch. Etc." and Mr. Abdul Wahid Ch. also filed RFA No. 412/14 titled "Abdul Wahid Ch. Vs LDA etc." in Lahore High Court, Lahore. Both RFAs were remanded to the Additional District and Session Judge, Lahore on pecuniary jurisdiction. Both the appeals were dismissed on 21.03.2017 by Additional District and Session Judge, Lahore. The order dated 21.03.2017 was challenged by LDA in Lahore High Court, Lahore which also met the same fate on 11.12.2017. The Civil Petition filed by LDA was also dismissed by honorable Supreme Court of Pakistan on 30.10.2018. After that, the plaintiff Mr. Abdul Wahid Ch. filed Execution Petition in the Civil Court, in response to which the LDA was compelled to pay the damages / compensation to the plaintiff.

The matter was placed before the governing body of the Lahore Development Authority and the Authority in its meeting held on 22.11.2018 decided as follows:-

1. Disbursement of decretal amount of Rs. 12,632,880/- (Rs. Twelve million, six hundred and thirty two thousand, eight hundred and eighty only) to (i). Mr. Abdul Wahid (ii). Mst. Ishrat Jabeen (iii). Mst. Zakia Pervaiz and (iv). Mr. Shoukat Ali, according to their respective shares.
2. Constitution of a committee under the supervision of Secretary Law to look into the causes of delay in the legal proceedings / matter and fix responsibility.

At para 2 of the above mentioned decision / direction of the Authority, no mechanism has been provided for constitution / composition of the proposed committee under the supervision of Secretary Law to look into the causes of delay in the legal proceedings / matter and fix responsibility. So, in the absence of any guidelines / mechanism for constitution of the committee under the supervision of Secretary Law; due to lack of any direct working relationship between LDA and the office of the

2.3.16.1. The Authority approved the proposed inquiry committee for instant case:

- i) Additional Director General (UP), LDA (Convener)
- ii) Director Law (Civil Court Section)
- iii) Director Law (High Court and Supreme Court Sections)
- iv) Director Land Development-IV, LDA

2.3.16.2. The Committee shall look into the causes of delay in the legal proceedings/ matter in the instant case and fix responsibility.

Action by:

Inquiry Committee, LDA

  
Deputy Director  
Vice Chairman's Sectt  
LDA Lahore

**MINUTES OF THE 1<sup>st</sup>/2020 MEETING OF LAHORE DEVELOPMENT AUTHORITY HELD ON 28.01.2020 UNDER THE CHAIRMANSHIP OF SHEIKH MUHAMMAD IMRAN, VICE CHAIRMAN LAHORE DEVELOPMENT AUTHORITY PAGE 38 OF 88**

Secretary Law and keeping in view the autonomous nature of the Authority, the following proposal is made:

***"The Authority may approve the constitution of the inquiry committee under the supervision of the Additional Director General (UP), LDA comprising of the Director Law (Civil Court Section), the Director Law (High Court and Supreme Court Sections) and the Director Land Development-IV, LDA as members to look into the causes of delay in the legal proceedings / matter and fix responsibility."***

  
Director C&I  
Lahore Development  
Authority

**2.3.17. EXECUTION OF AN UNCONDITIONAL SALE DEED OF PLOT NO. 662, BLOCK G-I, M.A. JOHAR TOWN, LAHORE IN FAVOR OF INTERNATIONAL SCHOOL OF CHOUEIFAT THROUGH FIRST JAMIA SERVICES LTD.**

Background of the case is that Plot No. 662, G-I, M.A. Johar Town Scheme measuring 68.26 Kanal was allotted to International School of Choueifat (First Jamia Seviles Ltd) on 01-05-1991 by the orders of the CM Punjab at reserve price of US \$ 4000/- per kanal. Physical possession of the plot was handed over to the allottee on 02-05-1991. Sale Agreement was executed and registered on 04-05-1991. As per completion certificate, building stood completed on 27-01-1993.

Allotment of this plot was questioned at different forums. The first one was an application dated 19-05-1993 from the residents of the locality through Johar Public Welfare Association, Block G & G-I Johar Town lamenting the allotment in favor of an organization which was minting money rather than to serve the community. An Assembly Question was also raised in this connection in the year 1994. The NAB Authorities also requisitioned the original file of this plot in the year 2001. The outcome of the case, if any, involving this site with the NAB Authorities is not available on the record. The issue at hand is that the allottee has been approaching LDA since 2005 for the execution of an unconditional sale deed of the property in their favor; whereas LDA is insisting upon the incorporation of certain conditions in the sale deed prohibiting the allottee to mortgage/encumber/alienate/sublet the allotted site. The matter couldn't be resolved as yet.

As per clause (f) of "Agreement For Sale", registered on 04.05.1991 the sale deed of the plot could be executed after erection of school building and issuance of completion certificate. Even the allotment letters of school sites allotted on reserve price (though it couldn't be issued in the instant case), while prohibiting the allottee to mortgage/encumber/alienate/sublet the allotted site, contained a clause promising the execution of sale deed in favor of the allottee upon issuance of completion certificate of the school building. The execution of the sale deed of the school site No. 427, Block-M, Model Town Extension in favor of M/s Amina Public School on 14.06.1987 without the incorporation of any additional conditions prohibiting mortgage/subletting/alienation of the property is a case in point.

The promulgation of the policy governing allotment of school sites issued by Government of the Punjab HUD&PHE Department vide letter No.SO(D-II)2-10-95 dated 18.12.1999, however, changed the situation. According to clause-vii & ix of the said policy (reproduced below) the allottee was prohibited to mortgage/encumber/alienate/sub let the allotted site in any

2.3.17.1. The Authority formed a fact-finding Committee regarding instant case:

- i. Mr. Muhammad Atif (MPA) (Convener)
- ii. Additional Director General (H), LDA
- iii. Senior Legal Advisor, LDA
- iv. Director Estate Management-I, LDA

2.3.17.2. The Committee shall look into the merits of the instant case, the reasons for delay in execution of sale deed and submit its recommendations to the Authority.

Action by:

Fact-Finding Committee, LDA

  
Director C&I  
Lahore Development  
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Deputy Director  
Vice Chairman's Sectt  
LDA Lahore

manner. It reoriented the approach of LDA and its officers as regards the execution of sale deeds of these sites.

CLAUSE-VII

*The allottee shall not be allowed to mortgage or encumber the plot in any manner.*

CLAUSE-IX

*The allottee shall not be entitled to alienate the allotment or sublet the plot in any manner.*

It is pertinent to note here that the said policy is no longer in field, as it was issued under the Disposal of Land by Development Authorities (Regulation) Act-1998 which stood repealed under the Management and Transfer of Properties by Development Authorities Act-2014.


This change in approach after the promulgation of policy issued in 1999 was reflected in the form of execution of a "conditional" sale deed of Plot No. 49, Civic Center, Johar Town in favor of Lahore Grammar School in 2001; and another "conditional" sale deed of Plot No. 170, Block-P, Model Town Extension in favor of M.Q. Foundation School in 2012.

Similarly, when in 2005 the International School of Choueifat requested for the execution of Sale Deed of Plot No. 662, Block-G-I of Johar Town and issuance of Permission to Mortgage letter, their request was not acceded to. The matter was referred to Mr. Justice (Retd) Muhammad Ghani, the then Legal Advisor, LDA for opinion on the request submitted by the allottee. He rendered an opinion consisting of 13 typed pages in order to turn down the request of the allottee in a substantive manner. The concluding part of the opinion is reproduced as under:

*"... I am of the view that, if we are unable to retrieve the situation, we should not at least push it from bad to worse. By executing the sale deed, LDA would undoubtedly lose its control, and the allottee may even dispose of this valuable property for their own benefit. Therefore, I feel reluctant to agree that LDA should execute sale deed in favor of the allottees; rather they may be told, in unambiguous terms that already undue favor had been showered upon them by those at the helm of affairs of LDA at the relevant time, and that in view of the latest instruction of the Punjab Government contained in the letter, dated 18<sup>th</sup> of December, 1999, read with the provisions of the Disposal Of Land By Development Authorities (Regulation) Act (No. XII) of 1998, and the law declared by the superior courts of the country about public amenity/ utility plots, no such adventure as has been signified in the letters, dated 14<sup>th</sup> of April 2005 and 3<sup>rd</sup> of August 2005, regarding mortgage of the plot against loans of banks can be allowed, consequently sale deed cannot be executed."*

However, the First Jamia Services Ltd (International School of Choueifat) kept making efforts for the execution of the Sale Deed in their favor at

  
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different times. In 2016 their request was ultimately placed before the Authority in its meeting held on 03.03.2016. The Authority approved the execution of a "conditional sale deed" of Plot No. 662, Block G-I, Johar Town in favor of First Jamia Services, Ltd. It also approved to expunge the promise of a regular sale deed incorporated in the agreement for sale of public utility sites. The decision of the Authority is reproduced as under:

*"The case regarding "Execution of Sale Deed regarding Plot No. 662, Block G-I, Johar Town, Lahore (International School of ChouEIFat)" was placed before the Authority. The Authority discussed the matter and approved execution of a conditional sale deed in favor of First Jamia Services Ltd whereby LDA will not lose the effective control over the subject property after completion of all codal formalities. The Authority also approved the proposal to completely expunge the promise of a regular sale deed incorporated in the agreement for sale of Public Utility Sites."*

In pursuance of Authority's decision dated 03-03-2016 a draft of the Sale deed with requisite conditions was prepared and got vetted from Legal Advisor, LDA. However, the allottee did not acquiesce to the conditions incorporated in the draft sale deed, particularly the clause prohibiting the mortgage of the property, so the sale deed could not be executed as yet. Two legal opinions were also sought from the Legal Advisor (LA) and the Senior Legal Advisor (SLA) of LDA in order to explore the option of the deletion of the condition regarding mortgage from the main draft of the sale deed and instead obtaining an undertaking from the allottee to the effect. The LA supported the proposal with the condition that the said undertaking be made a part of the sale deed; whereas the SLA did not agree to the proposal at all and opined to incorporate all the conditions in the main draft of the sale deed.

Letters dated: 01-06-2016 and 07-09-2016 were written to First Jamia Services Ltd to receive the draft of the Sale Deed for its execution; however, owing to the reluctance on the part of the allottee to accept the terms and conditions incorporated in the sale deed, the matter is still in a state of limbo. Lately, the allottee vide their application dated 14.01.2020 has agitated the decision of the Authority lamenting that even after obtaining the completion certificate since 1993 the promise for execution of final Sale Deed in their favor is not being honored by LDA. The conditions LDA is trying to incorporate in the sale deed were never a part of the contract between the parties. The clause (f) of "Agreement For Sale", executed between the parties and registered on 04.05.1991 provides for execution of sale deed of plot in favor of the allottee after issuance of completion certificate without any additional stipulations.

At the moment the allotment/disposal of LDA properties is governed under the Management and Transfer of Properties by Development Authorities Act-2014. This law does not contain any such stipulation that prohibits the execution of the sale deed of a property allotted on reserve price. The government has not yet prescribed any rules under the Act *ibid*. However, the Authority has notified the "Allotment of Public Utility Sites of LDA Regulations 2019" under section 21 of the Act *ibid*. These regulations do not contain any such proviso either. So, what holds field at the moment is

  
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Deputy Director  
Chairman's Sect  
LDA Lahore

the contract between the parties (i.e., Agreement for Sale executed on 04-05-1991), and the decision of the Authority dated 03.03.2016.

In order to reconsider the matter in light of the arguments proffered by the applicant, the matter is placed before the Authority for decision:

- i. to allow the execution of a sale deed without any conditions prohibiting the allottee to mortgage/encumber/alienate/sublet the site, as the contract between the parties, as well as the prevalent law/regulations do not require the addition of these conditions in the sale deed; or
- ii. to turn down the request of the allottee keeping in view the legal opinions and the earlier decision of the Authority dated 03.03.2016.

  
**Director C&I  
 Lahore Development  
 Authority**

**2.3.18.PLOT NO.262, BLOCK-A, MOHLANWAL HOUSING SCHEME, LAHORE**

As per available record, Plot No.262-A, Mohlanwal Housing Scheme was allotted to Qazi Zafar Abbas vide allotment No. AD-I/180 dated 09.03.1993. The said allottee applied for challan of balance cost of plot on 09.02.2015 by post but due to negligence of the then Record Keeper, the file was not placed before the concerned officer for further processing. As a result, the time for depositing balance dues i.e. 27.12.2014 elapsed.

Approval was sought from the then DG, LDA on 10.8.2015 to give the applicant one last chance to deposit his balance dues alongwith mark-up, if applicable within 15 days of issuance of challan, failing which his plot may be cancelled.

The challan amounting to Rs.1,94,911/- was issued dated 20.08.2015 with the due date of 03.09.2015 and was sent via courier to the applicant Qazi Zafar Abbas. The file did not reflect payment of above said dues when the application was received on 22.5.2017 for extension in building period. Applicant was called to appear in office alongwith original documents and after seeking verification of the balance dues from Revenue Directorate, failing which, cancellation letter was issued w.r.t subject plot on 28.10.2017.

Applicant, then, in his application dated 19.12.2017 stated that on his part, he made the payment 08-days before the last date by the pay order Number:12255673 dated 25.08.2015 sent through TCS on 25.08.2015 having tracking I.D Number 1062867196. According to the TCS record, the shipment was delivered on 26.08.2015 and was received by Mr. Ubair but on 27.08.2015, it was returned to TCS which was declared dead shipment on 08.01.2016 and was sent to Karachi Office. However, applicant was not informed about it.

Applicant was again called to appear in the office alongwith original pay order vide letter dated 19.01.2018.

Applicant provided the original pay order No.3179042 (duplicate of PO:12255673) dated 25.08.2015 amounting to Rs.1,94,911/- on 17.02.2018.

Verification of the said pay order was sought from the MCB

**2.3.18.1.** The Authority approved the extension in date for recovery of balance dues subject to payment of interest at prescribed rate.

**2.3.18.2.** The Authority further decided that DG, LDA shall have the power to settle cases involving Rs. 05-million or less regarding genuine complainants, for both new and past cases, including waive-off cases.

**Action by:  
 DG, LDA**



**Deputy Director  
 Vice Chairman's Sectt  
 LDA Lahore**

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(Chiniot Muslim Bazar:0333) vide letter No. LDA/DEM-II/1437 dated 03.04.2018. Verification letter is available at Page No.207/C of the file.

In view of the aforementioned facts, it can be established that the applicant made payment in time and that no delay has been made by the applicant. As per Delegation of Powers Director Estate Management can extend the date for recovery of balance dues subject to payment of interest at prescribed rate and upto 06 months in all. While Delegation of Powers are silent about the power of Director General in this matter. Therefore, it is proposed that case may be placed before the Authority for seeking approval/appropriate orders to redress the grievances of applicant

  
Director C&I  
Lahore Development  
Authority

**2.3.19.PLOT NO.288-A/26, KHYBER-BLOCK, ALLAMA IQBAL TOWN SCHEME, LAHORE**

Plot No.288-A/26, Khyber-Block, Allama Iqbal Town allotted to Mr. Asad Amin S/o Amin-ud-Din Siddiqui through open auction on 28.10.2004 at the rate of Rs.3,70,000/- per marla. The auction purchaser paid the total cost of plot. Possession order issued vide No.4362 dated 7.4.2005. Further the said Mr. Asad Amin appointed Sh. M. Fawad Saleem S/o Sh. M. Saleem as General Power of Attorney on 24.1.2012. Physical possession given to the allottee/auction purchaser on 10.5.2012. He further paid building period surchargew.e.f 20.12.2007 to 19.9.2012.

2.2.19.1. The Authority approved the adjustment of already deposited building period surcharge.

Action by:  
DG, LDA

  
Director C&I  
Lahore Development  
Authority

2. Thereafter Sh. M. Fawad Saleem (GPA) submitted an application to the DG, LDA that he purchased the said plot in an open auction from LDA on 14.10.2004 with an amount of Rs.18,54,296/- and he paid total cost of plot. But there is neither any road constructed nor parking space provided and not the Jhuggi dwellers have been removed. In the end of his application he has requested that building period paid by him may be returned to him and 3 years free building period surcharge may be given till the construction of road and parking site alongwith other allied facilities.

3. It is submitted that the said plot purchased in an open auction and as per policy of building period surcharge no waiver is allowed in building period surcharge. However, in the special circumstances in a similar case of Plot No.22, Civic Center, Mustafa Town 3 years building period free of surcharge given to the allottee because 11-KV electricity lines were crossing over the said plot due to which the owner was unable to raise construction over the said plot uptill the shifting the electricity 11-KV lines from his plot, which was shifted by LESCO and he was allowed 3 years building period surcharge on 17.6.2010 with the approval of LDA Authority's decision dated 10.7.2017.

4. In the instant case reports have been obtained from the Chief Engineer, LDA vide this office letter dated 2.3.2013. In response to this letter the DD ADS-V Engineering Wing LDA vide letter dated 1.4.2013 informed that site surveyed and basic amenities like roads, water supply and sewerage are not available in front of Plot No.288-A/26 Khyber Block, Allama Iqbal Town Scheme, Lahore.

5. Further on the request of applicant the then ADG(H) constructed a committee comprising Chief Engineer UD Wing, Chief Town Planner, Director Finance and Director Revenue under the convenorship of DEM-2 and desired the report be submitted within a week. Accordingly, meeting



Deputy Director  
Vice Chairman's Sectt  
LDA Lahore

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was held in the office of Directorate of Estate Management-II, and minutes of meeting issued according to which the representative of Chief Engineering, Director Area Development Scheme informed that there is no development at site. Further Director ADS was ready to make development at site within three to four months, therefore, it was recommended that refund in favour of applicant is not feasible and will set bad precedent.

6. But as per report of Engineering Wing, road present but in bad condition, sewerage present but in bad condition, water supply not traced found at the said plot, sui gas not trace found at the said plot. However, sui gas and water supply present in the vicinity/adjacent houses.

7. In view of report Engineering Wing, the case is submitted before the LDA Authority for its recommendation and consideration for refund of building period surcharge paid by the auction purchaser for the period from 20.12.2007 to 19.9.2012 and free building period extension till the completion of development work at site.

**2.3.20.ALLOCATION OF PLOT NO.435-A, (MEASURING 5766.75 SQM/13-K, 15-M, 207-SFT) BLOCK-B, SABAZAZAR SCHEME, TO GOVT. OF THE PUNJAB TECHNICAL EDUCATION & VOCATIONAL TRAINING AUTHORITY FOR THE ESTABLISHMENT OF TECHNICAL TRAINING INSTITUTE**

The then Chief Minister, Punjab approved establishment of Technical Institute at LDA land near D-Block, Sabzazar Scheme and Chief Minister desired that a summary be put to the Chief Minister Secretariat for his perusal/orders.

2. Further, the District Manager, (TEVTA) Government of the Punjab, Technical Educational & Vocational Training Authority vide letter dated 1.9.2015 informed the Director Estate Management-II, LDA that a meeting was held on 18.08.2015 at District Manager, TEVTA Lahore Office with Mian Marghoob Ahmad, MPA (PP-150) and during the meeting he told that 14 kanal land in Sabzazar plot No.435-A Block-B has been proposed and the case has already been submitted in LDA office for the transfer of 14 kanal land to the TEVTA, Government of the Punjab.

3. Accordingly, on receipt of report regarding market rate of plot No.435-A, Block-B, Sabazazar Scheme from approved evaluator through Director Estate Management-I, LDA, the case forwarded to the Price Assessment Committee for fixation of price of the said plot. The PAC, LDA vide its minutes of meeting held on 10.12.2015 after thorough deliberation agreed to assess the price of the said plot @ Rs.7 lac (Rupees seven lac ) per marla. After issuance of minutes of meeting of PAC, the District Manager, TEVTA, Lahore vide this office letter dated 01.01.2016 informed that the PAC, LDA has assessed the price of said plot @ Rs.7 lac per marla and reserved price (1/3<sup>rd</sup> of the prevailing market price of the residential plot) comes to the tune of Rs.2,33,234/- and total reserved price of plot alongwith sui gas charge is Rs.6,45,83,416/-. He was further requested to give their consent to deposit the cost of plot within due time so that the case may be placed in the LDA Authority for allotment of plot No.435-A, Block-B, Sabzazar Scheme for establishment of college site.

4. Instead of offering their consent, the District Management, (TEVTA), Lahore vide letter dated 20.07.2016 informed that an amount to Rs.6,45,83,000/- through cheque dated 26.5.2016 for the plot No.435-A, Block-B, Sabzazar Scheme paid to the DG, LDA and requested for the

  
Director C&I  
Lahore Development  
Authority

2.3.20.1. The Authority approved the proposed allotment of Plot no.435-A, (measuring 5766.75 sqm/13-k, 15-m, 207-sft) Block-B, Sabazazar Scheme, to Govt. of the Punjab Technical Education & Vocational Training Authority (TEVTA) for the establishment of technical training institute.

Action by:  
DG, LDA

  
Deputy Director  
Vice Chairman's Sect  
LDA Lahore

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delivery of physical possession of educational site so that department may be able to construct the boundary wall to preserve the plot/site. As per account report the said amount has been credited in PLA account of DG, LDA.

5. Now, the District Manager (TEVTA), Lahore vide their letter dated 5.12.2018 had requested to issue allotment/possession certificate as soon as possible as they have paid total dues to plot.

6. In this regard, it is submitted that Public Building site bearing No.435-A, Block-B measuring 5766.75 Sqm (13-K 15-M 207-Sqft) of Sabzazar Housing Scheme has not so far been allotted to any department of the Government. The disposal of properties of development authorities is governed under the "Management and Transfer of Properties by Development Authorities Act-2014". The Sub Section 3(5) of the Act idid stipulates as under:

*"An Authority shall transfer public amenity and public utility property including the property for health, education mosques and graveyards in such manner and on such terms and conditions as may be prescribed".*

The word "prescribed" has been defined under sub section 2(g) of the said act as follows:-

*"Prescribed means prescribed by rules and regulations made under the act"*

7. The powers to make rules and regulations have been delegated to the Government and the Authority under section 20 and 21 of the Act ibid respectively. Owing to the absence of any rules/regulations framed to the effect under the "Management and Transfer of Properties by Development Authorities Act-2014", the Authority decided in its meeting dated 16.09.2014 that till the time new rules are framed by the Government under the Act ibid, the public utility sites may be disposed of using the rules framed under the repealed Disposal of Land by Development Authorities (Regulations) Act-1998 as a regulatory mechanism.

8. In light of the Disposal of Land by Development Authorities (Regulations) Act-1998 and the subsequent rules and policies framed there under, the public utility plots used to be allotted on reserve price to the Government Departments. The reserve price would be fixed at the rate of 1/3<sup>rd</sup> of the prevailing market price of the residential plots in the scheme/adjoining area.

9. The reserve price, as per decision of Price Assessment Committee LDA dated 10.12.2015 comes to Rs.7,00,000/- as per law for plot No.435-A, Block-B, Sabzazar Scheme. The 1/3<sup>rd</sup> of the above assessed price comes to Rs.2,33,334/- per marla of aforementioned plot. The TEVTA has paid amount Rs.6,45,83,000/- as lumpsum against holding/area 5766.75 Sqm/13-K, 15-M, 207-Sft.

Case is submitted before the LDA Authority for its consideration/recommendations/approval in the public interest please.

**2.3.21.PLOT NO. 373, BLOCK 2, SECTOR DI, QUAID-E-AZAM TOWN, LAHORE**

As per available record received in the year 1994 from Housing and Physical Planning Department Government of the Punjab, Muhammad Ramzan s/o Ali Buksh was declared successful for allotment of plot in balloting held the year 1970-71. Although his name exists in the ballot list at Serial No. 8211/21328, but the said allottee failed to obtain allotment letter from the said Department as envisaged from the available record.

  
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Lahore Development  
Authority



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LDA Lahore

2.3.21.1. The Authority approved the allotment of a plot (other than corner plot) of same size, category, style and almost equal value in any other fully developed scheme like Sabzazar, etc., as the case had attained finality.

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The allottee Muhammad Ramzan was required to deposit 25% of the cost of the plot, either in lump sum or in installments within a period of 10 years but he failed to do so (as indicated at clause 2 of the agreement for sale executed between the alleged allottee and H&PP Department dated 12-5-1986).

The allottee Mr. Muhammad Ramzan applied for allotment and possession of plot No.373-2-D-I Quaid-e-Azam Town Scheme in year 1986 when the prescribed period of 10 years had expired. Although he approached the then Deputy Director Lahore Township Housing Scheme and was allowed to deposit 25% cost towards of plot i.e. Rs.2100/- on 19-05-1986 subject to filing of an affidavit, however the possession was not handed over to him because the same plot i.e. 373-2-D-I had already been allotted to Mst. Sakina Begum w/o Ghulam Hussain on 28-4-1982 out of MLA/Governor quota. She executed agreement for sale on 20-11-1985 with H&PP Department and took over possession on 20-11-1985.

The petitioner is a General Attorney appointed by Mr. Muhammad Ramzan who is now requesting for allotment of alternative plot in lieu of plot referred above. This is a duplicate/double allotment case. The case was under process with the HP&EP Deptt., when the charge of the scheme was handed over to LDA in the year 1994. The claim of alternate plot of petitioner was turned down by virtue of the orders of the Chief Minister Punjab/Chairman LDA notified vide letter No.DC&I/851 dated 10-10-1996 that **"No exchange/allotment of alternate plots in the scheme will be allowed to duplicate allottees. They can get the refund, if so deposited, from the HP&EP Deptt."**

Hakeem Faqir Muhammad filed a complaint before the Ombudsman of Punjab on 2-1-2010 which was disposed off vide order dt. 5-11-2010, with the directions that complainant may approach DG, LDA for refund of his submitted amount as the predecessor in interest of the complainant had earlier failed to deposit cost of plot in prescribed period of time.

The complainant being aggrieved of the decision of Ombudsman Punjab dated 5-11-2010, agitated the matter before the Governor Punjab by filing a representation which was accepted and the following order was passed by the Governor Punjab dated 10-10-2012.

*"When confronted with a query as to whether any other plot was available of the same size and in the same Scheme, free of legal encumbrance as to its title in the name of LDA which could be allotted to the Representationist, he being entitled to the same on account of the balance of convenience and inconvenience both titled overwhelmingly in his favour, the reply from the Representatives of the Agency was not in affirmative, However, I have found that the stance of the Respondent Agencies was primary reliant on hyper technicalities which cannot be allowed to whittle down the cause of substantial justice. I, therefore feel constrained to overrule the reservations of the respondent Agency and by reason thereof, I hereby order the allotment of an equal size plot to the Representationist in another fully developed housing Scheme of LDA. The Representationist is also encouraged to volunteer himself to accept allotment of a residential plot of equal size in another developed scheme such as Sabzazar etc. that too at the current price so assessed at the notified rate finalized by the designated District Price Assessment*

Action by:

DG, LDA

  
Director C&I  
Lahore Development  
Authority



Deputy Director  
Vice Chairman's Sect  
LDA Lahore

Committee. This would settle the contentious issue to meet the ends of justice, simultaneously also protecting the financial interests of the Lahore Development Authority. However the amount earlier deposited by the Representationist inclusive of the markup accruable thereon, with cumulative effect, in addition to taking into account the purchase power parity principles required to be relied upon while computing a reasonable refund earlier contemplated in his case shall also stand abridged in the proposed demand notice to be served on the Representationist in lieu of the plot so allotted to him in any one of the fully developed LDA Schemes such as Sabzazar, Gulshan-e-Ravi etc which shall be ensured in this case forthwith averting any further dereliction or delay with prior concurrence of the representations.

In view of what has been stated above, the representation filed by Hakim Faqir Muhammad is hereby accepted in afore narrated terms. The Order of Ombudsman is modified accordingly. The Chairman, LDA is directed to implement directions as contained at paras 6 & 7 above within a month."

LDA filed writ petition No.23236/2016 titled Lahore Development authority vs Hakeem Faqir Muhammad and three others before H'able Lahore High court Lahore against the orders of H'able Governor of Punjab. The H'able Mr. Justice Faisal Zaman Khan Judge of Lahore High court Lahore dismissed the said writ in limine.

To safe the interest of LDA, LDA filed Civil Petition No.3040-L of 2016 before August Supreme Court of Pakistan, Mr. Justice Syed Mansoor Ali Shah and Mr. Justice Yahya Afridi passed following orders:

*"We have heard the learned counsel for the petitioner at some length and have gone through the impugned judgment of the High Court, the record of the case and the law on the subject. We have not been able to take any exception to the impugned judgment and are of the view that it does not warrant any interference. Leave is, therefore, declined and the petition is dismissed."*

In light of the orders of Governor of the Punjab dated 10-10-2012, case may be placed before the Authority for implementation regarding allotment of an equal size plot in any other fully developed scheme like Sabzazar, etc., as the case has attained finality, LDA has to implement the said orders, as opined by Senior Legal Advisor, Supreme Court, LDA. Thereafter the case would be forwarded to District Price Assessment Committee for assessing the current price at the notified rate, a committee headed by ADG (H), LDA and Director Finance & DEM-QAT as its member should also be notified for calculation of rate of refund/adjustment of the amount already paid by the allottee in this case, as per decision of Governor Punjab.

**2.3.22.NEGOTIATION/SETTLEMENT WITH LITIGANTS OF LDA AVENUE-I HOUSING SCHEME, LAHORE**

The Governing Body of LDA/ Authority in its meeting dated 05.05.2018 (agenda No. 1,2,3) approved recommendations of the negotiation committee regarding allotment of 30% land in shape of developed plots to

DR  
Deputy Director  
Vice Chairman's Sect  
LDA Lahore

2.3.22.1. The Authority granted permission to Negotiation Committee, LDA for carrying out negotiations with private land owners on same lines as

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Punjab Civil Secretariat Employees Cooperative Housing Society, Punjab Board of Revenue Employees Cooperative Housing Society and Mumtaz Housing Scheme in lieu of their total land falling in LDA Avenue-I Scheme and allowed the negotiation committee to execute compromise deed with these societies.

In compliance of decision of the Authority, the negotiation committee held a series of meetings under the convenorship of Ms. Sadia Sohail Rana (MPA/ member authority). Resultantly, negotiation proceedings with the representatives of these housing societies have been concluded and compromise deeds have been finalised by the negotiation committee and same have been signed by the Director Estate Management (LDA Avenue-I) upon directions of the Negotiation Committee. Important aspects of the compromise as decided by the Negotiation Committee and proceedings carried out so far are summarised as follows:

1. The committee decided that though the complete subject land of the litigations does not stand mutated in name of the societies, 30% developed plots would be allotted to the societies against the land whose possession is delivered to LDA and which is mutated in favour of LDA out of the total subject land of the litigation.
2. Already initiated acquisition proceedings in all the cases of negotiations would be completed and already announced award will remain intact except to the extent of compensation which will be on the basis of compromise deed. After the clearance of litigation, the amount of compensation of land against already announced award of LDA Avenue-I will revert back to LDA from government treasury
3. Balloting may be conducted after execution of compromise deeds but allocation/allotment letters would only be issued after the mutation of land in favour of LDA and handing over of physical possession of land.
4. The representatives of the societies have vigorously contested the amount of development charges to be charged from the societies and after consulting the Engineering Wing of LDA, it was finally agreed upon by the respective parties that the development charges would be charged at the rate of Rs.630,000/- per Kanal from the litigants of Punjab Civil Secretariat Employees Cooperative Housing Society & Punjab BOR Employees Cooperative Housing Society and at the rate of Rs.685,000/- per Kanal from the litigants of Mumtaz Housing Society.
5. The development charges against the allocated plots would be recovered in two years time from Mumtaz Housing Society and within one year from the issuance of allotment letters from the Punjab Civil Secretariat and Punjab BOR Employees Housing Societies.
6. The Committee also decided to carve out 10 marla plots in addition to 3-Marla and 5-Marla, as per Authority's decision dated

done before.

**Action by:**

**Negotiation Committee, LDA**

  
Director C&I  
Lahore Development  
Authority

  
Deputy Director  
Vice Chairman's Sect  
LDA Lahore



05.05.2018 (agenda no.4) in the form of sub-blocks on 11 Public Utility Sites including 10 in Blocks A, C, D, F, J, H, M and 1 in Civic Centre.

7. As per decision of the committee, balloting of plots to be allotted in favour of PCSCHS was conducted by Punjab Information Technology Board (PITB) on 07.11.2019 in the LDA's Sports Complex, M.A Johar Town, Lahore. The balloting was conducted from among the plots carved out as per layout plan provided by the CMP Wing, LDA vide letter No.LDA/DMP-III/1547 dated 30.10.2019.
8. The balloting was done on random pick and choose basis whereby total 104 plots of 3 Marla, 255 plots of 5 Marla and 30 Plots of 10 Marla were balloted which have been reserved for allotment in favour of the Punjab Civil Secretariat Society.
9. After issuance of allotment letters, plots allotted to Mumtaz Housing Society would be transferable to a third party/intended buyer, who will be subsequently, liable to pay the outstanding development charges (if remaining).
10. The committee permitted the Director Estate Management (LDA Avenue-I) to sign and execute compromise deed/settlement agreement with the litigants on behalf of the Negotiation Committee.
11. As a result of execution of the compromise deeds ICAs bearing no. 1544, 1545 and 1549 of 2015 have been disposed off by the Hon'ble Lahore High Court, Lahore accordingly.
12. As a result of conclusion of negotiations with PCSCHS, PBORECHS and Mumtaz Housing Society, 623 plots which were previously under litigation have been cleared while approximately 1300 plots of LDA Avenue-I Housing Scheme are still under litigations. There are approximately 400 plots which are under litigation with stay with private land owners and possession of this land also does not lie with LDA. Different private land owners have been approaching LDA for negotiations but the Authority in its meeting held on 05.05.2018 has only allowed negotiation committee to negotiate only with the litigants of housing societies/schemes. The negotiation committee recommended for seeking approval from the Authority for negotiations with private land owners in cases where possession of land is not with LDA and the courts have granted restraining/status quo orders on the same terms and conditions on which compromise was affected with litigants of housing societies/schemes falling in LDA Avenue-I.

The working paper may be placed before the Governing Body of LDA/Authority for apprising/ information regarding the proceedings of negotiations/ compromise carried so far and seeking permission for Negotiation Committee to carry out and conclude negotiations with

1. Private land owners in cases where possession of land is not with

  
Director C&I  
Lahore Development  
Authority

  
Deputy Director  
Vice Chairman's Sect  
LDA Lahore

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LDA and the courts have granted restraining/status quo orders on the same terms and conditions on which compromise was affected with litigants of housing societies/schemes falling in LDA Avenue-I and

2. Chinniot Cooperative Housing Society, Islamic Research Scholars Cooperative Housing Society and any other society willing for settlement.



**Director C&  
Lahore Development  
Authority**

**2.3.23. EXTENSION IN DATE FOR PAYMENT OF BALANCE DUES TOWARDS COST OF PLOTS AND DEVELOPMENT CHARGES FOR DEFAULTERS OF LDA AVENUE-I AND JUBILEE TOWN HOUSING SCHEMES**

LDA Avenue-I Housing Scheme was launched by LDA in 2002. The residential plots of 1 kanal and 10 marla sizes in LDA Avenue-I Scheme were allotted to the government employees at the cost of Rs. 8,64,000 and Rs. 4,32,000 (inclusive of development charges) respectively. The Authority/ Governing body of LDA, in its meeting held on 08.09.2006, extended/ fixed the cut-off date for deposit of balance cost without any penalty/markup upto 31.12.2006. However, owing to various disputes regarding acquisition of land and non-development, process of handing over possession of developed plots to the allottees could not be started till 2013-2014 due to which cut-off date for deposit of balance cost of plots without any penalty/markup was extended to 31.03.2013.

Thereafter, the Governing Body of LDA granted further extensions in cutoff date to deposit balance cost with markup as mentioned below:-

- The Authority in its meeting held on 24.03.2014 allowed recovery of balance dues with markup at prescribed rates w.e.f. 31.03.2013 till 30.06.2014 from defaulters (whose plots were free from litigation) and cancellation of ownership of plots with pending dues after the said cut-off date. The Authority also allowed recovery of balance dues without markup against those plots which were in litigation but were in possession of LDA and transferable within six months from the date of intimation of vacation of stay order.
- The Authority in its meeting held on 16.09.2014 allowed formal relaxation to the defaulters for deposit of balance dues with mark up till 30.06.2015. The Authority also allowed recovery of outstanding dues against those plots which would be cleared from litigation/ encroachment without markup within six months of formal intimation of clearance of plot by LDA and with markup thereafter, within next six months.
- The Authority in its meeting held on 09.07.2015 decided to cancel the allotments of plots of those allottees who had failed to deposit balance cost till the previously decided cutoff date i.e. 30.06.2015 and authorized the Director General, LDA to take decision for restoration of cancelled plots on request of allottees and place same before the Authority for endorsement. The Authority also decided that such restoration would be subject to payment of penalty of Rs.500,000/- and Rs.250,000/- for 1-Kanal and 10-Marla plots respectively in addition to the recovery of markup and other applicable charges/fees.
- The case for payment of balance cost of plots of Jubilee Town Scheme was also discussed in Authority meeting held on 09.07.2015. The Authority allowed recovery of balance dues with markup upto 31.12.2015 and decided that, thereafter defaulters would be dealt as in

2.3.23.1. The Authority approved the proposed extension in payment period up to 30.06.2020 for depositing balance dues/ cost by allottees of LDA Avenue-I Scheme and Jubilee Town Schemes whose plots are possessionable but they have not paid one or more installments of cost/ dues of plots with the prescribed markup but without penalty, as markup is already being charged.

2.3.23.2. The Authority clearly directed that any lapse in payment beyond the prescribed date will not be entertained and the defaulters' allotment will be cancelled as per law and policy.

**Action by:  
DG, LDA**



**Director  
Vice Chairman's Sect  
LDA Lahore**

the case of LDA Avenue-I Scheme. Later, the Director General, LDA directed to fix the penalty at the rate of Rs.25,000/- per marla for plots in Jubilee Town Scheme.

- The Authority in its meeting held on 14.07.2016 extended the cutoff date for regular and exchanged plots of LDA Avenue-I scheme with mark up upto 30.06.2017. The Authority also decided that no further extension would be granted for payment of balance dues and the plots of defaulters would be cancelled and added to the plot bank of LDA. The Authority also decided that all previous decisions of Authority in this regard would be superseded.
- The Authority in its meeting held on 10.07.2017 again extended cut-off date up to 30.06.2018 with markup w.e.f. 31.03.2013 for regular plots and from the date of ballot for exchanged plots. It was also decided by the Authority that no further extension in cutoff date will be granted to the defaulters.

The decision of the Authority regarding payment of balance dues was also advertised in renowned newspapers. However, some allottees of the plots of LDA Avenue-I and Jubilee Town Schemes who could not pay the balance dues before the cut-off date are now approaching LDA for permission to pay balance dues/ cost of plot. The case for defaulters whose plots are possessionable and they have not paid one or more installments towards cost/ balance cost is being submitted before the Authority with the following proposals for appropriate decision:

- The allottees of LDA Avenue-I Scheme and Jubilee Town Schemes whose plots are possessionable but they have not paid one or more installments of cost/ dues of plots may be given an opportunity to deposit balance dues/cost before 30.06.2020 with the prescribed markup and penalty of Rs. 25,000/- per marla. In such case, markup may be charged w.e.f. 31.03.2013 for regular plots and from date of ballot/ allocation for exchanged plots.

**OR**

- The plots whose complete installments towards cost have not been received by the previously cut-off date may be cancelled without any further opportunity and such plots be added to the plot bank of LDA.

It is further proposed that, as previously decided by the Authority on 14.07.2016, the allottees of plots of LDA Avenue-I Scheme which were previously not possessionable and subsequently become possessionable due to reasons like removal of encroachment, completion of development works or clearance of litigation/ stay order etc, may be allowed to deposit the balance dues without markup within six months from the date of intimation/ communication of clearance by LDA and thereafter, with markup and penalty within next six months.

*Director C&I  
Lahore Development  
Authority*

*DR*

*Deputy Director  
Vice Chairman's Sectt  
LDA, Lahore*

**2.3.24.APPOINTMENT OF COMMERCIAL AUDITORS OF LDA (URBAN DEVELOPMENT WING)**

The provision of sections 30 and 32 Chapter VII of LDA Act, 1975 (As Amended By Act XXVI Of 2013) describes that the Authority shall maintain proper accounts and other relevant records and prepare annual statement of accounts in such form as may be prescribed and the accounts of Authority and each of its Agencies shall be audited annually by duly

2.3.24.1. The Authority approved the proposal to appoint Commercial Auditor within 02-months for conducting first phase of commercial audit of LDA U.D Wing from 2013-14 to 2019-20 and

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qualified auditors appointed by the Authority and each agency respectively.

The annual accounts of Authority are maintained up-to-date. The audit of LDA (U.D Wing) is being conducted annually by Auditor General of Pakistan (AGP) in addition to pre-audit by the auditors of Local Fund Audit, Finance Department, Government of the Punjab. The audit conducted by AGP is procedural in nature and its report for the year 2017 and 2018 is already been shared with Director General, LDA. However, commercial audit is also required to depict true and fair representation of our books of accounts but the same is pending since long. It has been observed in the Authority Meeting that Commercial Audit of annual accounts of Authority may be get audited from AGP but it is reported that AGP does not conduct commercial Audit of Government Agencies.

For this purpose, M/S Horwath Hussain Choudhry were engaged to conduct audit from 2001-02 to 2008-09 who completed the audit till the financial year 2003-04 but before the audit could be completed for the remaining period the tragic fire incident took place in May 2013 at LDA Plaza due to which all record of Finance Directorate was burnt into ashes. Meanwhile, the auditors were asked to complete their said assignment from 2004-05 to 2008-09 and number of meetings took place between LDA Management and Auditors to find out the way to conclude the audit as only trial balance in soft form is available but the said audit could not be completed due to want of physical record as it was burnt in the fire incident of LDA Plaza.

In the absence of physical record, the current pace of audit is too slow on one side that that it took more than a year to get initial draft audit report of year 2004-05 while on the other side, auditors are unable to establish their audit opinion. Keeping in view the facts narrated above, it looks impossible to conduct the audit of subsequent years (2013-14 onwards) which is also resulting in piling up of years that remains un-audited.

The matter for starting audit from 2013-14 onwards while keep pending audit from 2004-05 to 2012-13 was placed in 7<sup>th</sup>/2019 meeting of the Authority dated 05.08.2019 wherein it was decided in clause 2.4.8 of minutes that DG, LDA will propose a plan on how to move forward with Audit of U.D Wing. For this purpose, meetings were conducted by DG, LDA with M/S Horwath Hussain Choudhry wherein it was decided that Legal opinion must first be obtained that whether Authority can continue audit from year 2013-14 with unverified balances.

The matter was forwarded to Senior Legal Advisor, LDA whose opinion is reproduced as under:

"In my view the audit of the U.D. wing of the LDA is required to be done annually by the qualified Auditors appointed by the Authority. There is also no bar provided in the Act ibid to do the Audit of the previous years or keep it pending, it is mandatory on the Authority to audit the accounts annually in addition to the pre-audit by the Govt. It is also observed that the Authority in its 7<sup>th</sup>/2019 meeting held on 05-08-2019 has already taken a cognizance and given a Mandate to the worthy

onwards with unverified opening balances.

**2.3.24.2.** The Authority directed that the entire exercise shall be completed within 06-months from appointment of Commercial Auditor.

**2.3.24.3.** The Authority further directed that the progress report in this matter shall be submitted to Audits and Accounts Committee, LDA every 02-months.

Action by:  
DG, LDA

  
Director C&I  
Lahore Development  
Authority

  
Deputy Director  
Vice Chairman's Sect  
LDA Lahore

Director General for proposing a plan to move forward. Therefore the Audit can be started from 2013 onwards until 2019"

In view of the recommendation of SLA - LDA, Authority may approve in first phase to conduct commercial audit of LDA U.D Wing from 2013-14 to 2019-20 and onwards with unverified opening balances by one of the leading audit firms and in the second phase, the audit of year 2004-05 to 2012-13 shall be conducted in order to ensure compliance as per LDA Act. If any difference in closing/opening balance arises after completion of both assignments then that difference shall be brought into the knowledge of the Governing Authority. The same will be incorporated accordingly as adjusting entries in the closing/opening balance of cut off year (closing balances of 2012-13 and opening balances of 2013-14) in pursuance of audit opinion after obtaining approval from the Authority.

**2.3.25. REVISION OF RATES IN LDA SUPPORT ALLOWANCE TO THE EMPLOYEES OF LAHORE DEVELOPMENT AUTHORITY U.D. WING**

Government of Punjab vide letter No.FD.SR-I.9-14/2002(P) dated 31.01.2017 and No.FD.SR-I/9-14/2002(P-I) dated 07.05.2019 was pleased to grant utility allowance to the employees of Punjab Civil Secretariat w.e.f. 01.02.2017 and 01.01.2019 respectively. Keeping in view high inflation rates and the fact that LDA being an autonomous body is authorized to decide its financial matters, the Authority was pleased to allow "LDA Support Allowance" to its employees w.e.f. 01.07.2019 on the same rates as were notified by govt. of Punjab for utility allowance vide above mentioned notification dated 31.01.2017 & 07.05.2019.

2. However, the rates notified by the government were meager as compared to the inflation in the last few years. Hence, Govt. of Punjab rightly increased utility allowance for employees of Civil Secretariat vide notification No.FD.SR-I.9-14/2002(P-I) dated 27.12.2019 as per the following rates;

Sr.#	BPS	Existing Rate (Per Month Rs.)	Revised Rates (Per Month Rs.)
1.	01 to 08	Rs.3,000/-	Rs.6,000/-
2.	09 to 14	Rs.4,000/-	Rs.8,000/-
3.	15	Rs.5,000/-	Rs.10,000/-
4.	16, Private Secretaries (BS-17) & Staff Officers (BS-17)	Rs.7,000/-	Rs.14,000/-

3. Employees of Lahore Development Authority have been performing their duties efficiently and diligently in best interest of public in the Pay Structure as notified by the Government of Punjab. However, due to steep hike in inflation in the past few years, the employees are facing problems in making their both ends meet. Hence, any monetary benefit to the employees (that has already been announced by the Government of Punjab for some of the employees) will not only uplift the morale but will also increase motivation and efficiency. Therefore, the rates of LDA Support Allowance, implemented through Authority's decision analogous to Utility Allowance to Civil Secretariat, should be brought at par with Revised

*(Signature)*  
Director C&I  
Lahore Development  
Authority

2.3.25.1. The Authority approved the proposed revision in the rates of "LDA Support Allowance" for the employees of BS-01 to BS-16, Private Secretaries & Superintendents, Staff Officers, and any other applicable post of BS-17 of UD Wing, Lahore Development Authority w.e.f. 01.01.2020.

Action by:  
DG, LDA

*(Signature)*  
Director C&I  
Lahore Development  
Authority

*(Signature)*

Deputy Director  
Vice Chairman's Secy  
LDA Lahore

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Utility Allowance to employees of civil Secretariat as per notification dated 27.12.2019.

4. Lahore 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 / benefits to its employees. The same has also been endorsed by Finance Department, Govt. of Punjab vide its letter No.FD.SR-II-9-77/2011 dated 12.04.2011 dully issued its concurrence in the instant matter. The same is reproduced as under:

*"The case has been examined and observed that Lahore Development Authority, Lahore is an autonomous body of the Punjab Government as per schedule-I of the Punjab Government Rules of Business, 2011. Administrative and financial affairs of such bodies are governed under the provisions of relevant law and rules made there under. However, the Punjab Government shall not shoulder any financial liability created in result of such adoption"*

5. The approximate financial impact of revising rates of "LDA Support Allowance" to bring them at par with utility allowance will be Rs.6.781 Million per month. The financial impact will be paid from LDA's own budget surplus / provision against budget head (Salaries and Allowances) for FY 2019-2020. Detail of the same is as under:

DESCRIPTION	AMOUNT RUPEES IN MILLION
Monthly Implication of LDA Support Allowance as per revised rates applicable in civil secretariat	6.781
Budget head of Salary & Allowances for FY 2019-20	2480
Budget Utilization till Dec, 2019	851.568
Remaining	1628.432
Projection till June, 2020	945.927
Projected Surplus funds available	<b>682.505</b>
Financial impact of revised LDA Support Allowance w.e.f. 01.01.2020 till June, 2020	<b>40.686</b>
Surplus funds available at the end of financial year after granting LDA Support Allowance on revised rates	<b>641.819</b>

6. In view of above, the matter is being placed before the Authority with the proposal to revise the rates of "LDA Support Allowance" for the employees of BS-01 to BS-16, Private Secretaries & Superintendents (BS-17) of Lahore Development Authority w.e.f. 01.01.2020 as follows:

Sr.#	BPS	Revised Rate LDA Support Allowance (Per Month)
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Director C&I  
Lahore Development  
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LDA, Lahore

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5.	01 to 08	Rs.6,000/-
6.	09 to 14	Rs.8,000/-
7.	15	Rs.10,000/-
8.	16, Private Secretaries (BS-17) & Staff Officers (BS-17)	Rs.14,000/-

**2.3.26. APPROVAL TO WRITE-OFF THE OUTSTANDING MEDICAL ADVANCE WORTH RS 59,86,978/- GIVEN TO LATE MR. KHALID MEHMOOD EX- SENIOR CLERK, LDA**

Mr. Khalid Mehmood, Ex-Senior Clerk, LDA was given an amount of Rs. 6,608,000/- as medical advance on humanitarian ground for life saving treatment of Liver Transplant Surgery from Apollo Hospital, New Dehli, India by LDA after authority's decision of dated 06.12.2012. The Authority further directed the Medical Officer (M), LDA to monitor the whole process.

The ex-official was granted 04-months Ex-Pakistan medical leave w.e.f. 04.03.2013 to 01.07.2013 for his treatment from India. After expiry of the leave, the official remained absent from duty for more than one year w.e.f. 02.07.2013 to 12.02.2015. A show cause notice dated 04.12.2014 was served upon him due to unauthorized absence. The official rejoined his duties on 13.02.2015 after a lapse of 592 days. He was asked to submit medical bills for the sanction medical Advance of Rs. 6,608,000/- sanctioned for his liver transplant surgery.

The medical bills provided by the official were forwarded to Medical Officer (Male), LDA for verification. The Medical Officer (Male) verified the bills amounting to Rs. 621,022/- only and reported that some of the bills appeared to be fake. A regular inquiry was initiated under PEEDA Act, 2006 against Mr. Khalid Mehmood, Ex-Senior Clerk, LDA with the following charges under PEEDA Act, 2006:

- i. That he was granted 4-months leave for "Liver Transplant" from Apollo Hospital, New Dehli, India but after expiry of leave he did not join LDA on 01.07.2013 and remained absent from duty without any intimation/prior permission from the Competent Authority.
- ii. That he was granted amount worth of Rs. 6,608,000/- by LDA as medical advance on humanitarian grounds for life saving treatment of Liver Transplant Surgery from Apollo Hospital, New Dehli, India. He instead of getting the amount adjusted as per rules, absented himself from duty and joined after the issuance of show cause notice dated 04.12.2014 and subsequence publication.
- iii. That one of the bills of Apollo Hospital submitted for adjustment has been declared fake by center for liver and Biliary Sciences, Indraparastha, Apollo Hospital, New Dehli, India.
- iv. That he has also submitted bills of London Bridge Hospital, England whereas treatment from England was never approved by the Authority. Moreover, he proceeded for England without approval of the Competent Authority.

While the case for adjustment of medical advance and decision of absence period was under process. The official expired on 11.03.2016. Consequently, the inquiry was also dropped vide office order

2.3.26.1. The Authority approved the write-off of the unadjusted amount of medical advance worth Rs. 59,86,978/-.

Action by:  
DG, LDA

  
Director C&I  
Lahore Development  
Authority

  
Deputy Director  
Vice Chairman's Secy  
LDA Lahore

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No. LDA/ADMN/ENQ/198/915 dated 17.01.2017.

It is also pertinent to mention that an audit para for the year 2017-2018 was also drafted against the deceased on grounds of Rule-2.33 of PPR Volume-I which state that "Every government servant should realize fully & clearly that he will be held personally responsible for any loss sustained by government due to fraud or negligence on his part").

Furthermore a SUO MOTO was taken by honorable Apex court on pending pension cases and in response of this a letter was received from Section Officer (Admn) HUD & PHE Department vide No.SO (A) 4-70/2016 (December) dated 28.12.2016 having title "SUO MOTO case No. 20 of 2016 and Human Rights case No.2659-9 and 15518 of 2015 and CMA No.7394 of 2016" and SUO MOTO case regarding the direction to dispose all the pending pension cases on top priority basis.

To dispose of subject case regarding pensionary benefits, a letter was written to Deputy Secretary (Admn), HUD & PHE Department for seeking advice regarding remaining unadjusted medical advance amounting to Rs. 59,86,978/-. In response of advice, Section Officer E-I, HUD & PHE Department intimated vide letter NO.SO (E-I) 6-3/2015(P) dated 13.09.2017 wherein he stated that,

***"An advice in the matter was sought from Finance Department.***

***The Finance Department vide letter dated 24.08.2017 has advised that recovery/adjustment from the pensionary benefits of an employee is a "Penalty", which cannot be imposed without adopting due process of law. The concerned official has already expired, and as per law, no proceedings can be continued against him. Hence, there is no question of recovery/adjustment from the pensionary benefits. The only option left with LDA is to write-off the outstanding amount considering it fait accompli. Regarding the issue of payment of pension to the widow, the Finance Department, has further advised that the LDA may grant family pension, other allied benefits to the widow as per policy of family pension, in accordance with instructions of Finance Department issued vide No.FD.SR.I/3-10/2004 dated 15.08.2007."***

As per LDA delegation of power rules, only authority has power to write-off losses worth more than Rs. 20,000.

In view of above the case is being placed before the authority to write-off the unadjusted amount of medical advance worth Rs. 59,86,978/-

**2.3.27. RECRUITMENT OF BS-01 TO BS-10 BY LAHORE DEVELOPMENT AUTHORITY ON ITS OWN**

Lahore Development Authority was established in 1975 after the promulgation of Lahore Development Authority Act, 1975. The Authority has been performing its assigned mandate of development of Lahore since 1975. Due to immense expansion in urbanization, the area under the jurisdiction has increased manifold and hence the requirement of staff has also increased. However, the Authority has not been able to recruit the required number of employees for efficient delivery of service to the general public due to one reason or the other. The latest being ban on recruitment issued by govt. of Punjab as per decision of Punjab Cabinet in its meeting held on 31.08.2018.

2. In order to streamline the working of the Authority through a reasonable work force, the Authority intends to fill the necessary posts

2.3.27.1. The Authority deliberated the matter and approved the following:

- i. Recruitment for all quotas of posts of BS-16 and above, coming in the ambit of PPSC, shall be done through PPSC.
- ii. Recruitment for all quotas of posts of BS-16 (that do not fall in the ambit of PPSC) and BS-11 to BS-15 shall be done through NTS.
- iii. Recruitment for all quotas of posts of BS-01 to BS-10 shall be

*WR*

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*Director C&I  
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Authority*



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through recruitment, however, keeping in view the above-mentioned ban, the Authority decided to proceed in the following manner:

- i. The Authority approved that that recruitment for all quotas of posts of BS-16 and above, coming in the ambit of PPSC shall be done through PPSC.
- ii. Recruitment for all quotas of posts of BS-15 and below shall be done through NTS/PTS/ Punjab Job Portal.
- iii. If there exists any order or direction imposing a certain ban on recruitment, Director General, LDA shall seek clarification / approval from the relevant forum.

3. Recruitment process carried through NTS is based on competitive process like written test, typing test and shorthand test. The same can be carried in case of those posts where the selection criteria includes higher qualification i.e. inter or above. However, in cases of recruitment of BS-01 to BS-10, no test can be conducted as criteria for most of these posts is either Matric / below Metric or no such educational qualification is required. Hence, it would not be appropriate to send the case of recruitment of post BS-01 to BS-10 to NTS as the relevant test for their competitive advantage cannot be differentiated from a written test.

4. In conclusion, it would be more appropriate that the Authority conducts the recruitment for BS-01 to BS-10 on its own managed by its own officers based on the requirement of the post. However, there exist the ban on recruitment and the authority will have to initiate a summary for relaxation of ban.

5. Additionally, it has been learnt while corresponding with Punjab Public Service Commission that recruitment for BS-16 is not carried out by them in most of the cases. They only process the recruitment cases of BS-16 of few select posts.

6. Keeping in view what has been stated above, the case is being submitted before the Authority to amend its previous decision taken in the 12<sup>th</sup> Meeting dated 26.11.2019 & 27.11.2019 as proposed below:

- i. Recruitment for all quotas of posts of BS-16 and above, coming in the ambit of PPSC, shall be done through PPSC.
- ii. Recruitment for all quotas of posts of BS-16 (that do not fall in the ambit of PPSC) and BS-11 to BS-15 shall be done through NTS/PTS/ Punjab Job Portal.
- iii. Recruitment for all quotas of posts of BS-01 to BS-10 shall be done by Lahore Development Authority on its own through Departmental Recruitment Committee.
- iv. If there exist any order or direction imposing a certain ban on recruitment, Director General, LDA shall seek clarification / approval from the relevant forum.

done by Lahore Development Authority on its own through Departmental Recruitment Committee.

Action by:

DG, LDA

  
Director C&I  
Lahore Development  
Authority

  
Deputy Director  
Vice Chairman's Sectt  
LDA Lahore

**2.3.28.RATIONALIZATION OF APPOINTMENT CRITERIA OF THE POST OF DIRECTOR (IT/BS-19), LDA**

At present, appointment criteria of the post of Director (IT/BS-19) as per decision of Lahore Development Authority in its meeting held on 10.07.2017 (notified vide order dated 07.08.2017) is as under:

2.3.28.1. The Authority approved the proposed appointment criteria for the post of Director (IT/BS-19), LDA.

Action by:

  
Director C&I  
Lahore Development  
Authority

**MINUTES OF THE 1<sup>st</sup>/2020 MEETING OF LAHORE DEVELOPMENT AUTHORITY HELD ON 28.01.2020 UNDER THE CHAIRMANSHIP OF SHEIKH MUHAMMAD IMRAN, VICE CHAIRMAN LAHORE DEVELOPMENT AUTHORITY PAGE 57 OF 88**

100% by promotion on the basis of seniority-cum-fitness from amongst the Deputy Directors IT/Computer Cadre with at least 5 years' service in BS-18.

DG, LDA

*[Signature]*  
**Director C&I  
 Lahore Development  
 Authority**

02. The subject cited matter regarding minimum length of service for promotion to the post of Director (IT/BS-19), LDA has been examined in the light of observations of External Audit. As per Schedule of Punjab Civil Servants (Minimum Length of Service for Promotion) Rules, 2011, following minimum service length is required for promotion in BS-19:

Clause 1: Where initial recruitment has taken place in Basic Scale 17:

**12 years' service against posts in Basic Scale 17 & above.**

Clause 2: Where initial recruitment has taken place in Basic Scale 18:

**7 years' service against posts in Basic Scale 18.**

03. In IT Cadre, initial recruitment takes place in BS-17 as well as BS-18. Moreover, as per Promotion Policy, 2010; all posts in BS-19 & above reserved for promotion shall be selection posts and will be filled by selection on merit basis. Therefore, in the light of observations by External Audit, following amendment in appointment criteria of Director(IT/BS-19) in LDA (Appointment & Conditions of Service) Regulations, 1978 is proposed:

Post	Present Appointment Criteria	Proposed Criteria
Director (Information Technology / BS-19)	100% by promotion on the basis of seniority-cum-fitness from amongst the Deputy Directors IT/Computer Cadre with at least 5 years' service in BS-18.	By selection on merit from amongst the senior most Deputy Directors Information Technology/Computer Cadre with at least 12 years' service against posts in Grade 17 & above including 05 years' service in Grade 18 or with 07 years' service as Deputy Director Information Technology/Computer Cadre in Grade-18 for those recruited in BS-18.

*[Signature]*

*[Signature]*  
**Deputy Director  
 Vice Chairman's Sect  
 LDA, Lahore**

04. The case is placed before the Authority for the approval of proposal contained at para 03/ante.

**2.3.29.WORKING PAPER (1.B.1/90) WRITE OFF LOSS**

The audit during the year 1992-93 pointed that LDA made an over payment amounting to Rs. 26,264/- to various officers on account of allowing deputation allowance at higher rates. In this regard, the para 1.B.1/90 (derived from AP-73, AP-74, AP-75 and AP-76 based on Para No.

2.3.29.1. The Authority approved the proposal to write-off the loss amounting to Rs. 26,264/- in order to settle the audit para due to non-availability of record in LDA.

**MINUTES OF THE 1<sup>st</sup>/2020 MEETING OF LAHORE DEVELOPMENT AUTHORITY HELD ON 28.01.2020 UNDER THE CHAIRMANSHIP OF SHEIKH MUHAMMAD IMRAN, VICE CHAIRMAN LAHORE DEVELOPMENT AUTHORITY PAGE 58 OF 88**

9, 10, 11 and 12 of A.I.R. for 1992-93) was formed. The audit pointed out following excess amount against the following officers:

1. Hafeez Ullah Ishaq (Ex- DG LDA) Rs. 6,831/-
2. Farooq Ahmad Awan (Ex-Director) Rs. 7,251/-
3. Nazeer Ahmad (Ex- Deputy Director) Rs. 6,202/- and Rs. 5,980/-

It is submitted that all the record of Administration Directorate was burnt in the tragic fire incident that took place on 09.5.2013 at LDA Plaza. Therefore, the whereabouts of the officers posted on deputation basis in LDA against whom the recovery was pointed are not known. Moreover, record of any recovery is also not traceable due to that sad fire incident. Information was requested from S&GAD for provision of addresses / contact / current place of posting of the above mentioned officers in order to recover the excess amount paid to them but response has not been received.

A letter no. DDA/CS-I/LDA/16 dated 25.9.2019, issued from the office of Director Finance (LDA) stated the instructions given in the meeting with Additionally Secretary (A&H), HUD & PHE Department held on 23.9.2019, on the issue of settlement of audit paras, wherein, it was directed by the Chair that **"All the concerned Directors may be advised to put up their replies on annotated forms within a week. However, if in case no record is available due to fire incident of 09<sup>th</sup> May, 2013 in LDA Plaza, working paper may be moved to write off such paras before Competent forum / Governing Body"**.

As per section 24 of the Delegation of Powers of Authority, the Authority has the power to write off losses upto any amount. Therefore, the case is being placed before the LDA Authority to write off the loss amounting to Rs. 26,264/- in order to settle the audit para due to non-availability of record in LDA.

Action by:  
DG, LDA

*DR*  
Deputy Director  
Vice Chairman's Sect  
LDA Lahore

**2.3.30. Working Paper for Approval of "Master Plan for Water Supply, Sewerage and Drainage System of Lahore District (2018-40)"**

First Master Plan of WASA Lahore was prepared in 1975 by Camp Dresser & McKee (CDM) for planning horizon of 25 years upto year 2000. However, with the passage of time, increased growth, urban sprawl and proliferation in WASA /LDA administrative boundaries, new Master Plan for WASA Lahore became need of the hour, Therefore, work regarding preparation of a New Master Plan for Lahore District was awarded M/s MMP as per following:

1.	<b>Planning Horizon</b>	Up to year 2040
2.	<b>Consultant</b>	MM Pakistan in association with JERS Engineering Consultant & Mott Macdonald U.K
3.	<b>Deliverables</b>	<ol style="list-style-type: none"> <li>1. Inception Report</li> <li>2. Sectoral Assessment Report</li> <li>3. Base Mapping Report</li> <li>4. Draft Master Plan Reports</li> <li>5. Environmental Impact Assessment</li> <li>6. Implementation and Procurement Framework / Strategies.</li> <li>7. Monitoring and Evaluation</li> </ol>

2.3.30.1. The Authority directed MD, WASA to discuss the proposed Master Plan with the Master Plan Committee (formed under Section 12) working on the Master Plan of Lahore Division and submit within two weeks the Committee's recommendations/ objections regarding adoption of the proposed WASA Master Plan.

Action by:  
MD, WASA

*[Signature]*  
Director C&I  
Lahore Development  
Authority

- |  |   |
|--|---|
|  | Framework   |
|  | 8. Final Master Plan Reports  |
|  | 9. Priority Project Report  |
|  | 10. Final Report including Cost Estimates & Drawings for Priority Investment Projects |
|  | 11. Updated WASA Design Criteria  |

  
**Director C&I**  
**Lahore Development Authority**

## **2. Components of Master Plan**

### **1. Water Supply System**

- i) Identification of alternate water resources (surface water)
- ii) Zoning of WASA served areas with isolated service delivery networks
- iii) Network analysis and development of computer model for proposed zones
- iv) Water Audit and reduction of Non-Revenue Water (NRW) and unaccounted for water by chalking out of comprehensive plan

### **2. Sewerage System**

- i) Detail Engineering design / cost estimates of sewerage system for left over areas of Lahore District.
- ii) Integration of non WASA areas with WASA areas through comprehensive sewerage system master planning.
- iii) Evaluation of pre-cast RCC pipe and cast in situ RCC conduit laying techniques through trenchless methods.

### **3. Storm Water Drainage System**

- i) Study and evaluation of capacity assessment of primary & secondary drains of WASA Lahore w.r.t two years and five years return periods
- ii) Identification and elimination of sore / ponding points of WASA Lahore through comprehensive plan
- iii) Detail engineering design for proposals of separation of sewerage from drainage system
- iv) Study of offline storage and underground tanks for ponding areas (Lawrence Road etc.)
- v) Rainwater Harvesting Potential for a Pilot Project Area.

### **4. Waste Water Treatment**

- i) Study and review of all treatment methods along with their technical and financial comparisons
- ii) Proposal of Waste Water Treatment Plants for Non WASA areas of Lahore District

### **5. Ground Water**

- i) Preparation of Ground Water Flow Model for carrying out Hydrological Study.
- ii) Determination of safe sustainable yield of aquifer

### **6. GIS Based Mapping**

- i) Preparation of Asset Management Information System (AMIS) for WASA Lahore to have a close eye on WASA infrastructure regarding Water Supply, Sewerage, Drainage & WASA Properties.
- ii) GIS Based Maps of water supply, sewerage, storm drainage @



**Deputy Director**  
**Vice Chairman's Sect**  
**LDA Lahore**

scale 1:24,00 and 1:10,000 for WASA /Non WASA areas and Base Maps of Whole Lahore District.

iii) GIS Based Maps of Proposed Water Supply, Sewerage and storm drainage system of Lahore District in light of Master Planning recommendations.

**7. Updated WASA Design Criteria**

i) Keeping in view the water depletion scenario the Per Capita Water Demand has been proposed as 50 GPCD from 80 GPCD.

ii) Design Criteria for Surface Water Treatment, wastewater Treatment, Sewage Pumping / Lift Station including new topics concerning to Water Supply, Sewerage & Storm Water Drainage have also been covered in updated Design Criteria that were left unattended in previous Design Criteria of 1975.

3. A meeting was held on 02.02.2017 under the chairmanship of Chairman P&D Board regarding impact of commercialization activities on Civic Infrastructure, Minutes of Meeting issued vide No. 3-234/UD/P&D/2010 Dated: 14.02.2017, wherein the Chairman P&D directed WASA for external review of Master Planning deliverables through a Panel of Expert (POEs). Accordingly, POEs were appointed and they carried out external review of all reports prepared by consultant regarding Master Planning including Water Supply, Sewerage, Drainage, Ground Water, Geographical Information System (GIS) and deliverable regarding Institutional, Financial and Legal Framework. POEs reviewed the reports and offered comments which were conveyed to consultants for attendance & incorporation of same. Accordingly consultant MMP incorporated all the observation / shortcomings pointed out by POEs in Final Master Plan Reports.

4. Interactive session regarding Master Plan of LDA for Lahore Division was also held in LDA Sports Complex on 21.07.2018 wherein, different stake holder and allied departments were invited including ABAAD APTEMA, LCCI, Architects, representative of different Institutions including UET, NCA, UMT, Lahore College for Women etc and Govt. Departments including Walled City Authority, Punjab Mass Transit, PHA, EPA, Urban Unit, LG and CD Departments, Punjab Industries Department, SNGPL, IDAP for their view points and suggestion for proposed Master Plan of WASA and LDA. In the Interactive session, Managing Director, WASA presented Master Plan of WASA Lahore before the participants and was well acknowledged.

5. A wrap up presentation was also delivered by Consultant MMP on 28.02.2019 to Managing Director, WASA, highlighting the salient features of the study and concrete recommendations for the proposed Master Plan of Lahore District. During meeting few shortcomings were also identified by Chair, which were agreed by the consultant MMP to attend in subsequent revisions.

6. Accordingly, the Consultant has now completed the assignment & have submitted Final Master Plan Report of Water Supply, Sewerage, Drainage, Ground Water, GIS Based Maps and other deliverables.

  
Director C&I  
Lahore Development  
Authority



Deputy Director  
Vice Chairman's Sect  
LDA, Lahore

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7. Further, a **steering committee** was also constituted for final clearance before presenting it to Governing Body Lahore Development Authority for consideration and approval of master plan. Meeting in this context was held in WASA Head Office on 19.04.2019 wherein consultant M/s MMP presented the Master Plan before the committee. After detailed discussion, deliberation and consequent to recommendations of Panel of Experts (POEs), the steering committee preliminary approved the Master Plan prepared by M/s MMP and cleared to place before LDA Governing Body for approval.

8. Working Paper of Master Plan of WASA Lahore is submitted herewith for placement before Lahore Development Authority for Consideration and approval.

  
**Director C&I  
 Lahore Development  
 Authority**

**2.3.31. BUSINESS PLAN OF WASA LAHORE (2019/20 to 2024/25)**

Water and Sanitation Agency (WASA), Lahore is committed to efficient and sustainable provision of water utility services for its consumers through developing and safeguarding Lahore's water resources, established in year 1976, under Lahore Development Authority Act, on vision to become a leader in sustainable water & waste-water management.

2 Besides planning, designing and construction of water supply, sewerage and drainage scheme, WASA-Lahore stays focused in operation, maintenance and augmentation of existing system with ultimate goal of provision of clean drinking water in sustainable manner, collection and disposal of waste water and drainage of storm water in minimum possible time.

3 Although, nearly 90% of the current population has access to safe drinking water, however increase in water supply with efficient water conservation and reduction in water loss is required to meet the demand of the rapidly growing population. Whereas previous year's financial data of Agency demonstrated that operating expenditure had a higher trend as compare to the revenue generation trend and hence the deficit gap is likely to be widened year by year. Rapid increase in electricity tariff alone has a substantial impact on WASA's financial situation.


4 Above situation is further elaborated by fact that during the fiscal year 2018/19, WASA-Lahore received a total of Rs. 7103.006 million from own sources and UIP tax share but expenditures were Rs. 9948.029 million resulting in an overall deficit of Rs. 2845.023 million. Unfortunately, due to certain unavoidable circumstances, no increase in domestic tariff had been allowed during the previous period of almost 15 years and thus desired results could not be achieved. Resultantly, WASA-Lahore still depends upon subsidy from Government of Punjab as well as other external sources.

5 The sensitivity of the matter was also highlighted by the Secretary Finance Government of the Punjab during 4<sup>th</sup> / 2018 Authority Meeting, where he suggested WASA-Lahore to develop a self-sustainable business model focusing on the curtailment of expenditure and to generate revenue up to such a level that may cover up at least its operating cost.

2.3.31.1. The Authority deliberated the matter thoroughly and passed the following directions:

- i) The Committee under the chairmanship of Mr. Imtiaz Mehmood (VC, WASA) to look into the proposed Business Plan and submit its recommendations
- ii) The Committee to consider the options of smart metering and other modern technology
- iii) Analysis of Water Act and its impacts
- iv) Devising mechanisms for pilferage detection and control
- v) Formulation of talking points for media

**Action by:  
 MD, WASA**

  
**Deputy Director  
 Vice Chairman's Sect<sup>r</sup>  
 LDA Lahore**

6 However Government of the Punjab has intended to discontinue the subsidies of all the five WASAs in Punjab and desired to have a self-sustainable plan for each WASA. For the purpose an **Inter-Ministerial "Resource Mobilization Committee"** (RMC) for WASAs was established under the convener-ship of Minister for Finance on the directions of **Chief Minister Punjab** and release of Subsidy to WASAs for Financial Year 2019-20 was linked with the recommendations of RMC. Accordingly in a meeting held on 27-09-2019 under the convener-ship of Minister for Finance and Co-convener-ship of Minister for HUD&PHED following decision were made;

- 3 years self-sustainability plan to be prepared by each WASA.
- Enhancement of tariff of all WASAs over three years until they reach breakeven points.
- WASA Lahore, Gujranwala, Faisalabad and Multan to increase tariffs by 45% during FY: 2019-20, 55% during FY: 2020-21 and 20% during FY: 2021-22.
- WASA Rawalpindi to equate tariffs to Rawalpindi Cantt during FY: 2019-20 and until the breakeven points.

7 The above mentioned recommendations were agreed in principle by the "Ministerial Committee of the Cabinet on Resource Mobilization" during its 2<sup>nd</sup> meeting held on 29-10-2019. The minutes of said meeting were issued vide No. SO(TAX) 1-1/2020-21 (RMC) dated: 11-11-2019 Government of the Punjab Finance Department.

8 In line of the above stated directions and to overcome the operating deficit, WASA-Lahore has prepared a business plan starting with fiscal year 2019-20. The plan presents a formal statement of a set of Agency goals, the reasons why they are believed attainable, and the plan for reaching these goals. By approval and successful implementation of this business plan, the goal of water conservation and environmental protection will be achieved by putting a reasonable price tag on water. As such, the plan focuses on the organizational mission which is to provide at fair and reasonable costs to the consumers;

- Potable water in adequate quantities and at adequate pressures to satisfy domestic, commercial and industrial requirements.
- Collection of liquid waste from individual customers for its safe and proper disposal.
- Treatment of waste water without hazard to the health of community in a manner that will protect the environment.
- Planning and management of all storm water related functions within the city.

9 This Plan clearly envisions incremental tariff increase over the years and there accordingly gradual decrease in Government Subsidy. The plan is developed with a view to replenish the resources of Agency in a manner that will cover at least the operating cost and also the replacement cost of existing facilities. Through successful implementation of this business plan, WASA revenue would be replenished in such a way that on attaining the breakeven point, it will cover the operating cost of the Agency and thereafter replacement cost of the assets.

  
Director C&I  
Lahore Development  
Authority



Deputy Director  
Vice Chairman's Secy  
L.D.A. Lahore

10 Business Plan (2019/20 to 2024/25) of WASA-Lahore clearly shows the path towards self-sustainability. A sound / strong tariff revision / restructure mechanism is used to rationalize financial impact / burden on consumers according to their consumption, thereby providing better water supply and sanitation services to all the users.

11 In view of above, it is requested that the draft Business Plan may be placed before LDA Authority for approval please.



Director C&I  
Lahore Development  
Authority

**2.3.32. GRANT OF SUPPORT ALLOWANCE TO THE EMPLOYEES OF WASA LDA, LAHORE**

Lahore Development Authority in its meeting held on 17.10.2015 while adopting Govt. notification regarding revision of Pay Scale and Allowances also approved that;

**“In future LDA shall automatically adopt any notification issued by Govt. of the Punjab pertaining to Pay, Pension and other allowance, etc. to extent of LDA, WASA and TEPA employees.”**

The Lahore Development Authority in its 10<sup>th</sup> / 2019 meeting, while considering Govt. Notification No. FD-SR-I-9-14/ 2002(P-I) dated 07.05.2019, approved the case of grant of LDA Support Allowance to employees of UD Wing, LDA only. Upon the Notification of the aforementioned decision of the Authority, there occurred a feeling of deprivation and disparity among the employees of WASA.

As per Minutes of the 6<sup>th</sup> / 2019 meeting of the Lahore Development Authority talking point 2.6.4, it is also requested that policy matters, especially regarding the employees, may be generalized for whole LDA i.e. UD Wing, WASA and TEPA, instead of any one wing, so that repeated approvals of the same policy decision may not have to be obtained from the Authority. Water and Sanitation Agency (WASA), LDA being part & parcel of Lahore Development Authority follows the rules / procedures of UD Wing, LDA.

Furthermore, the said support allowance has also been granted to TEPA employees in Lahore Development Authority 12<sup>th</sup> / 2019 meeting held on 19.11.2019.

The financial impact of such an allowance is **Rs. 24.65million per month**. Furthermore, WASA will pay this allowance from its own resources.

In view of above, the case is submitted to be placed before Lahore Development Authority, for approval of grant of LDA Support Allowance to the employees of WASA, w.e.f 1<sup>st</sup> January-2020 in accordance with the rates approved by the Authority for UD Wing, LDA employees, please.

**2.3.33. UP GRADATION OF THE POSTS OF TUBEWELL OPERATORS (JPOs, SPOs AND SGOS) AND INCREASE IN ALLOWANCE**

It is submitted that Collective Bargaining Agent (CBA) WASA, Lahore has

2.3.32.1. The Authority lauded Vice Chairman WASA, Managing Director WASA and employees of WASA for significantly increasing revenue and reducing budget deficit.

2.3.32.2. Despite the observations of Finance Department regarding budgetary deficits of WASA, the Authority approved the grant of LDA Support Allowance to the employees of WASA, w.e.f. 01.01.2020 in accordance with the earlier rates approved by the Authority for UD Wing, LDA employees.

**Action by:**  
**MD WASA, LDA**



Deputy Director  
Vice Chairman's Sect  
LDA Lahore

2.3.33.1. The Authority referred the matter regarding proposed upgradation of several posts to HR Committee, LDA for



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submitted request regarding up-gradation of several posts and different allowances consequently, a committee was constituted to evaluate request of the CBA and to submit recommendations. The committee, after due deliberations, inter-alia, made the following recommendations:

Sr.#	CBA Demand	Recommendations	
		Category	Existing BPS
1.	Revision / up-gradation of BPS of Pump Operators (JPOs, SPOs and SGOs)	SGO	7
		SPO	4/5
		JPO	2/3/4
2.	Increase in Towel/ Soap Allowance for Sanitation Workers from Rs. 300/- to Rs. 1000/-	The Committee recommended to enhance the towel/ soap allowance for Sanitation Workers from Rs. 300/- to Rs. 500/- per month.	
3.	Increase in washing allowance for Sanitation workers and tubewells operators	The Committee recommended to increase washing / uniform allowance for Sanitation Workers and Tubewell Operators Rs. 150/- to Rs. 350/- per month.	

2. Increase in Towel/ Soap Allowance for Sanitation Workers from Rs. 300/- to Rs. 1000/- The Committee recommended to enhance the towel/ soap allowance for Sanitation Workers from Rs. 300/- to Rs. 500/- per month.
3. Increase in washing allowance for Sanitation workers and tubewells operators The Committee recommended to increase washing / uniform allowance for Sanitation Workers and Tubewell Operators Rs. 150/- to Rs. 350/- per month.

In view of the above, the case is submitted to be placed before the Lahore Development Authority for consideration and approval, please.

**2.3.34. RATIONALIZATION OF DOMESTIC / COMMERCIAL CONNECTION FEE WASA, LDA, LAHORE**

WASA Lahore is primarily responsible for rehabilitation / augmentation of the existing system, planning, design, construction of new water supply, sewerage & drainage facilities, operation & maintenance of the complete system in Lahore City. Due to ever growing demand, facilities are being upgraded and expanded continuously. Besides the genuine demand for expansion / up gradation of these facilities, public expectations from WASA to improve the service standard have also gone high.

2. For sustainable service, water tariffs and sewerage charges must cover at least the operating cost and, the depreciation for replacement cost of existing facilities. The tariff based on financial terms is to be accurately calculated and it is always helpful to incline the user to adopt the conservation practices and to overcome losses of water utility.

3. WASA at present is in dire financial constraints due to higher electricity tariff and large non-development portfolio is seriously constraining the financial capacity to meet its O&M costs. No utility, how financially strong that may be, can continue to operate its system, when costs are increasing continuously on the one hand and no increase in its tariff is allowed on the other hand. No increase has been allowed in Water

framing its recommendations that shall be presented before the Authority in its next meeting.

**2.3.33.2.** The Authority further directed that the HR Committee shall study the prevalent policies in other Government Organizations when framing its recommendations.

**2.3.33.3.** The Authority approved the proposed increase in washing / uniform allowance for Sanitation Workers and Tubewell Operators from Rs. 150/- to Rs. 350/- per month and towel/ soap allowance for Sanitation Workers from Rs. 300/- to Rs. 500/- per month.

**Action by:**  
**HR Committee, LDA**  
**MD, WASA**

*OR*

Deputy Director  
Vice Chairman's Sect  
LDA Lahore

**2.3.34.1.** The Authority referred the matter to the Committee constituted under the chairmanship of Mr. Imtiaz Mehmood (VC, WASA) for framing its recommendations that shall be submitted to the Authority in its next meeting.

**Action by:**  
**MD, WASA**

*[Signature]*  
**Director C&I**  
**Lahore Development**  
**Authority**

& Sewerage Charges during last 15 years in Domestic Tariff. Last increase of 40% was allowed w.e.f. 01 May, 2004 after a period of more than 6 years. This has resulted into adverse financial gap between increasing electricity costs, payroll increases vis-à-vis WASA's revenues. Rapid increase in electricity tariff alone has a substantial impact on WASA's financial situation.

4. Besides above, WASA has taken all necessary measures to improve the services in the areas of storm water disposal, sewerage and clean drinking water. These improvements also resulted into additional O&M costs, e.g., Electricity, POL for generators, desilting, etc. despite all efforts on the home front to make WASA a financial viable organization, the inadequate financial resources are now having immense effects on WASA capability to liquidate liabilities of the electricity bills of tube wells & disposal Stations. The business plan of WASA regarding rationalization of tariff is already under discussion.

5. In view of above the following rationalization of domestic / commercial connections fee are proposed (chargeable only for once time).

(i). **SECURITY OF NEW CONNECTION**

<u>Existing</u> (Rs.)	<u>Proposed</u> (Rs.)	<u>Increase</u> (Rs.)
50.00	500.00	450.00

(ii). **MISCELLANEOUS FEES**

<u>(a)</u>	<u>A) New Connection Fees (Water)</u>	<u>Existing</u>	<u>Proposed</u>	<u>Increase</u>
		(Rs.)	(Rs.)	(Rs.)
i)	1/4"	300.00	500.00	200.00
ii)	3/8"	600.00	1000.00	400.00
iii)	1/2"	1200.00	2000.00	800.00
iv)	3/4"	1500.00	2400.00	900.00
v)	1"	3600.00	4600.00	1000.00
vi)	Above 1" (fee for higher sizes to be in proportion to 1" size)			0
	- Disconnection fee on consumer's request	100.00	300.00	200.00
	- Reconnection fee on consumer's request	150.00	500.00	350.00
	- Reconnection fee (Defaulter's connection)	200.00	500.00	300.00
	- Ferrule Shifting fee	100.00	1000.00	900.00
	- Ferrule	75.00	1000.00	925.00

  
Director C&I  
Lahore Development  
Authority



Deputy Director  
Vice Chairman's Sect  
LDA Lahore

Cleaning fee			
- Meter testing fee	50.00	500.00	450.00
- Change of Name (Domestic)	50.00	500.00	450.00
- Change of Name (Commercial)	50.00	1000.00	950.00

  
**Director C&I  
 Lahore Development  
 Authority**

**(b) New Connection Fee (Water) Quaid-e-Azam Town**


	<u>Existing</u> (Rs.)	<u>Proposed</u>
i) 1/4"	250.00	As per main tariff
ii) 3/8"	560.00	
iii) 1/2"	1050.00	
iv) 3/4"	1500.00	
v) 1"	3600.00	
vi) Above 1" (fee for higher sizes to be in proportion to 1" size)		As per main tariff
- Disconnection fee on consumer's request	100.00	
- Reconnection fee on consumer's request	150.00	
- Reconnection fee (Defaulter's connection)	200.00	
- Ferrule Shifting fee	90.00	
- Ferrule Cleaning fee	60.00	
- Meter testing fee	50.00	

**(c) New Connection Fees (For all)**

	<u>Existing</u> (Rs.)	<u>Proposed</u> (Rs.)
<b>Domestic Connection</b>	400.00	400.00

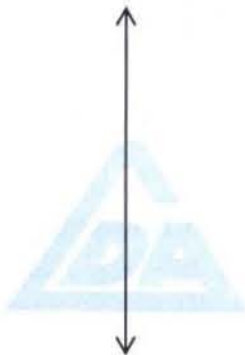
**Industrial and Commercial**

	<u>Existing</u> (Rs.)	<u>Proposed</u> (Rs.)	<u>Increase</u> (Rs.)
Private Schools/Colleges/Educational Institutions / Academies (per 100 students charges and for every next slab of 100 students 25% of the consumption will be charged), General Stores, Cloth Merchants, Tailoring shops, Sanitary & Hardware Shops, Electric Shops, Glass Shops, Vegetable and Meat Shops, Medical Stores, Iron Godowns, Photographic Studios, Doctor's Clinic, Lawyers Office, Property Dealers, Lohaar Khana, Steel Grills Manufacturing, Lathe Machine Workshops, Nanby Shops, Office with	500.00	500.00	Nil

  
**Deputy Director  
 Vice Chairman's Sectt  
 LDA Lahore**

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one bath, Motor Show Rooms, Barber Shops without bath, Cigarette Shops, Auto Repair Shops without service station, Bakery Shop, Burger/Shawarma shops, Libraries, Shoes Shop or any other activity having one bath. Any small business activity where water is not use for as material manufacturing but used in washrooms only.



*(Signature)*  
 Director C&I  
 Lahore Development Authority

Restaurants Non-Air conditioned or (Less than 400 sq. feet covered area), Plastic Industries, Shoes Industries, Power Loom Industries, Pharmaceutical industrial, Match Factory, Large Soap Factory, Polish factory, Gujjars with more than 20 animals, Hamams with more than 2 baths, Cement Jali factory, Dhobi Ghats (upto tow ghats	7,500.00	10,000.00	2,500.00
Plazas, Commercial Markets, Shopping Centers, etc.	9,000.00	20,000.00	11,000.00
Restaurants (having 401 to 1000 sq. feet covered area) per storey charges, Ice Cream manufacturers, Foundry steel Mills, Chemical and Rubber factories, Hamams with three or more than baths, Gujjar with more than 20 animals, shopping Centers, Cinema Houses, Theatres, Service Station, Carpet washing and dying addas, Petrol Pumps or workshops with services station, Hotel (A-Class), Ice factories, Ghee Mills, Dairy farms, Dhobi Ghats (more than three ghats), Private Hospital, Beverages factories	12,000.00	25,000.00	13,000.00
	15,000.00	30,000.00	15,000.00

*(Signature)*  
 Deputy Director  
 Vice Chairman's Sectt  
 LDA Lahore

6. Government Notification No. MD/2090 dated: 07.04.2004 has been withdrawn w.e.f .....

7. In view of above, it is requested that the proposal at Para 5/N may be placed before the Authority meeting under Section 28(2) for approval, which may be read as follows:-  
 "The Authority may raise the rates, fees and other charges for water supply, sewerage and drainage schemes shall be such as to provide sufficient Revenue."

**2.4. TABLE ITEMS**

<b>WORKING PAPER</b>	<b>DECISION</b>
----------------------	-----------------

**2.4.1. FINALIZATION OF LIT ERA CASE OF INTERIM DEVELOPMENT OF PLOT NO. 215+216-A UPPER MALL SCHEME KNOWN AS SERVICES INTERNATIONAL HOTEL, TO MAKE THE PROPERTY FREE FROM ENCUMBRANCES FOR FUTURE SALE BY PRIVITIZATION COMMISSION OF PAKISTAN**

**CASE HISTORY**

Brief facts of the case are that one Dr. Muhammad Jahangir Khan S/o Qutab Ahmad Khan was owner of land measuring 37K-11M-111Sqft out of Khasra no. **2056**, Mouza Mian Meer, Uppermall Development Scheme, Lahore. Award of the same land was announced in favour of Dr. Muhammad Jahangir Khan S/o Qutab Ahmad Khan on 30.01.1965.

Dr. Muhammad Jahangir Khan S/o Qutab Ahmad Khan executed sale deeds vide document no.1824 dated:15-06-1961 for land measuring **13K-2M-170** Sqft and vide document no.2306 dated:01-06-1961 for land measuring **4K-2M-36Sqft** out of khasra no. 2056 in favor of Muhammad Siddiq S/o Ghulam Mohai ud Din and Muhammad Masood Ahmad S/o Ghulam Mohai ud Din. (**TOTAL=17K-04-206SFT**)

Relevant record was perused, and it transpired that File No. FCM-2868 was constructed in the Name of Muhammad Siddiq S/o Ghulam Mohai ud Din and Muhammad Masood Ahmad S/o Ghulam Mohai ud Din. They were allowed interim development for Land Measuring 16K-16M-39SFT on Plot No. 215 and 216 Uppermall by the Lahore Improvement Trust at serial No. 13 of list of cases of interim development in which proper agreements were executed. Their entitlement for exemption was worked out to be 11K-04-M-026SFT.

Mutation nos. 2341 and 2370 in favour of Muhammad Siddiq S/o Ghulam Mohai ud Din and Muhammad Masood Ahmad S/o Ghulam Mohai ud Din were sanctioned on 06-06-1982 and 05-10-1982 respectively. Muhammad Siddiq S/o Ghulam Mohai ud Din and Muhammad Masood Ahmad S/o Ghulam Mohai ud Din sold land measuring **4K-2M-36sqft** out of Khasra no. 2056 in favor of Shahida Naeem w/o Sheikh Naeem Siddique vide document no.29318, book.no.1, volume.no.6502 dated:24-08-1976. Mutation no. 2342 was sanctioned for in favour of Shahida Naeem w/o Sheikh Naeem Siddique on 06-06-1982.

Shahida Naeem w/o Sheikh Naeem Siddique sold land measuring **1K-16M-001Sqft** to Muhammad Siddiq S/o Ghulam Mohai ud Din and Muhammad Masood Ahmad S/o Ghulam Mohai ud Din vide document.no.6863, book.no.1, volume no.378 dated:22-04-1981 and document no.11247 book.no.1, volume.no.407 dated:01-09-1981.

Shahida Naeem w/o Sheikh Naeem Siddique also sold remaining land measuring **2K-06M-064Sqft** to M/S Technical Associates Pakistan Private Limited through Chief Executive Muhammad Muneer Choudhary vide mutation No. 4683.

Later on, Muhammad Siddiq S/o Ghulam Mohai ud Din and Muhammad Masood Ahmad S/o Ghulam Mohai ud Din sold land measuring **1K-16M-001Sqft** to the Services Cooperative Credit Corporation Limited vide sale deed no.10588 book.no.1, volume.no.3193 dated 24-06-1989 registered before Sub-Registrar Lahore Cantt. Mutation

2.4.2.1. The Authority deferred the agenda till next meeting for further discussion and deliberations.

  
Director C&I  
Lahore Development  
Authority



Deputy Director  
Vice Chairman's Sectt  
LDA Lahore

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no. 3256 dated 16-01-1990 was sanctioned in favour of Services Cooperative Credit Corporation Limited.

The Muhammad Siddiq S/o Ghulam Mohai ud Din and Muhammad Masood Ahmad S/o Ghulam Mohai ud Din also sold land measuring **13K-2M-170Sqft** to the Services Cooperative Credit Corporation Limited vide sale deed no.10588 book.no.1, volume.no.3193 dated 24-06-1989 registered before Sub-Registrar Lahore Cantt. Mutation no. 3257 was sanctioned on 16-01-1990 in favour of Services Cooperative Credit Corporation Limited.

After this chain of sales total area in ownership of Services Cooperative Credit Corporation Limited comes up to **14K-18M-171SFT** and remaining area is in ownership of M/S Technical Associates comes up to **2K-06M-064SFT**.

Additional Deputy Commissioner (Revenue), Lahore, vide his order dated 13-01-2020 has ordered necessary correction in award in the name of Latest Owners and the same has been complied with by Land Acquisition Collector, LDA through necessary amendment in award. Verifications from the office of Sub-Registrar regarding all the registered documents involved have been received in the office.

Site Sketch and Part Plan furnished by the Town Planning Wing, shows that Hotel exists at total area of 15K-03M-113Sft. The sketch shows that Plot No. 215 Upper Mall has included area of Plot No. 216-A Upper Mall. Revised demarcation has already been approved by the competent authority back in the year 2006.

After completion of codal formalities, duplicate file was allowed by the competent authority subject to finalization of case of interim development as per agreement executed.

As per LIT record, 1/3<sup>rd</sup> area was to be surrendered or price of this area along with area over and above ownership was to be paid along with development charges. Now, therefore, Total 1/3<sup>rd</sup> area of 17K-05-10SFT comes upto 5K-15M-004SFT and proportionate area for which Services Cooperative Credit Corporation Limited was liable to pay excess area charges comes upto **4K-19M-132SFT** out of 14K-18M-171SFT.

Fresh part plans show that Services Cooperative Credit Corporation Limited is occupying total area 15K-03M-113SFT which is **4M-167SFT** over and above ownership.

In cases of Interim Development, as per practice, an agreement was executed by the LIT with certain terms and conditions as detailed below: -

***"WHEREAS in pursuance of Trust Resolution No.2 dated 17-06-1955, a notice under section 36 of the Punjab Town Improvement Act, 1922, equivalent to section 4 of the Land Acquisition Act, owned by the "Second Party" comprised in Khasra No's-----, Mouza Mian Mir, Tehsil and District Lahore, measuring ----- for execution of its scheme under sections 24/28 of the Punjab Town Improvement Act, 1922 for area bounded by----- known as Upper Mall Development scheme.***

***AND WHEREAS sanction of the Government under section 41 of the Punjab Town Improvement Act, 1922***

  
Director C&I  
Lahore Development  
Authority



Deputy Director  
Vice Chairman's Sect  
LDA Lahore

(equivalent to section 6 of the Land Acquisition Act, 1894), has not so far been obtained by the First Party and the Second Party is keen to construct upon his aforesaid land and has applied to the First Party accordingly undertaking to share the cost of development of the scheme and to surrender free of cost his proportionate share, the land required under roads and open spaces or shall pay the cost of the land required for roads and open spaces at a rate to be fixed in the due course by the First party, as his contribution to the scheme, to which the first party has agreed.

NOW THEREFORE both the parties agree as follows:

The first party shall abandon the acquisition of the part of aforesaid land bearing Khasra Nos. ----- and allow the second party to construct upon Plot No. ----- measuring -----.

2. The Second Party shall pay on demand within 15 days of the date of intimation therefore to the first party amount of development charges for the abandoned land to be worked out after taking into account the proportionate share of the land of the Second Party required for roads and open spaces, at such rate as the First Party fix in due course, regardless of the execution of any works in the scheme.

2. (a) If any amount or part thereof as under stipulation No. 2 above is not paid up on the due date by the Second party to the first party interest @ 6% P.A. will be charged by the first party on all the belated payments.

3. The area actually included in the aforesaid plot will be deemed to be the area allowed to be developed by the First Party and on which development charges are to be received by the First Party.

4. The Second party further agrees to purchase or exchange any land when called upon by the First Party to do so subsequently at any price to be fixed by the First Party as under stipulation No.2 above.

5. If any area is left over and above the area included in the plot No.210 and the area surrendered for roads and open spaces as stated above it will be acquired by the Land Acquisition Collector, Local Area, the Lahore Improvement Trust for the purpose of the scheme in the usual course after the sanction of the scheme.

6. Within a period of four years from the date of execution of this agreement the second party shall building upon the aforesaid plot a building in accordance with the byelaws and schedule of clauses after getting his building plan sanctioned by the first party/ Lahore Municipal Corporation.....”

  
Director E&I  
Lahore Development  
Authority



Deputy Director  
Vice Chairman's Sectt  
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The old trust record shows that an interim agreement was executed in the instant case but since the original file was missing from record therefore the same was not traceable. Punjab Cooperative Board of Liquidation, who took over the property from Services Cooperative Credit

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Corporation Limited after its liquidation also does not have any documents issued/executed by LIT/LDA pertaining to the property in question. Other record files show that price of excess area over and above entitlement was recovered @ of 750 Rs. per marla in the year 1963 onwards.

Price of excess area per Marla has been evaluated by the UNICORN INTERNATIONAL SURVEYORS on 09-01-2020 as 7,500,000 per marla. The case for fixation of price of excess area was placed before the price assessment committee in its meeting held on 23-01-2020 for fixation of price of excess area over and above entitlement considering the terms and conditions mentioned in the interim agreements and area over and above ownership. The committee after due deliberation fixed the price of excess area over and above ownership i.e. 4M-167SFT at the rate of 7,500,000 per marla as evaluated by the evaluator. However, the committee further deliberated that fixation of price of excess area over and above entitlement was to be recovered by the LIT after the execution of interim agreement. Therefore, as per information gathered by the client directorate, the trust record shows that an interim agreement was executed in the instant case (although not available due to loss of file). Therefore, fixation of price of excess area over and above entitlement is beyond the scope of Price Assessment Committee. The Chairman LIT would have approved the same considering the terms and conditions of interim agreement but since the LIT went defunct and now has been succeeded by Chairman LDA or Governing Body of LDA, therefore, the client directorate may place the matter before Governing Body of LDA for finalization of the case of interim development and approval regarding recovery of belated payment of excess area over and above entitlement in terms settled between LIT and Owners in the interim agreements.

The Case therefore may be placed before the Chairman LIT, now the Governing Body of LDA for final approval with following recommendations: -

1. Case of Interim Development may be finalized so that final agreement may be executed with the owners.
2. Belated payment of excess area over and above entitlement should be allowed to be recovered at the rate 750 Rs/Marla along with the condition that compound interest rate @ 6% P.A. will be charged on all the belated payments as mentioned in the interim agreements.
3. Price of excess area over and above ownership may be allowed to be recovered @ 75,00,000 per marla.

  
 Director C&I  
 Lahore Development  
 Authority



Deputy Director  
 Vice Chairman's Sect  
 LDA Lahore

**2.4.2.PRIVATIZATION OF SERVICES INTERNATIONAL HOTEL (SIH), LAHORE**

The Authority in its meeting held on 05.08.2019 considered the case for decision/relaxation already granted by the Authority in its meeting held on 29.04.2006. The Authority endorsed the decision/ relaxation already granted by the Authority in its meeting held on 29.04.2006 within the permissible land uses subject to all relevant approvals required from LDA as well as clearance/ NOC from other agencies concerned, payment of conversion fee, other applicable dues and fulfillment of other codal formalities. Thereafter, it was conveyed by LDA, in several meetings

2.4.2.1. The Authority deliberated that as per the Integrated Master plan of Lahore Division 2004 presented before the Authority, the area in question has been reflected as commercial, therefore, the Authority approved the proposal that conversion fee may not be charged in this case.



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regarding subject property in Chief Secretary Office and committee room of Privatization Commission, Government of Punjab, that conversion fee should be paid as per prevailing laws but the same was agitated by the Privatization Commission. They stated that as transaction of amount of commercialization is among the Government departments, therefore, there should be relaxation in conversion fee.

**BACKGROUND**

- i) A review meeting regarding implementation of the Prime Minister's decisions pertaining to sale of Services International Hotel, Lahore was held in the Governor's House on 3.3.2006 and LDA was directed to give appropriate relaxation regarding building height.
- ii) Accordingly, the case was presented in the Authority meeting held on 29.04.2006. The Authority approved the relaxation of height of up to 400-feet with corresponding 1:12 as proposed and further clearance from Chief Secretary, Punjab was solicited. The same was conveyed to Privatization Commission, Govt. of Pakistan; vide letter no. 2118 dated 10.11.2006.
- iii) The Director General, Privatization Commission, Govt. of Pakistan further requested vide letter No. PC/SIH/Priv-(3)2006/262 dated 02.06.2008 for the relaxation with regard to change of land use from hotel to Commercial and maximum ground coverage from 55% to 70% through establishing setback at 43 feet in front and 15 feet from all sides. The requested was regretted/rejected by the D.G., LDA and same was intimated to Privatization vide letter no. 2458 dated 21.07.2008.

**PRESENT STATUS**

- i) The Director General, Privatization Commission vide letter no. PC/SIH-PRIV (03)/06 dated 09.05.2019 intimated that Prime Minister Office has issued instructions to allow relaxation for high rise construction on 02.05.2019 to the concerned authorities for compliance.
- ii) In compliance to this letter, the case was presented in LDA Authority for appropriate decision. The Authority in its meeting held on 05.08.2019 endorsed the decision/ relaxation already granted by the Authority in its meeting held on 29.04.2006 within permissible land uses subject to all relevant approvals from LDA as well as clearance/NOC from other agencies concerned, payment of **conversion fee**, other applicable dues and fulfillment of codal formalities. The same was intimated to D.G. Privatization Commission vide letter no. LDA/TP/1314 dated 21.08.2019.
- iii) A letter was received from the Office of Secretary (HUD & PHE), Government of Punjab along with letter from the Director General, Privatization Commission, Government of Pakistan issued vide letter no. 15(3)P&C/PC/2019 dated 10.10.2019 in which he stated that Financial Advisors have identified some key issues amongst others to be addressed by the LDA regarding commercialization of the property.
- iv) Thereafter, a meeting was held in the committee room of Privatization Commission, Govt. of Pakistan on 11.11.2019. It was decided that LDA will determine status of land use of the Services International Hotel based on record and long standing use without any objection.
- v) Furthermore, a letter was received from Additional Secretary

Action by:  
DG, LDA

  
Director C&I  
Lahore Development  
Authority



Deputy Director  
Vice Chairman's Sectt  
LDA Lahore

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(General), Punjab Cooperative Board for Liquidation vide No. PCBL/SCCL/P-25 dated 12.11.2019 which stated that PCBL/SCCL purchased the property (SIH) as commercial property and even the property was commercial before the establishment of LDA. Hence there is no need to declare again a property which is already commercial since long and before the creation of LDA.

- vi) Thereafter, a meeting was held on 30.12.2019 in the committee room of Privatization Commission regarding ownership issues and commercialization fee etc in which LDA was directed for the classification of the property as 'Commercial', along with clarification on commercialization/processing fee.

  
 Director C&I  
 Lahore Development Authority

The status of segment of Shahrah-e-Quaid-e-Azam (Mall Road) under Building Regulations which remained in force from time to time are as under:

STATUS OF SHAHRAH-E-QUAID-E-AZAM (MALL ROAD)		
SR. NO.	RULES/ REGULATIONS	DESCRIPTION
1	Building Regulations 2005	As per Rule 3(iii) of Chapter 6 LDA Building Regulations-2005, "Commercialization can be allowed by the approval of Commercialization Committee only for institutions. No shopping or Marriage Halls etc., are to be allowed."
2	Building Regulations 2007	As per Rule 101(3)(v) of LDA Building Regulations-2007, "Commercialization to be considered by the Commercialization committee only for institutional uses"
3	Notification of List-A Roads	As per Notification vide No. TP/LDA/590-s/1506/2011 dated 29.06.2011, Mall Road is allowed for change of land use subject to payment of conversion fee except following uses: <ul style="list-style-type: none"> <li>• Transportation Terminal</li> <li>• Marriage hall less than 4-Kanal</li> <li>• Warehouses and Godowns</li> <li>• School/Colleges less than 4-Kanal</li> <li>• Car/Motor Cycle Showrooms less than 4-Kanals</li> </ul>
4	Building Regulations 2019	As per Rule 3.10.3 of LDA Building Regulations-2019, "Commercialization can be allowed by the approval of Competent Authority subject to provision of uses defined in the List-A notified under LDA Land use Rules-2009"



Deputy Director  
 Vice Chairman's Sectt  
 LDA Lahore

Previously, case was processed under provisions of Building Regulations and under List-A road declared for commercial use. However, in the Master Plan of Lahore-2016, the site of Services International Hotel has

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been marked as Commercial and the conversion fee may not be applicable in such cases. Therefore, the Privatization Commission may be informed accordingly.

**2.4.3. DEVELOPMENT CHARGES IN LDA CITY**

LDA Authority in its meeting dated 28<sup>th</sup> October, 2019, referred the matter of finalization of development charges rate for LDA City to the Development Scrutiny Committee and decided that;

*"The Development Scrutiny Committee, LDA shall submit its report about the reasonability of the Development Charges / Estimates within the next ten days. If the Committee agrees with the proposed rates, the process may be taken further, in case of any changes in the rates, the case may be resubmitted to the Authority. Authority directed all concerned quarters to provide full support to this Committee."*

Several meetings of the Development Scrutiny Committee were held under the chairmanship of Mr. Aamer Riaz Quraishi (Member LDA Governing Body) along with officers from LDA Engineering Wing, representatives of NESPAK, Metropolitan Planning Wing and Directorate of LDA City. The Development Scrutiny Committee did not agree with the Development Charges rates / Estimates prepared by the Engineering Wing, LDA and asked to revise the same with the intent to reduce the financial cost of the development work as well as to cut down the financial burden on the file purchasers on account of Development Charges. The Development Charges rate including future escalation proposed for approval by the Authority in meeting dated 28<sup>th</sup> October, 2019 was as follows;

CATEGORY	NO. OF PLOTS	RATE (Million PKR)	50 % DC (Million PKR)	Total DC Collection (Million PKR)
2 KANAL @175% of 1-Kanal	85	4.375	2.1875	185.9375
1 KANAL	2288	2.5	1.25	2860
10 MARLA @ 67% of 1-Kanal	4231	1.675	0.8375	3543.4625
5 MARLA @ 46% of 1-Kanal	4793	1.15	0.575	2755.975
<b>TOTAL COLLECTION</b>				<b>9345.375</b>

After thorough probe and efforts, the Development Scrutiny Committee in its meeting dated 11<sup>th</sup> January, 2020 was successful in reducing the development cost by eliminating the Mega Project Allowance, redesigning of roads and other allied estimates. As a result the development cost was reduced considerably from Rs. 17.41 billion to Rs. 16.46 billion. The Development Scrutiny Committee also agreed to give 50% rebate in case of exempted files. The rate of development charges after re-estimation of development cost for residential plots of different categories is proposed as follows;


**PROPOSED DEVELOPMENT CHARGES**

2.4.3.1 The Authority approved the proposed Development Charges.

2.4.3.2. The Authority also approved the Development Charges for commercial plots @ Rs. 500,000/- per marla.

Action by:  
DG, LDA

  
Director & CEO  
Lahore Development  
Authority

  
Deputy Director  
Vice Chairman's Sectr  
LDA Lahore

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CATEGORY	NO. OF PLOTS	RATE (Million PKR)	50% DC (Million PKR)	NET DC COLLECTION (Million PKR)
2 KANAL @ Two times of 1-Kanal	85	4.6	2.3	195.5
1 KANAL	2288	2.3	1.15	2631.2
10 MARLA @ 60% of 1-Kanal	4231	1.38	0.69	2919.39
5 MARLA @ 35% of 1-Kanal	4793	0.80	0.40	1917.2
<b>TOTAL</b>				<b>7663.29</b>

The comparison of amended rate of development charges with the previous proposal is as follows;

PROPOSED DEVELOPMENT CHARGES				
CATEGORY	PREVIOUS RATE (Million PKR)		REVISED RATE (Million PKR)	
	100%	50%	100%	50%
2 KANAL @ Two times of 1-Kanal	4.375	2.1875	4.6	2.3
1 KANAL	2.5	1.25	2.3	1.15
10 MARLA @ 60% of 1-Kanal	1.675	0.8375	1.38	0.69
5 MARLA @ 35% of 1-Kanal	1.15	0.55	0.80	0.40

The rate of development charges for commercial plots and public utility sites will be finalized with the business plan to be prepared by Directorate of LDA City with the support of all concerned wings.

The working paper is placed before the Authority for approval of the revised rates of development charges for different category residential plots of Jinnah Sector, LDA City.

  
Director C&I  
Lahore Development Authority



Deputy Director  
Vice Chairman's Sectt  
LDA Lahore

**2.4.4. POLICY / REGULATIONS FOR TRANSFER OF LDA CITY COMMERCIAL PLOTS**

In light of the decision of the Authority (Sr. no. 2.1.1.) in its 12<sup>th</sup>/2019 meeting held on 26 and 27.11.2019, the following Regulations are hereby presented before the Authority for decision:

**POLICY / REGULATIONS FOR TRANSFER OF LDA CITY COMMERCIAL PLOTS**

**1. DETAIL OF COMMERCIAL PLOTS IN DA-1**

- Total Commercial plots in Development Area-1 fall on area 982-Kanals.
- Main and lucrative Commercial Sites may be retained by LDA for future disposal on potentially enhanced rates after development, remaining commercial plots may be offered for sale through ballot.
- Proposed area for sale through Ballot is 200-Kanals (mainly

2.4.4.1. The Authority approved the proposed regulations.

Action by:  
DG, LDA

smaller units) and will be finalized by the Plot Selection Committee, LDA.

**2. MODE OF SALE**

- As per Section 3 (6) of The Management & Transfer Of Properties By Development Authorities Act 2014; "An Authority shall transfer other categories of properties including residential, commercial and industrial properties through auction, ballot or through a joint venture with a partner, as may be prescribed."
- Commercial plots can be transferred through;
  - Auction
  - Ballot
  - Joint Venture
- Presently, the Commercial Plots of "200-Kanal" out of different blocks and Commercial Center may be transferred / disposed through "**Ballot**" after inviting applications from general public and subsequently after considerable development in the area the remaining plots may be transferred through "**Ballot / Auction / Joint Venture**".

*(Handwritten Signature)*  
 Director C&I  
 Lahore Development  
 Authority

**3. PRICE ASSESSMENT**

- Proposed Price is tentatively Rs. 2.5 million per Marla and Rs. 0.50 million per Marla development charges. However, Price for sale of commercial plots may be assessed by the approved Evaluators and finalized by the Price Assessment Committee of LDA. Rate of development charges is proposed keeping in view the requirements of funds to meet the development cost of Jinnah Sector, LDA City.
- Development Charges should be included in evaluated price.

*(Handwritten initials)*

Deputy Director  
 Vice Chairman's Sectt  
 LDA, Lahore

**4. APPLICATION FEE**

- As per Section 6 of The Management & Transfer of Properties by Development Authorities Act 2014, LDA can levy application fee for inviting public applications for transfer through ballot.
- Proposed non-refundable application fee for Commercial Area is as follows;

Up-to 8-Marla (Thousand)	Rs. 10000 (Ten Thousand)
Above 8-Marla Up-to 15-Marla (Fifteen Thousand)	Rs. 15000
Above 15-Marla (Twenty Thousand)	Rs. 20000

**5. PROPOSAL FOR PROCEEDURE OF SALE THROUGH BALLOT**

- Vibrant and dynamic marketing campaign, in print and electronic media, by LDA prior to invitation of applications from general public for sale of Commercial Plots by LDA.
- After image building marketing, advertisement may be issued by LDA for inviting applications separately against each category of plot size.
- Applicants will be allowed to submit more than one application

against one category or different categories after deposit of prescribed non-refundable fee.

- Allotment of Plots among all applicants through transparent open balloting. Balloting policy and SOP will be finalized by the Director General, LDA.
- 20% of the price to be paid as down payment within 30 Days of announcement of balloting results, remaining price to be deposited through quarterly installments spreading over two years. In case of failure to deposit the Down Payment within the prescribed time period, the allotment shall be cancelled.
- 10% of total price discount on lump sum payment will be offered.
- Possession of plot may be handed over after 75% payment subject to completion of development work.
- The commercial plots so allotted through balloting will be transferable subject to clearance of dues till date of application for transfer. Relevant Govt. taxes and transfer fee of LDA @ Rs. 25,000 per marla for plot shall be applicable. After possession / construction there upon, the building period, transfer fee and Govt. taxes for constructed area will be applicable as per the rates approved by LDA.
- In case of default in deposit of installments, Rs. 1000 per day surcharge up-to 60 days shall be charged from the due date of installment. After 60 days, if the outstanding dues along-with surcharge are not deposited with LDA, the allotment shall be cancelled.
- For restoration of cancelled allotment, the allottee will pay the outstanding dues including late deposit penalty / surcharge along-with two advance installments within 3 months from the date of cancellation.
- After three months of date of cancellation, the allotment shall not be restored and LDA will refund deposited amount to the allottee after deduction of 20% administrative charges.

*DM*  
Deputy Director  
Vice Chairman's Sectt  
LDA

**2.4.5. WORKING PAPER FOR THE PROJECT CONSTRUCTION OF UNDERPASS AT FIRDOUS MARKET, LAHORE**

**CONSTRUCTION OF UNDERPASS AT FIRDOUS MARKET, LAHORE**

**Sponsoring Agency:** Lahore Development Authority  
**Executing Agency:** Lahore Development Authority  
**Estimate Cost:** Rs.1762.149 Million  
**Time Limit:** 04 Months

Lahore is the Capital of Punjab and 2<sup>nd</sup> largest populated city of the country. It is the main center of cultural, trade and administrative activities of the province. The population of Lahore was 835,769 in 1950 and has grown annually @ 4.12% to reach present estimate of 12,188,196. Currently city is spread over an area 404 Sq. KM. Being provincial capital, the city not only occupies the provincial administrative headquarters but also numerous high profile educational institutions, hospitals, and great land marks of historic architecture.

2. Due to ever increasing population of Lahore city, traffic congestion at various corridors of the city is increasing day by day. Firdous Market Intersection is one of the choked junction caters the traffic of MM Alam

**2.4.5.1.** The Authority referred the matter to Development Scrutiny Committee, LDA for scrutinizing the proposed cost of the project and for framing its recommendations that shall be presented before the Authority in its next meeting.

**Action by:**  
Development Scrutiny Committee,  
LDA

*[Signature]*  
Director C&I  
Lahore Development  
Authority

**MINUTES OF THE 1<sup>st</sup>/2020 MEETING OF LAHORE DEVELOPMENT AUTHORITY HELD ON 28.01.2020 UNDER THE CHAIRMANSHIP OF SHEIKH MUHAMMAD IMRAN, VICE CHAIRMAN LAHORE DEVELOPMENT AUTHORITY PAGE 78 OF 88**

Road which is main hub of the commercial activity in the city . It is also a main intersection which connects Lahore Cantonment area and DHA with other Part of the City. Owing to these reasons, significant delays and long traffic queues have been observed at this intersection. M/S NESPAK has proposed grade separated intervention during the **LDA 12<sup>th</sup>/2019** Authority meeting and it is decided that Firdous Market flyover/underpass are to be carried out with own funds of LDA. The consultant will finalize the most feasible/optimum design. Furthermore, the matter may be placed before the **DWP (Development Working Party)** for its recommendation.

3. As per directions of LDA Governing body, M/S NESPAK has proposed the underpass at Firdous Market with salient features as detailed below:

- Length of underpass including Ramps  
**540 m**
- Width of Underpass  
**2 Lane Each Side**
- Provision of at grade works
- Sump well for Storm Water Drainage system
- Provision of LED light Fixtures
- Provision of footpath for Pedestrian's

4. Development Working Party meeting was held on 27.01.2020 under the Chairmanship of Director General, LDA. After detailed deliberation, the DWP has recommended the construction of underpass at Firdous Market. Furthermore, it is clarified that approval of PC-I is merely an authorization of expenditure while the actual Rates and quantities will be governed by the Detailed Technical Sanction Estimate approved by the Competent Authorities. Furthermore, M/S NESPAK is already assigned this job as per the Time based / Umbrella agreement for consultancy services.

5. Case is placed before the **LDA's Authority / Governing Body** for accord of Administrative Approval amounting to **Rs. 1762.149 Million** and allocation of funds during the FY 2019-2020.

*DP*  
Deputy Director  
Vice Chairman's Sect  
LDA Lahore

**2.4.6. WORKING PAPER FOR THE PROJECT ESTABLISHMENT OF ENTERTAINMENT PARK AT M. A. JOHAR TOWN, LAHORE**

Name of Scheme:	<b>ESTABLISHMENT OF ENTERTAINMENT PARK AT M.A JOHAR TOWN, LAHORE</b>
Time required for the completion of the Project:	<b>06-Months</b>
Capital Cost of the Project:	<b>Rs.330.137 Million</b>
Location of the Project	<b>Aleem Dar Cricket Academy Block D-II, M.A Johar Town, Lahore</b>
Sponsoring Agency & Funding:	<b>Lahore Development Authority (LDA)</b>

**PROJECT DIGEST**

2.4.6.1. The Authority accorded administrative approval amounting to Rs.330.137 Million from its own funds.

2.4.6.1. The Authority directed that business plan for Entertainment Park shall be submitted within a period of 01-month.

Action by:  
DG, LDA

*[Signature]*  
Director C&I  
Lahore Development Authority

Lahore is the **second largest city** of the country and is expanding at about 6% (2017 Census) which is even higher than Islamabad and Karachi.

The metropolis city of Lahore with its present population of about **11.126 million** (2017 Census) is anticipated to be above **25 million** by the end of **year 2035**. With increasing population in Lahore and in the region, coupled with rise in socioeconomic level will require additional civic amenities including Parks.

The extensive urban expansion is taking place towards its southern part and M.A Johar Town has been accomplished by LDA to meet the increasing urban requirements.

Presently, parks are limited in the area whereas colonization is rapidly taking place and the population requires provision of recreational facilities. LDA in the planning has earmarked a land of 141 kanals.

**THE PROPOSED PARK SHALL HAVE THE FOLLOWING SALIENT FEATURES: -**

- i. Jogging Track (2228 Rft. Length)
- ii. Lake (2070 Sft.)
- iii. Open Gym (3569 Sft.)
- iv. Basket Ball Court (6251 Sft.)
- v. Tennis Court (9259 Sft.)
- vi. Paint Ball (9184 Sft.)
- vii. Food Courtyard Open Area (16071 Sft.)
- viii. Climbing Wall & Storage Room (Single Storey) 365 Sft.
- ix. Mini Golf (8880 Sft.)
- x. Amphitheatre (7571 Sft.)
- xi. Gazebo (1050 Sft.)
- xii. Trampoline Park (6315 Sft.)
- xiii. Toilets (Single Storey) 1045 Sft.
- xiv. Go Karting (15651 Sft.)
- xv. Skate Boarding (4499 Sft.)
- xvi. Birds Aviary (11333 Sft.)
- xvii. Guard Room (Single Storey) 376 Sft.
- xviii. Electric Room (Single Storey) 375 Sft.

The estimate for the work "**Establishment of Entertainment Park at M.A Johar Town, Lahore**" has been prepared for an amount of **Rs.330.137 Million** which has following breakup: -

Sr. No.	Description	Amount (Rs.)
1	Civil Works	213,786,848
2	Plumbing Works	3,112,662
3	Electrical Works	45,817,469
4	CCTV	2,801,100

*(Signature)*

**Deputy Director  
Vice Chairman's Sectt  
LDA Lahore**

*(Signature)*

**Director C&I  
Lahore Development  
Authority**



**MINUTES OF THE 1<sup>st</sup>/2020 MEETING OF LAHORE DEVELOPMENT AUTHORITY HELD ON 28.01.2020 UNDER THE CHAIRMANSHIP OF SHEIKH MUHAMMAD IMRAN, VICE CHAIRMAN LAHORE DEVELOPMENT AUTHORITY PAGE 80 OF 88**

5	Public Address	2,236,900
6	Landscaping	9,506,009
7	Water Supply	7,590,302
8	Sewerage	7,893,368
	<b>Sub. Total</b>	<b>292,744,657</b>
	LESCO Security connection charges	2,000,000
	PHA Horticulture Works @ 1%	2,927,447
	Consultant Design and Supervision @ 3.84%	11,241,395
	Contingencies Charges @ 2%	5,854,893
	PST @ 5%	14,637,233
	Media Campaign @ 0.25%	731,862
	<b>Grand Total</b>	<b>330,137,486</b>
	<b>Say Total</b>	<b>330.137 Million</b>

For this Project, LDA is Sponsoring Agency and LDA will arrange the funds from its own sources.

The meeting of Development Working Party (DWP) LDA was held on 27.01.2020 under the Chairmanship of Director General, LDA. After detailed deliberation, the DWP has recommended the Establishment of Entertainment Park at M.A Johar Town, Lahore. Furthermore, it is clarified that approval of PC-I is merely an authorization of Expenditure while the actual Rates and quantities will be governed by the Detailed Technical Sanction Estimate approved by the Competent Authority. Furthermore, for designing of the scheme, short consultancy will be arranged from the estimated amount and for appointment of the Resident Consultant, competitive bidding will be arranged for selection of Resident Consultant.

Case is placed before the **LDA's Authority / Governing Body** for accord of Administrative Approval amounting to **Rs.330.137 Million** and allocation of funds during the FY 2019-2020.

**2.4.7. CONSTITUTION OF CENTRALIZED DEPARTMENTAL SELECTION / PROMOTION COMMITTEES FOR ALL WINGS OF LDA**

The Lahore Development Authority, in its 12<sup>th</sup>/2019 meeting, referred the case of Reconstitution of Selection / Promotion Committee of TEPA, to HR Reforms Committee of LDA, with the following directions:

*"The Authority referred the matter to HR Committee, LDA which shall submit its recommendations to the Authority regarding constitution of a centralized/unified Selection/Promotion Committee for all wings of LDA by the next meeting."*

2. Pursuant to the above-mentioned directions of the Authority, the meeting of HR Reforms Committee was convened on 17.01.2020 under the convenership of Maj. (Rtd.) Syed Burhan Ali, Member, Authority. As per directions of the chair, following formations of

2.4.7.1. The Authority decided that HR Committee may consult on instant matter from Regulations Wing, S&GAD, Finance Department and HUD & PHED.

**Action by:**  
**HR Committee, LDA**

*(Signature)*  
Deputy Director  
Vice Chairman's Secret  
LDA Lahore

*(Signature)*  
Director C&I  
Lahore Development  
Authority

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Promotion/Selection Committee are drafted:

**CONSTITUTION OF DEPARTMENTAL SELECTION COMMITTEE (DSC) FOR POSTS IN BS-19 & BS-20:**

**Definition:** The Departmental Selection Committee (DSC) shall be defined in LDA (Appointment & Conditions of Service) Regulations, 1978.

**Composition:** The Departmental Selection Committee shall consist of:

Sr #	COMPOSITION	COMMITTEE
i	Chairman	Director General, LDA
	Member	Additional Director General (HQ), LDA
ii	Member	Chief Engineer / Managing Director of concerned Agency.
iii	Member	Additional Secretary (Regulations), S&GAD, Govt. of the Punjab
iv	Member	Deputy Secretary (Admn) of HUD & PHED or Representative of the HUD & PHED
v	Member/Secretary	Director Administration of the concerned Agency.

**Scope:** All Wings (agencies) of LDA.

**Functions:** Departmental Selection Committee shall make recommendations for appointment by promotion to all posts in BS-19 & BS-20 in the Lahore Development Authority. The recommendations of the Departmental Selection Committee for promotion against the posts of BS-19 shall be approved by the Director General, LDA. The recommendations of the Departmental Selection Committee for promotion against the posts of BS-20 shall be sent to the Authority, LDA. The Departmental Selection Committee (DSC) shall also act as Recruitment Committee for appointment by initial recruitment against BS-19 posts in the Lahore Development Authority.

**CONSTITUTION OF DEPARTMENTAL PROMOTION COMMITTEE-II (DPC-II) FOR POSTS IN BS-17 & BS-18:**

**Definition:** The Departmental Promotion Committee-II (DPC-II) shall be defined in LDA (Appointment & Conditions of Service) Regulations, 1978.

**Composition:** The Departmental Promotion Committee-II shall consist of:

Sr #	COMPOSITION	PROPOSED COMMITTEE FOR ALL WINGS OF LDA
i	Chairman	Additional Director General (HQ), LDA
ii	Member	Concerned Chief Engineer, U.D. Wing/TEPA / Managing Director, WASA (as the case may be).
iii	Member	Additional Director General (Housing), LDA
iv	Member / Secretary	Director Administration of Wing (Agency) concerned.

**Scope:** All Wings (agencies) of LDA.

**Functions:** Departmental Promotion Committee-II shall make recommendations for appointment by promotion to all posts in BS-17 & BS-18 in the Lahore Development Authority. The recommendations of the

*Signature*  
Deputy Director  
Vice Chairman's Sect  
LDA Lahore

*Signature*  
Director C&I  
Lahore Development  
Authority

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Departmental Promotion Committee-II for promotion against the posts of BS-17 shall be approved by the Additional Director General (HQ), LDA. The recommendations of the Departmental Promotion Committee-II for promotion against the posts of BS-18 shall be sent to the Director General, LDA for approval. The Departmental Promotion Committee-II (DPC-II) shall also act as Recruitment Committee for appointment by initial recruitment against posts of BS-17 & BS-18 in the Lahore Development Authority.

**CONSTITUTION OF DEPARTMENTAL PROMOTION COMMITTEE-I (DPC-I) FOR POSTS IN BS-16 & BELOW:**

**Definition:** The Departmental Promotion Committee-I (DPC-I) shall be defined in LDA (Appointment & Conditions of Service) Regulations, 1978.

**Composition:** The existing formations of Departmental Promotion Committees in U.D. Wing, TEPA & WASA (LDA) shall continue in each respective Wing / Agency.

**Functions:** Departmental Promotion Committee-I shall make recommendations for appointment by promotion to all posts in BS-16 & Below in U.D. Wing, TEPA & WASA (LDA). The recommendations of the Departmental Promotion Committee-I shall be approved by the Director Administration of Wing (Agency) concerned. The Departmental Promotion Committee-I (DPC-I) shall also act as Recruitment Committee for appointment by initial recruitment against posts of BS-16 & Below in U.D. Wing, TEPA & WASA (LDA).

**Rationale:** There are three independent Appointing Authorities / Directorates of Administration (establishment) in U.D. Wing, TEPA & WASA (LDA) and it is not practical to introduce a centralized DPC for BS-16 & Below in all Wings.

3. As per recommendations, the case is being placed before the Authority for approval of definition, composition, scope and functions of Departmental Selection Committee (DSC), Departmental Promotion Committee-II & I as proposed at para-2/ante for incorporation in LDA (Appointment & Conditions of Service) Regulations, 1978.

**STANCE OF ADMINISTRATION DIRECTORATE, U.D. WING, LDA**

4. Stance of Administration Directorate, U.D. Wing LDA is detailed hereunder. Existing Formations of Promotion/Selection Committees for U.D. Wing are detailed hereunder:

**FOR POSTS IN BS-20 IN U.D. WING & WASA**

Sr #	COMPOSITION	COMMITTEE
i	Chairman	Chief Secretary, Government of the Punjab
ii	Member	Secretary, Government of the Punjab, HUD & PHED
iii	Member/Secretary	Director General, LDA

**FOR POSTS IN BS-19 IN U.D. WING, WASA & TEPA**

Sr #	COMPOSITION	COMMITTEE
i	Chairman	Director General, LDA
ii	Member	Chief Engineer / Managing Director of concerned Agency.

*(Signature)*

Deputy Director  
Vice Chairman's Secy  
LDA Lahore

*(Signature)*  
Director C&I  
Lahore Development  
Authority

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iii	Member	Additional Secretary (Regulations), S&GAD, Govt. of the Punjab (as Representative of Chairman, LDA)
iv	Member	Deputy Secretary (Admn) of HUD & PHED or Representative of the HUD & PHED
v	Member/Secretary	Director Administration of the concerned Agency.

**FOR POSTS IN BS-18 IN U.D. WING**

Sr #	COMPOSITION	COMMITTEE
i	Chairman	Director General (HQ), LDA
ii	Member	Addl. Director General (HQ), LDA
ii	Member	Chief Engineer, LDA
iii	Member	Deputy Secretary (Admn) of HUD & PHED or Representative of the HUD & PHED
v	Member	Director Administration, LDA
vi	Member	Chief Town Planner/Chief Metropolitan Planner/Director Law/ Director Computer Services (as the case may be)

5. **Perusal of minutes of meeting of the Authority held on 28.05.2012 shows that the composition of DPCs for posts in BS-20 & BS-18 were formed subsequent to the discussion held under the Secretary HUD&PHED, wherein it was decided that all Development Authorities will make necessary amendments in their service regulations in order to bring uniformity in Promotion/Selection Committees.** The Authority in its meeting dated 28.05.2012 approved the Promotion Committees for the post in BS-20 & BS-18. The Authority further observed that the matter relating to formation of DPC for posts in BS-19 will be referred to HUD & PHE Department to include the Chairman, LDA. **Therefore, prior permission / consultation with HUD & PHED is required for any amendment in these composition.**

6. It is therefore recommended that **the existing formation of Promotion/Selection Committee for post in BS-20 in U.D. Wing & WASA, LDA may also be approved for TEPA, LDA.** The same may be defined as Departmental Selection Committee-I (DSC-I). **The existing centralized formation of Promotion/Selection Committee for post in BS-19 in U.D. Wing & WASA & TEPA, LDA may be continued.** The same may be defined as Departmental Selection Committee-II (DSC-II). The directions of the Authority refer in Para 1/ante were primarily received from placement of working paper by TEPA wherein amendment in DPC formation for posts in BS-18 in TEPA was required. Therefore, **following centralized formation for posts in BS-18 for all Wings (agencies) of LDA is proposed** and the same may be defined as Departmental Promotion Committee-I (DPC-I):

**FOR THE POSTS IN BS-18**

*DR*

*Deputy Director  
Vice Chairman's Sectt  
LDA Lahore*

*Director C&I  
Lahore Development  
Authority*

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Sr #	COMPOSITION	EXISTING FORMATION IN TEPA	PROPOSED COMMITTEE FOR ALL WINGS OF LDA
i	Chairman	Director General, LDA	Director General, LDA
ii	Member	Managing Director, TEPA LDA	Additional Director General (HQ), LDA / Chief Engineer, TEPA / Managing Director WASA (LDA).
iii	Member	Chief Engineer, TEPA, LDA	-
iv	Member	Rep. of the Chairman, LDA	-
v	Member	Deputy Secretary (Admn) of HUD & PHED or Rep. of the HUD & PHED	Deputy Secretary (Admn) of HUD & PHED <b>OR</b> Representative of the HUD & PHED
vi	Member / Secretary	Director Admn & Finance, TEPA LDA	Director Administration of the concerned Agency.
vii	Member	Project Director Urban Unit	-
viii	Member	2 Technical Members to be Co-opted.	The Chair may co-opt a Member from concerned Wing of LDA. Chief Metropolitan Planner, LDA / Chief Town Planner, LDA / Director Law, LDA / Director IT, LDA / Deputy Managing Director, WASA / Director HQ, TEPA (or as the case may be).

7. There are 3-independent Establishments in each Wing of LDA and it is not practical to introduce a centralized Departmental Selection/Promotion Committee for BS-17 & Below in all Wings. This is not feasible because the Appointing Authority / Chairman in case of posts in BS-17 & below of DPC/DSC vary in each Wing. Therefore, with three independent Appointing Authorities / Directorates of Administration with separate record, present DSC/DPC formations for BS-17 & below are recommended to remain in field. **Director General, LDA has been pleased to constitute Pre-DPC for all promotion cases of BS-17 & above in all Wings of LDA. Hence initial scrutiny of all cases will be completed at the level of Pre-DPC. Therefore, overall revision of Promotion/Selection Committees is not required in any Wing of LDA.**

*DR*

Deputy Director  
Vice Chairman's Secret  
LDA, Lahore

*[Signature]*  
Director C&I  
Lahore Development  
Authority

**STANCE OF ADMINISTRATION DIRECTORATE, WASA, LDA**

8. Following reservations / recommendations are being made by WASA, LDA:

**A. DEPARTMENTAL SELECTION COMMITTEE (DSC)**

**FOR POSTS IN BS-20:**

**Reservation/ Recommendation:**

- 1) As per LDA (Appointment & Conditions of Service) Regulations, 1978, the Appointing Authority for the post of BS-20 is Government whereas the proposed Departmental Selection Committee is to be chaired by D.G. LDA and the recommendations of DSC are to be placed before Authority for approval. It is suggested that the proposed change in existing Committee may be forwarded to Services and General Administration (S&GA) Department for advice before incorporation to avoid any future complication.

**B. DEPARTMENTAL PROMOTION COMMITTEE (DPC)**

**FOR POSTS IN BS-18 & BS-19:**

**Reservation/ Recommendation:**

- 1) As per existing LDA (Appointment & Conditions of Service) Regulations, 1978, the DPC for promotion to the post of BS-18 & BS-19 is already Chaired by D.G. LDA, however, the Appointing Authority is MD WASA. Since MD WASA is entrusted with effective management of resources of WASA including suitability of an officer for appointment against a post which may include transfer and posting, therefore, the power of Appointing Authority may remain with MD WASA for the posts of BS-18 & BS-19 in the best interest of the Agency.
- 2) Moreover, such change of delegation of power as proposed in the working paper may also result in unnecessary correspondence with D.G office in cases of futile nature such as transfers and postings which are already being managed effectively by the office of MD WASA.

**C. DEPARTMENTAL PROMOTION COMMITTEE (DPC)**

**FOR POSTS IN BS-17:**

**Reservation/ Recommendation:**

- 1) As per existing LDA (Appointment & Conditions of Service) Regulations, 1978, the DPC for appointment to the posts of BS-17 is Chaired by MD WASA. Since the posts of BS-17 are linked with officers of operation wing such as Sub-Divisional Officers, therefore, the delegation of power for appointment to the posts of BS-17 including initial recruitments shall remain with MD WASA as he is directly involved with WASA staff and in a better position to judge suitability of officers as per nature of job.
- 2) Furthermore, as the number of posts of BS-17 are much greater than the number of posts of higher cadre, therefore, the process of initial recruitment against posts of BS-17 shall add further burden to LDA.
- 3) Additionally, since WASA, Lahore stays in limelight and in the event of any mishap or complaint of sensitive nature, necessary actions are to be taken by the Management of the Agency on urgent basis, therefore, changing delegation of power of MD WASA may result in unnecessary

W/B

Deputy Director  
Vice Chairman's Sect  
LDA Lahore

  
Director C&I  
Lahore Development  
Authority

correspondence and delays which may result in embarrassment for the Authority.

9. As per Punjab Local Government Act 2019, the agencies providing public services/municipal services are to be transferred to their respective Metropolitan Corporation or Municipal Corporation. Since such transition is already under process, therefore, any change in the existing setup may not be feasible at this stage.

**STANCE OF ADMINISTRATION DIRECTORATE, TEPA, LDA**

10. Pursuant to the deliberations made in the HR Committee meeting, following proposals are submitted for kind considerations:

- a) The existing Departmental Selection Committee (DSC) for the posts in BS-20 in UD Wing & WASA (reproduced as hereunder), may be unified for all wings of LDA i.e. TEPA, WASA and UD Wing and the Appointing Authority i.e. the Chairman LDA should also be kept as is.

**FOR THE POSTS IN BS-20**

Sr #	COMPOSITION	PROPOSED COMMITTEE FOR ALL WINGS OF LDA
i	Chairman	Chief Secretary, Government of the Punjab
ii	Member	Secretary, Government of the Punjab, HUD & PHED
iii	Member/Secretary	Director General, LDA.

- b) The existing unified formation of DSC for the posts in BS-19 in UD Wing, TEPA & WASA (reproduced as hereunder) may be continued and the Appointing Authority for promotion / selection in BS-19 may be approved for the Director General, LDA.

**FOR THE POSTS IN BS-19**

Sr #	COMPOSITION	PROPOSED COMMITTEE FOR ALL WINGS OF LDA
i	Chairman	Director General, LDA
ii	Member	Chief Engineer / Managing Director of concerned Agency.
iii	Member	Additional Secretary (Regulations), S&GAD, Govt. of the Punjab (as representative of the Chairman LDA)
iv	Member	Deputy Secretary (Admn) of HUD & PHED or representation of the HUD & PHED
v	Member	Director Administration of the concerned Agency.

- c) As deliberated in the said meeting it is proposed that the Departmental Promotion Committee for the posts in BS-18 may be unified for all wings of LDA, proposed as hereunder, and the Director General LDA may be nominated as the Appointing Authority for posts in BS-18.

*Q2*

Deputy Director  
Vice Chairman's Secret  
LDA Lahore

Director C&I  
Lahore Development  
Authority

**FOR THE POSTS IN BS-18**

Sr #	COMPOSITION	PROPOSED COMMITTEE FOR ALL WINGS OF LDA
i	Chairman	Director General, LDA
ii	Member	Additional Director General (HQ), LDA/ Chief Engineer, TEPA / Managing Director WASA.
iii	Member	Deputy Secretary (Admn) of HUD & PHED or representation of the HUD & PHED
iv	Member/Secretary	Director Administration of the concerned Agency.
v	Co-opted Member	Chief Metropolitan Planner LDA / Chief Town Planner LDA / Director Law LDA / Deputy Managing Director WASA / Director HQ TEPA (or as the case may be)

d) Furthermore, it is submitted that since the establishments for all wings of LDA are independent and the Appointing Authorities of BS-17 & below also vest within the wings (agencies). Currently, the Appointing Authority for BS-17 in TEPA is the Chief Engineer TEPA, an Engineer head of a purely engineering organization. Therefore, it would be more appropriate that the DPC/DSC formations for BS-17 & below and the respective Appointing Authorities may remain intact.

11. The LDA (Appointment & Conditions of Service) Regulations 1978 have been amended overtime as per the requirements of the agencies. Therefore, while constituting unified Department Promotion / Selection Committees it would be appropriate to unify the said Regulations, in order to have unified promotion / selection criterion in all wings / agencies of LDA.

12. The case is placed before the Authority please.

*DR*  
Deputy Director  
Vice Chairman's Sectt  
LDA Lahore

**2.4.8. REGULARIZATION OF UNAUTHORIZED AQUIFER CONNECTIONS INSTALLED FOR EXTRACTION OF UNDERGROUND WATER THROUGH EJECTOR PUMPS/TUBE WELLS PRIVATELY**

The only source of water in Lahore is ground water/ aquifer which is under great stress due to over extraction by various water users. The Lahore Development Authority in its meeting held on 05.05.2018 approved the levy of aquifer charges against all the water extractors who installed tubewells privately for extraction underground water and accordingly Notification was issued through Punjab Gazette Notification vide No. MD/484-87 dated: 20.06.2018.

All efforts are made to detect and regularize the unauthorized aquifer connections through periodical survey by constituting special teams after implementation of above stated notification. Whereas field staff of Revenue and Operation Directorates are too responsible to report unauthorized

2.4.8.1. The Authority approved the proposal regarding regularization of unauthorized aquifer / commercial connections.

Action by:  
MD WASA

*[Signature]*  
Director C&I  
Lahore Development  
Authority



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aquifer connections on daily basis, if any detected, during their duty hours.

At present, unauthorized aquifer connections are regularized with a penalty equivalent to demand for last 01 year, therefore the holders of unauthorized aquifer connections hesitate to get their connection regularized for avoiding payment of penalty.

During meeting held on 03.01.2020 at 02:30 PM in the committee room of WASA Head Office under the Chairmanship of Mr. Sheikh Imtiaz Mehmood, Vice Chairman WASA it was decided that the regularization of unauthorized aquifer / commercial connections may be introduced minutes of meeting issued vide No. D(P&E)/WASA/LDA/105-116 dated 14.01.2020.

Keeping in view the above mentioned circumstances, the following proposal is hereby recommended for conservation of precious water as well as to bring maximum aquifer connections in billing net:-

"The commercial users (other than residence) may be invited through electronic and print media for regularization of their unauthorized aquifer connections without penalty and also obtain aquifer license for all the users who have installed or intends to install tube-well/ejector pump for extraction of underground water from the office of the Director Hydrology, WASA by providing following documents within a period of 01 month:-

1. Ownership proof
2. Copy of CNIC
3. "Electricity / Sui Gas Bill
4. Affidavit
5. In case of tenant, permission from the owner of property

After expiry of above stated period i.e. 01 month, on detection during the survey with the unauthorized aquifer connections as well as sewer connections will be regularized with 01 year penalty in addition to the license fee.

Note: Cooperative / Private Housing Societies, Parks, Service Stations, Water Filtration Plants and all those water extractors which are extracting underground water and the bills are being issued to them, are not eligible to apply"

The working paper is placed before the Governing Body for approval of proposal at NP-5 and thereafter proclamations may be given in leading newspapers for regularization of unauthorized aquifer connection without penalty for a period of 01 month, please.

*QR*

Deputy Director  
Vice Chairman's Sectt  
LDA Lahore

**2.5. ADJOURNMENT:**





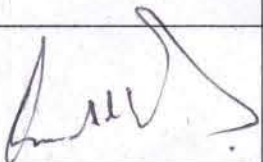


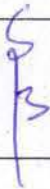
**2.5.1.** The meeting ended with vote of thanks to and from the chair.

*Muhammad Arif Khan Niazi*  
Director C&I  
(MUHAMMAD ARIF KHAN NIAZI)  
DIRECTOR COORDINATION & IMPLEMENTATION  
LAHORE DEVELOPMENT AUTHORITY

ATTENDANCE SHEET

LAHORE DEVELOPMENT AUTHORITY 1<sup>st</sup> /2020 MEETING DATED 28.01.2020

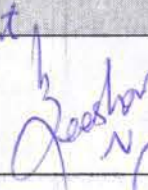
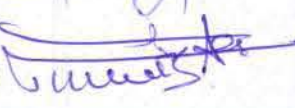




(AUTHORITY MEMBERS)

Sr. no.	Name	Designation	Signatures	Contact No.
1.	Sheikh Muhammad Imran	Vice Chairman, LDA Authority		
2.	Mr. Imtiaz Mehmood	Vice Chairman, WASA		
3.	Ms. Sadia Sohail Rana	MPA, Lahore		0321 8876185
4.	Malik Mukhtar Ahmad	MPA, Kasur		
5.	Mr. Umer Aftab	MPA, Sheikhpura		0301-4164982
6.	Mr. Muhammad Atif	MPA, Nankana Sahib		0345 8484266
7.	Mr. Amir Riaz Qureshi	Member		0302-8412636
8.	Maj. (Rtd.) Syed Burhan Ali	Member		

**ATTENDANCE SHEET**

**LAHORE DEVELOPMENT AUTHORITY 1<sup>st</sup> /2020 MEETING DATED 28.01.2020**

**(AUTHORITY MEMBERS)**

Sr. no.	Name	Designation	Signatures	Contact No.
9.	ZEEB KHAN ANWAR AWAN	The Chairman, P&D Board Representative	<i>Assistant Chief</i> 	03345371551
10.	<del>Name</del> Muhammad Ali DSC(H)	The Secretary, HUD & PHE Department	<i>DSC(H)</i> 	0333-4681067
11.	Nauman Yousaf	The Secretary, Finance Department	<i>AES/ES</i> 	
12.	Muhammad Arshad Basi	<i>AS</i> The Secretary, LG & CD Department		
13.	Muhammad Tariq Qureshi Addl. COMM	The Commissioner, Lahore Division, Lahore		
14.	Sumair Ahmed Syed.	Director General, LDA/The Managing Director TEPA	 28/01/2020	0322-8888151
15.	Syed Zahid Aziz	The Managing Director WASA	