

**MINUTES OF 72nd MEETING OF MDA'S GOVERNING BODY
HELD ON 11-02-2017 AT 10:00 A.M. IN MDA CONFERENCE ROOM**

The meeting started with recitation from the Holy Quran. The House welcomed Ch. Naveed-ul-Haq Arain, Mayor of Municipal Corporation, Multan / member of the Governing Body of MDA on his maiden participation in meeting. The House discussed the Agenda Items and following decisions were taken. Following attended the meeting:-

- | | |
|--|----------|
| 1. Mr. Muhammad Ali Khokhar, MPA/PP-199. | Chairman |
| 2. Mr. Ehsan-ud-Din Qureshi, MPA/PP-197. | Member |
| 3. Mr. Shahzad Maqbool Bhutta, MPA/PP-198. | " |
| 4. Ms. Khaula Amjad, MPA/W-337. | " |
| 5. Mr. Naveed-ul-Haq Arain, Mayor Multan. | " |
| 6. Mr. Altaf Hussain Sario, Addl: DG MDA (Rep of DG MDA). | " |
| 7. Mr. Rizwan Qadeer, Director (D&F) (Rep of Commissioner Multan). | " |
| 8. Rao Muhammad Qasim, MD WASA, Multan. | " |
| 9. Malik Ghulam Farid, DO (P) Multan (Rep of P&D Deptt). | " |
| 10. Mirza Sikdndar Baig, DAO, Multan (Rep of Finance Deptt). | " |
| 11. Mr. Tahir Javed, Director PHATA, Multan(Rep of HUD&PHED). | " |
| 12. Mr. Haq Nawaz, DLG, Multan (Rep of LG&CD Deptt) | " |
| 13. Mr. Aftab Ahmad, Architect (Technical Expert) | " |

2. Following non-members also participated in the meeting to facilitate the Board:-

- Mr. Nazir Ahmad Chughtai, Director Engineering MDA.
- Mr. Moosa Khan, Director E&M MDA.
- Mr. Khalid Javed, Director TP MDA.
- Mr. Sajid Hussain Bukhari, Director UP MDA.
- Ch. Muhammad Asghar, Director (TE&TP) MDA.

3. Discussion made and decisions taken are as under:-

Agenda Item#	Working Paper	Discussion & decision														
	<p><u>ADDITION/DELETION IN MDA (APPOINTMENT & CONDITIONS OF SERVICE) REGULATIONS, 2016 – AMENDMENT IN METHOD OF PROMOTION OF AUTO/ MACHINE MECHANIC BS-7 TO SUB-ENGINEER MECHANICAL/ MECHANICAL SUPERVISOR/BS-11</u></p> <p><u>AIM:</u> To make amendment in the Schedule of Service Regulations, 2016 for making the appointment of Sub-Engineers (Mechanical) keeping in view of the present requisition of services of that incumbent.</p> <p><u>EXISTING ARRANGEMENTS:</u> 2. According to the Schedule of Service Regulations 2016, the existing method of the recruitment of Sub-Engineer Mechanical/ Mechanical Supervisor is reproduced as under:- 2. According to the Schedule of Service Regulations 2016, the existing method of the recruitment of Sub-Engineer Mechanical/ Mechanical Supervisor is reproduced as under:-</p> <p><u>EXISTING</u></p> <table border="1"> <thead> <tr> <th>Sr</th> <th>NAME OF POST</th> <th>PAY SCALE</th> <th>APPOINTING AUTHORITY</th> <th>MINIMUM QUALIFICATION FOR INITIAL APPOINTMENT</th> <th>METHOD OF RECRUITMENT</th> <th>AGE LIMIT</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Sub-Engineer Mechanical / Mechanical Supervisor</td> <td>BPS-11</td> <td>Director Finance & Admin</td> <td>DAE in Mechanical Engineering from PBTE affiliated institute.</td> <td>By initial recruitment.</td> <td>21-28</td> </tr> </tbody> </table>	Sr	NAME OF POST	PAY SCALE	APPOINTING AUTHORITY	MINIMUM QUALIFICATION FOR INITIAL APPOINTMENT	METHOD OF RECRUITMENT	AGE LIMIT	1	Sub-Engineer Mechanical / Mechanical Supervisor	BPS-11	Director Finance & Admin	DAE in Mechanical Engineering from PBTE affiliated institute.	By initial recruitment.	21-28	After detailed discussion, House approved the item.
Sr	NAME OF POST	PAY SCALE	APPOINTING AUTHORITY	MINIMUM QUALIFICATION FOR INITIAL APPOINTMENT	METHOD OF RECRUITMENT	AGE LIMIT										
1	Sub-Engineer Mechanical / Mechanical Supervisor	BPS-11	Director Finance & Admin	DAE in Mechanical Engineering from PBTE affiliated institute.	By initial recruitment.	21-28										

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3. The post of Auto / Machine Mechanic BS-7 is existing in the approved budget of MDA and the method of promotion to the next post is not available in the Service Regulations and it is proposed that the existing method of the recruitment of Sub-Engineer may be amended as under:-

PROPOSED

S#	NAME OF POST	PAY SCALE	APPOINTING AUTHORITY	MINIMUM QUALIFICATION FOR INITIAL APPOINTMENT	METHOD OF RECRUITMENT	AGE LIMIT
1	Sub-Engineer Mechanical / Mechanical Supervisor	BPS-11	Director Finance & Admin	DAE in Mechanical Engineering from PBTE affiliated institute.	50% by initial recruitment. 50% by promotion from amongst the Auto / Machine Mechanic BS-7 having diploma in DAE in Mechanical Engineering from PBTE affiliated institute on seniority-cum-fitness basis with at least 5 years service	21-28 -

PROPOSAL:

4. It is proposed that the above amendments in the Schedule of Establishment, Regulations 2016 may be approved accordingly.

RECOMMENDATIONS:

5. Matter is submitted before the Governing Body for kind consideration/ approval, please.

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ADDITION/DELETION IN MDA (APPOINTMENT & CONDITIONS OF SERVICE) REGULATIONS, 2016 – PROMOTION CHANNEL OF PHOTOGRAPHER/BS-11 AND VIGILANCE SUPERVISOR/BS-10

AIM:

To create promotion channel of the following posts:-

- i. Photographer (BS-11)
- ii. Vigilance Supervisor (BS-10)

EXISTING ARRANGEMENTS:

2. MDA (Appointment & Conditions of Service) Regulations, 2016 were approved in 69th meeting along with its Schedule of Establishment. However, it has been observed that few posts still remain stagnant for which after due deliberation a proposal has been prepared wherein an endeavor has been made to render promotion channel to maximum posts. The details are as following:-

EXISTING

S#	NAME OF POST	PAY SCALE	APPOINTING AUTHORITY	MINIMUM QUALIFICATION FOR INITIAL APPOINTMENT	METHOD OF RECRUITMENT	AGE LIMIT
1	Superintendent Enforcement	BPS-16	Add. Director General	Graduation	50% by initial recruitment or Retired Army NCO/JCO. 50% by promotion from amongst the Enforcement Inspector/BS-10 on seniority-cum-fitness basis with at least 10 years as such after clearing Departmental Promotion Exam.	21-28 Max. age of 45 years of Ex-Army -
2	Senior Clerk	BPS-14	Director F&A		By promotion on the basis of seniority-cum-fitness from amongst the Junior Clerks/Telephone Technician with at least five years service as Junior Clerk/Telephone Technician with typing speed of 30 w.p.m. both in English & Urdu and basic proficiency in MS office.	-

PROPOSED

S#	NAME OF POST	PAY SCALE	APPOINTING AUTHORITY	MINIMUM QUALIFICATION FOR INITIAL APPOINTMENT	METHOD OF RECRUITMENT	AGE LIMIT
1	Superintendent Enforcement	BPS-16	Add. Director General	Graduation	50% by initial recruitment or Retired Army NCO/JCO.	21-28 Max. age of 45 years of Ex-Army

After detailed discussion, House approved the item.

					50% by promotion from amongst the Enforcement Inspector/ Vigilance Supervisor (BS-10) on seniority-cum-fitness basis with at least 10 years as such after clearing Departmental Promotion Exam	
2	Senior Clerk	BIPS-14	Director F&A		By promotion on the basis of seniority-cum-fitness from amongst the Junior Clerk/ Telephone Technician/ Photographer with at least five years service and typing speed of 30 w.p.m. both in English & Urdu and basic proficiency in MS office.	
<p>PROPOSAL:</p> <p>3. It is proposed that the above amendments in the Schedule of Establishment, Regulations 2016 may be approved accordingly.</p> <p>RECOMMENDATIONS:</p> <p>4. Matter is submitted before the Governing Body for consideration/approval, please.</p>						
3	<p><u>GRANT OF BS-17 TO THE SUPERINTENDENT (BS-16) AND OTHER SUPERVISORY POSTS</u></p> <p>AIM:</p> <p>The policy of Government of Punjab, Finance Department regarding the up-gradation of clerical cadre posts was placed before the Governing Body and approval was accorded to adopt the same for the employees of MDA. After that the Government clarified that only the Junior Clerks, Senior Clerks, Assistants/Head Clerks and Superintendents are entitled to be placed in the next scale. To make necessary correction, the matter is required to be placed before the Governing Body to review.</p> <p>EXISTING ARRANGEMENTS:</p> <p>2. The Government of Punjab, Finance Department has granted higher time pay scale BS-17 to the Superintendents in BS-16 in the Punjab Government with effect from 01-09-2014 on the conditions laid down in the Finance Department's letter No.FD.PC.14-19/2014 dated 04-3-2015 (ANNEX-A). The Government has also allowed BS-17 to other incumbents who are working against supervisory posts with different nomenclature. As per contents of the letter, the case was placed before the Governing Body in its 65th meeting under item No.5 with the recommendations that the following category of Superintendents may be granted BS-17 in the light of terms and conditions as mentioned in the Finance Departments letter refer to above:-</p> <ol style="list-style-type: none"> i. Office Superintendent ii. Superintendent Finance <p>3. The matter was considered and the proposal was approved and as such this office granted BS-17 to the above category. The Government of Punjab, Finance Department has issued another circular containing the clarification that approval was accorded vide which non-technical posts of Junior Clerks, Senior Clerks, Assistant/Head Clerks and Superintendents, pertaining to the clerical cadre have been upgraded. The other cadre like Superintends Finance etc. are not covered in the letter No.FD.PC.39-14/77(Pt.IV)APCA/(2008) (Provl) dated 4-1-2016 (ANNEX-B) and subsequent letter No.SOP-II (S&GAD)12-19/08 (Vol-II) dated 25-01-2016 (ANNEX-C).</p> <p>PROPOSAL:</p> <p>4. In the light of policy of government, the grant of BS-17 to Superintendent Finance is not allowed and as such the approval so granted may be withdrawn up to extent of this cadre.</p> <p>RECOMMENDATIONS:</p> <p>5. The matter is placed before the Governing Body with the proposal to review the matter and to withdraw the grant of BS-17 to Superintendent Finance.</p>					<p>After detailed discussion, the House deferred the item for further clarification from Government.</p>

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4	<p><u>EXTENSION IN APPOINTMENT PERIOD OF MR. SABIR KHAN SADOZAI AND MR. KHALID PERVAIZ TECHNICAL ADVISORS FOR METRO BUS PROJECT</u></p> <p>AIM: To extend the appointment period of Mr. Sabir Khan Sadozai and Mr. Khalid Pervaiz as Advisors (Technical).</p> <p>DETAILS/ EXISTING ARRANGEMENTS: 2. Section 9 of the Punjab Development of Cities Act, 1976 provides as "The Authority may appoint such officers, advisors, experts, consultants and employees as it considers necessary for the efficient performance of its functions on such terms and conditions as it may deem fit. 3. Mr. Sabir Khan Sadozai and Mr. Khalid Pervaiz were appointed as Advisors (Technical) up to 30th June, 2016 in accordance with the decision of Governing Body of MDA taken in its 67th meeting held on 06-10-2015 and 68th meeting held on 10-02-2016 in connection with Metro Bus Project. They were allowed to draw emoluments equal to BS-20 and BS-18 (last pay drawn) respectively. Their appointment period was extended up to 31st December 2016 in 71st governing body meeting. 4. Metro Bus Project has been inaugurated however some of very important aspects are still pending completion i.e. Bus Depot and Command & Control Centre. Therefore, it is proposed that appointment period of Mr. Sabir Khan Sadozai and Mr. Khalid Pervaiz Advisors (Technical) may be extended for a further period of six months i.e. up to 30th June 2017 on the existing terms and conditions.</p> <p>PROPOSAL: 5. The matter is placed before the Governing Body of MDA with the request to allow extension in the appointment period of Mr. Sabir Khan Sadozai and Mr. Khalid Pervaiz Advisors (Technical) to work on the existing terms and conditions and remuneration i.e. equal to BS-20 and BS-18 respectively with effect from 01-01-2017 to 30-06-2017 for a period of six months on same analogy as it has been done earlier.</p> <p>RECOMMENDATIONS: 6. The above proposal is submitted for consideration and approval please.</p>	After detailed discussion, House approved the item.																																			
5	<p><u>HIRING OF CIVIL DEFENCE PERSONNEL ON REQUISITION</u></p> <p>AIM: To enhance and ensure enforcement and functioning of the Branch by hiring Civil Defence Personnel on temporary basis.</p> <p>BACKGROUND: 2. Police Force deputed to MDA plays very vital role in Enforcement Cell. However, on fulfillment / posting of replacements by Police Department is seriously hampering much needed enforcement activities of MDA. Following is the vacancy position of police personnel on deputation in MDA at present:-</p> <table border="1" data-bbox="470 1467 1134 1682"> <thead> <tr> <th>S#</th> <th>Name of post</th> <th>Sanctioned strength</th> <th>Filled</th> <th>Vacant</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Inspector Police BS-16</td> <td>2</td> <td>-</td> <td>2</td> </tr> <tr> <td>2.</td> <td>Sub-Inspector BS-14</td> <td>2</td> <td>-</td> <td>2</td> </tr> <tr> <td>3.</td> <td>Assistant Sub-Inspector BS-11</td> <td>2</td> <td>-</td> <td>2</td> </tr> <tr> <td>4.</td> <td>Head Constable BS-9</td> <td>2</td> <td>1</td> <td>1</td> </tr> <tr> <td>5.</td> <td>Constable BS-7</td> <td>20</td> <td>9</td> <td>11</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total:</td> <td>28</td> <td>10</td> <td>18</td> </tr> </tbody> </table> <p>DETAILS/ EXISTING ARRANGEMENTS: 3. According to the present procedure/SOP, extra police force has to be requested from the City Police Officer, Multan and off and on, it is also not provided as and when it is required. Resultantly functions of the Branch are suffering very badly.</p> <p>PROPOSAL: 4. It is therefore, proposed that till the time the total strength of police personnel is completed, 10-15 civil defence personnel</p>	S#	Name of post	Sanctioned strength	Filled	Vacant	1.	Inspector Police BS-16	2	-	2	2.	Sub-Inspector BS-14	2	-	2	3.	Assistant Sub-Inspector BS-11	2	-	2	4.	Head Constable BS-9	2	1	1	5.	Constable BS-7	20	9	11	Total:		28	10	18	After detailed discussion, House approved the item.
S#	Name of post	Sanctioned strength	Filled	Vacant																																	
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Total:		28	10	18																																	

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	<p>may be taken on requisition on day to day basis on normal charges / payment as prescribed by the Government.</p> <p>RECOMMENDATIONS:</p> <p>5. The above proposal is submitted for kind consideration and approval please.</p>																				
6	<p>INCENTIVE AND REWARD POLICY – 2016</p> <p>AIM:</p> <p>Incentives and Rewards Policy – 2016 was introduced in 69th governing body meeting on recovery of MDA dues. This policy was implemented up to 31-12-2016 on trial basis on the following lines. Keeping in view the results as ANNEX-D, it is proposed that this policy may be continued up to 30-06-2017.</p> <table border="1"> <tr> <td>a.</td> <td>Finance Branch. One month basic salary to budget making team if new budget is made and got approved from competent forum within time.</td> </tr> <tr> <td>b.</td> <td>One Window Cell. Rs.50/Application disposed of within given time however, Rs.25/application shall be subtracted which were not disposed of within stipulated time by the end of month (incentive shall be given if overall disposal is more than 90%).</td> </tr> <tr> <td>c.</td> <td>Town Planning Directorate: i. 3% of fine or penalty in every case.</td> </tr> <tr> <td>d.</td> <td>Urban Planning Directorate: i. 5% of PPP of PHSs/LSD if case processed and got approved within 6 months of the submission of application. ii. 2% of approval fee of PHSs/LSD if case processed and got approved within 6 months of the issuance of the PPP.</td> </tr> <tr> <td>e.</td> <td>Engineering Directorate: i. 1% of the Deposit Work Project or half of departmental charges whichever is more however Honoria shall not be more than 5 million in any case on fulfillment of following conditions if the project:- 1. Is completed within stipulated time. 2. Estimated quality is ensured.</td> </tr> </table> <p>TE&TP Branch. Rs.3000/NOC granted as per SOP/Guidelines and within time.</p> <p>SHARES FOR EMPLOYEES:</p> <p>2. For the distribution of incentive money, shares among the officials shall be calculated on the basis of their basic pay with following ratio:-</p> <table border="1"> <tr> <td>a.</td> <td>Officers BS-17 & above</td> <td>75% of their basic pay</td> </tr> <tr> <td>b.</td> <td>Officials in BS-11 to 16</td> <td>100% of their basic pay</td> </tr> <tr> <td>c.</td> <td>Officials upto BS-10</td> <td>150% of their basic pay</td> </tr> </table> <p>DESERVING OFFICIALS:</p> <p>3. Only those officials shall be included for receipt of the Honorarium, who are fully involved in activity, approval, monitoring or signatories in activity/project. Furthermore, a list of designated recipients for every office and for every incentive/honorarium shall be notified by Director (Finance & Admin) after approval from Additional Director General MDA.</p> <p>CLAIM POLICY:</p> <p>4. After completion of every above mentioned case or activity, every Deputy Director shall submit a Reward claim case to Director (F&A) MDA along with relevant documents/proof after 5th of every 4th month for respective quarter. All claims shall be scrutinized by the committee comprising of following members and they shall be processed and cleared within a week in the shape of individual cheques:-</p> <ol style="list-style-type: none"> 1. Director Finance & Admin, MDA. 2. Deputy Director Finance, MDA. 3. Concerned Director. 4. Assistant Director Admin, MDA. <p>EXCLUSION:</p> <p>5. As the essence of the policy is strictly to appreciate hardworking employees of MDA so to make it more rewarding, it should be ensured by the Director Finance & Admin that the following types of officials are not employed at respective posts which are supposed to get share of reward / Honorarium. Furthermore, following officials will not get the share:-</p> <ol style="list-style-type: none"> a. Charged under PEEDA Act. b. Posted for more than 3 years at same posting if post is 	a.	Finance Branch. One month basic salary to budget making team if new budget is made and got approved from competent forum within time.	b.	One Window Cell. Rs.50/Application disposed of within given time however, Rs.25/application shall be subtracted which were not disposed of within stipulated time by the end of month (incentive shall be given if overall disposal is more than 90%).	c.	Town Planning Directorate: i. 3% of fine or penalty in every case.	d.	Urban Planning Directorate: i. 5% of PPP of PHSs/LSD if case processed and got approved within 6 months of the submission of application. ii. 2% of approval fee of PHSs/LSD if case processed and got approved within 6 months of the issuance of the PPP.	e.	Engineering Directorate: i. 1% of the Deposit Work Project or half of departmental charges whichever is more however Honoria shall not be more than 5 million in any case on fulfillment of following conditions if the project:- 1. Is completed within stipulated time. 2. Estimated quality is ensured.	a.	Officers BS-17 & above	75% of their basic pay	b.	Officials in BS-11 to 16	100% of their basic pay	c.	Officials upto BS-10	150% of their basic pay	<p>After detailed discussion, House approved the item. The House also directed to include staff of Enforcement Cell MDA or any other office for incentive and rewards due to their contribution for MDA.</p>
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	<p>transferable.</p> <p>c. Involved in personal trade / business.</p> <p>GENERAL HONORARIUM:</p> <p>6. There will be a number of officials of MDA who may not form part of above profit sharing reward regime, so to appreciate their efforts as well for the organization, an honorarium exercise shall be conducted on six monthly basis in which maximum one employee of each office (minimum AD level) and one officer of each directorate shall be awarded maximum to one basic pay. Following may be the members of selection committee for the task:-</p> <p>a. Additional Director General. b. All Directors/Chiefs. c. Deputy Director Admin.</p> <p>REMOVAL OF DOUBT:</p> <p>7. In case of any conflict or doubt, decision of Director General shall be final in respect of number, name and share of recipients for the Reward/Honorarium.</p>	
7.	<p><u>SCRUTINY FEE FOR REVISED PLAN / ADDITION OF AREA IN ALREADY APPROVED PLAN OF RESIDENTIAL, COMMERCIAL, PRIVATE HOUSING SCHEMES AND LAND SUB DIVISION PLANS</u></p> <p><u>BACKGROUND:</u></p> <p>Multan Development Authority is working with aim to regularize and streamline the function of building and development control keeping public ease as main focus. MDA is striving to legalize all the private housing scheme and resident commercial building plan through strict enforcement and vigilance. During the course of action, it was found that public is suffering during recovery of the entire fees upon the approval of Revise Plan where owners / developer add some land, floors or undertake minor changes in already approved plans.</p> <p><u>AIM:</u></p> <p>2. To ensure the approval and regularization of the all residential, commercial, private housing scheme & LSD plan.</p> <p><u>DETAILS/EXISTING ARRANGEMENTS:</u></p> <p>3. The MDA has taken the stern legal action against the owners/developers/ sponsors and issued notices, show causes has filed the challan in the court of special judicial magistrate of MDA. The FIRs are also registered in police stations. In response to MDA stern action the owners/developers/sponsors have requested to MDA for the relaxation in recovery of the scrutiny fees imposed upon the approval of the revised plan. Currently, MDA is charging scrutiny fees upon whole area including the area already approved by MDA. The Owners/developers have requested with time and again that during the process for approval of the Revise Layout plan of Residential/Commercial/ Housing scheme/LSD plan fees of already approved area should not be imposed.</p> <p><u>PROPOSAL:</u></p> <p>4. Governing body is requested to allow the waiver of scrutiny fees imposed upon the already approved plan. During the approval of Revised Plan, the owner / developer intends to add / amend / modify / alter / change area / floor in already approved plan, the fees of only revised area (to be calculated in SFT/Marla/Kanal) would be recovered in spite of whole area at the current rates.</p> <p><u>RECOMMENDATIONS:</u></p> <p>5. The matter is placed before Governing Body for kind consideration & approval please.</p>	<p>The House discussed the item at length and approved with the condition that 5% scrutiny fee (at current rate) on revised plans will be charged.</p>
8.	<p><u>DECISION REGARDING HEIGHT CHARGES OF MULTAN TRADE CENTER LMQ ROAD MULTAN</u></p> <p>The building plan of Multan Trade Center on an area of 85 marla on LMQ Road opposite MEPCO Center Multan was approved by competent authority on 30-6-2007 for 6 floors with</p>	<p>After detailed discussion, House approved the item.</p>

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	<p>height 35 ft. (2 basements for parking, lower, ground, first & 2nd floor) according to the Building Regulations, 2005.</p> <p>2. Again the owner submitted revised building plan for 08 floors including already constructed 03 floors (height 61'-6"). This revised building plan was approved by High Level Design committee in its meeting held under the chairmanship of DCO Multan on 19-9-2009.</p> <p>3. Meanwhile the owner/developer added 02 extra floors and took height of the plaza 85' and committed violations of the approved building plan (approved height 61'-6"). According to Building Regulations 2005 clause 60 the prescribed building height allowed was 70 ft. On this act notices were served and demolition order was also issued to LCO on 8-2-2011 for removing of the 02 extra floors above 70 ft.</p> <p>4. Meanwhile in Governing Body meeting held on 9-7-2012, Integrated Master Plan of Multan 2008-2028 prepared by the NESPAK (Pvt) was approved and adopted for implementation where proposed height of buildings abutting on LMQ Road for an area above 02 kanal was 120 ft. from Pak Arab Fertilizer to Aziz Hotel.</p> <p>5. After that the developer/owner resubmitted building plan for 10 floors (85 ft height) vide No. 643/TP/MDA dated 6-9-2012. The submitted building plan was scrutinized by the Building Plan Scrutiny Committee of MDA in its meeting held on 20-9-2012 in the light of Master Plan 2008-2028. According to the Master Plan permitted height on LMQ Road 120 ft therefore the Building Plan Scrutiny Committee recommended the case and after approval from Director General MDA forwarded the case to High Level Design Committee for consideration.</p> <p>6. The High Level Design Committee for the City District Government Multan in its meeting held on 20-12-2013 cleared the case as agenda item No. 11. Height charges were not levied by the High Level Design Committee as according to Master Plan 2008-2028 height on LMQ Road was permitted up to 120 ft. After recovery of fine Rs.38,40,916 + scrutiny fee (Rs. 8,90,849) (total Rs. 47,31,765), the building plan was issued on 26-1-2013.</p> <p>7. Meanwhile on a complaint lodged by Ehtsham-ud-din Farooqi, the Anti-Corruption Establishment took up the case of Multan Trade Center and according to their version MDA has not recovered the height charges above 70 ft and committed violation of the rules.</p> <p>8. Due to such situation, the matter was placed before the Governing Body in its 66th meeting held on 15-08-2015 as Agenda Item-15 for decision as to whether height charges are applicable in this case or not. The Governing Body decided to obtain legal advice from a senior private counsel in this matter. Hence, the advice of Legal Advisor MDA was obtained, which is reproduced as under:</p> <p>"The decision of the competent authority takes effect from the date when it is notified. Gazette Notification was published in Punjab Gazette on 11-9-2012. Therefore, Master Plan will take effect from 11-9-2012. Therefore, rule of modification of "Height of building 120 feet" shall applicable from 11-9-2012 and any violation of rules prior to it shall be dealt with as per previous bylaws".</p> <p>9. In the light of legal opinion, extra height charges were calculated as Rs.56,71,069/- and conveyed to the owner for payment. Therefore, the case is again presented before the Governing Body for appropriate decision.</p>	
<p>9.</p>	<p><u>CLARIFICATION OF PENALTIES / FINES ON PRIVATE SCHEME & LSD WHERE DEVELOPMENT STARTED PRIOR TO APPROVAL OF MDA</u></p> <p><u>AIM:</u></p> <p>To discourage the new / present developer of the schemes for carrying out illegal development works prior to final approval and to regularize & bring it into legal frame work, which</p>	<p>After detailed discussion, House approved the item.</p>

are pending with MDA for Final Approval since the creation of Authority.

BACKGROUND:

2. It is stated that Government of Punjab has framed Punjab Private Housing Scheme & land Sub Division Rules 2010 for all over the Punjab Province. Multan Development Authority has also adopted the same rules for control of Private Housing Scheme & LSDs in his jurisdiction. During the approval and processing of the cases of the Private scheme and LSD for approval, it came into notice that many land owners / Developer started illegal development as whole and / or partially prior to get approval from MDA.

3. The matter was placed before the 70th Governing Body meeting held on 23.07.2016 for imposition of fine on the scheme. The Governing Body has approved the fines / penalties upon Housing schemes & LSDs, where development work has been started without approval of the scheme from MDA.

DETAILS/EXISTING ARRANGEMENTS:

4. The decision of the 70th Governing Body was notified by the Authority vide No. 279/UP/MDA dated 07.11.2016 for imposition of the fine on all the case pending for the final approval in MDA at following rates:

a. The Schemes / LSDs started construction prior to get PPP:

The Scheme / LSD comprising on an area upto 100 kanals	Rs. 2000/Kanal/year
The Scheme / LSD comprising on an area 100-300 kanals	Rs. 3000/Kanal/Year
The Scheme / LSD comprising on an area more than 300 kanals	Rs. 4000/Kanal/Year

b. The Schemes / LSDs started construction after getting PPP & prior to final approval:

The Scheme / LSD comprising on an area upto 100 kanals	Rs. 1000/Kanal/year
The Scheme / LSD comprising on an area 100-300 kanals	Rs. 2000/Kanal/Year
The Scheme / LSD comprising on an area more than 300 kanals	Rs. 3000/Kanal/Year

Condition: Wherein the development period would be evaluated / calculated through satellite imagery and /or through the date of first notice issued by the department on all case pending for final approval in MDA.

PROPOSAL:

5. Governing Body is requested to allow imposition of fine at following schedule for the case pending in MDA for want of approval prior to 31st December 2016. However, the fine / penalties on the case submitted after 1st January 2017 would be recovered as per schedule given in the notification referred above.

The LSD got provisional / preliminary approval prior to 31 st December 2016 and development work carried out at site prior to Final approval	Rs. 1000/Kanal
The Scheme got provisional / preliminary approval prior to 31 st December 2016 and development work carried out at site prior to Final approval	Rs. 2000/Kanal

RECOMMENDATIONS:

6. The matter is placed before Governing Body for kind consideration & approval please.

10. **PROPOSAL FOR WORKING STRUCTURE OF ARCHITECTURAL CONSULTANCY IN MDA**

AIM:

- i. To facilitate the poor citizens by providing expert services at minimum rates thus discouraging the trend of low cost-low standard design through non-professional.
- ii. To generate better living standards for the citizens in accordance to the social and climatic requirements of Multan following the bylaws.
- iii. To cut short the process of approval of building plan and facilitate the citizens in procedures.

The House discussed the item and pended till next meeting.

BACKGROUND:

Building control is ahead covered under the Directorate of Town Planning that ensures the execution of bylaws in Multan. The architects working in MDA used to approve the plans based on the bylaws.

2. In the Governing Body meeting held on 02-06-2016 the Architecture Branch was re-established under the Directorate of Town Planning. The Architecture Branch provided free consultancy to the public for three months. While enforcing the regulation of "Blacklisting of Architects". This ultimately discouraged the low-cost non-professional designs. Applications were received for relief after these modifications from the public who cannot afford fee of a professional architect. Therefore, for the successful functioning of the above regulation and ensuring quality work in the construction industry, the public needs to be facilitated with the developing change.

DETAIL/EXISTING ARRANGEMENTS:

3. Free consultancy is being offered to the public from 1st July for three months. It ended up with the start of building plan review before submission at one window. For starting architectural consultancy the minimum required team under the Deputy Director Architecture is already available and working to facilitate the public by providing building plan review as per Bylaws.

PROPOSAL:

- i. Commencement of paid architectural consultancy following the minimum market rates for projects less than 5 Marla. The detail of proposed rates is as under:

Rates for Architectural design of residential units			
Area of plot	Rate for submission drawings/Marla	Rate for structural working-sanitary-electrical drawings /Marla	3D Design
5 Marla or less	Rs. 1000	Rs. 1000-200-200	7000

- ii. For commercial projects less than 3 Marla will be entertained at cost 5 times to that of residential projects.
- iii. 20% discount in the design rates for social welfare projects.
- iv. Commencement of design services; after submitting the application form for architectural consultancy, mentioning the services required and selected payment method.
- v. Compulsory first installment of 40% advance payment for each service. The remaining 60% payment will be made before handing over of the drawings for the chosen service.
- vi. The consultancy provided to the public will be stamped by the architecture branch for submission drawings.
- vii. In every construction project taken by MDA 2% of the project cost will be charged as consultancy fee for architectural services and 5% for interior/renovation projects.

RECOMMENDATIONS:

4. The proposal for architectural consultancy may be approved in order to provide better services to the public of Multan.

11. REVISION OF REGISTRATION OF ARCHITECT'S REGULATIONS 1978

AIM:

- To elucidate and upgrade the process of enlistment of PCATP registered architects at MDA.
- To develop better interactive process between architects and MDA while saving the rights of architects.

BACKGROUND:

2. The Directorate of Town Planning MDA has been involved in regulating and uplifting the built environment of Multan in collaboration with the registered architects from last 40 years. The Registration of Architects Regulations 1978 was introduced on

The House discussed the item and pended till next meeting.

	<p>10th July 1978. Many of the items listed in the regulations were either modified or were withdrawn from time to time. But the document was not updated which left loopholes in the implementation of the correct rules. The issue was raised by the practicing architects and stakeholders, requesting revision of the regulations in the light of the previous orders and present requirements.</p> <p><u>DETAILS/EXISTING ARRANGEMENTS:</u></p> <p>3. The MDA Registration of Architects Regulations 1978 was subject to repealed after the approval of PCATP Ordinance 1983. In this regard item no. 5 in the 36th Authority meeting was approved. But the regulations were not clearly updated. According to the PCATP Ordinance 1983 and Government orders, letter NO. SO (P) 9-29/94 dated: 23.10.2000, only PCATP is liable to register architects and no authority shall pursue dual licensing respectively. Under the Light of the above documents the category of licensing needs to be redefined while the renewal of enlistment of PCATP registered architects shall be made charge free. For which the proposal is as under.</p> <p><u>PROPOSAL:</u></p> <ul style="list-style-type: none"> • It is proposed that the changes approved in agenda item no. 5 of 36th Governing Body meeting and letter NO. SO (P) 9-29/94 dated: 23.10.2000 shall be completely incorporated. Moreover, the conditions for the enlistment of architects under category A, B and C and Registration Renewal Performa shall be revised as detailed out in <u>ANNEX-E</u>. • Applications shall be submitted at Architecture Branch for further processing. • MDA shall not charge any enlistment or renewal fee. • The enlistment shall be liable to be renewed within the month of January of every New Year. Any later than this the enlistment shall stand cancelled and new application has to be made by the Architect. <p><u>RECOMMENDATIONS:</u></p> <p>4. The matter is placed before the Governing Body for consideration and approval please.</p>	
<p>12.</p> <p><i>JS</i> <i>16/12</i></p>	<p><u>TENANCY OF MDA PROPERTIES / SHOPS LOCATED AT VARIOUS SITES IN MULTAN CITY</u></p> <p><u>AIM:</u> To regularized the tenancy of MDA properties / shops located at the different sites in Multan.</p> <p><u>DETAIL:</u></p> <p>2 In accordance with the decision of 69th Governing Body Meeting held on 02-06-2016, a majority of the tenants in Zakariya Shopping Centre, have executed the tenancy agreement with the MDA for a period of 11 months upto 31-12-2016 on the prescribed terms & conditions duly approved by the Competent Authority. In order to regularize the matter of all the tenants of different sites, it is much essential that they may be treated with the same parameters of Zakariya Shopping Centre and registered tenancy agreement may be executed with all the tenants occupying the MDA properties / shops without any agreement.</p> <p>3. With the finalization of execution of agreement, all the tenants shall come within the legal parameters specifically as and when MDA intend to eject them from the site. It is also added that the occupants / tenants of Zakariya shopping Centre who have not yet executed the tenancy agreement with the MDA. They may be given a final opportunity to execute the agreement within a period of three months upto 30-04-2017.</p> <p><u>PROPOSALS:</u></p> <p>4. In the light of facts mentioned above the following proposals are hereby made for approval please.</p> <ol style="list-style-type: none"> i. The tenants of Zakariya Shopping Centre whose agreement of tenancy have been expired on 31-12-2016, their period 	<p>After detailed discussion, House approved the item.</p>

	<p>may be extended for further 11 months from 01-01-2017 to 30-11-2017 with 10% increase.</p> <p>ii. The tenants of Zakariya Shopping Centre who have not yet executed the tenancy agreement may be given a final opportunity to execute the agreements within a period upto 31-03-2017 on the prescribed rent and other formalities at par with others, otherwise, they shall be ejected and the shops / rooms in their possession may be disposed off through open auction.</p> <p>iii. The tenancy agreement may be executed with the tenants / occupants of Car Parking, Hussain Agahi at the agreed rate of increase i.e. 25% for a period of 11 months on the analogy of Zakariya Shopping Centre Hussain Agahi, Multan (from 01-01-2017).</p> <p>iv. The tenancy agreement may be executed with the tenants / occupants of Dehli Gate shops at 10% increase on annual basis of the rate duly approved by the then Additional Director General, MDA on 22-07-2014 for a period of 11 months along with the other terms & conditions being followed with the tenants of Zakariya Shopping Centre, Multan.</p> <p>v. The tenancy agreement may be executed with the tenants / occupants of Ladies Park, Gulgasht Colony, Multan and Ghanta Ghar, Multan on the increase of annual rent @ 10% for a period of 11 months, on the analogy of Zakariya Shopping Centre (from 01-01-2017).</p> <p>RECOMMENDATIONS:</p> <p>5. The House is requested to approve the above proposal please.</p>	
13.	<p><u>EXTENSION IN PERIOD OF PAYMENT OF ENHANCED AMOUNT IN RESPECT OF HOUSING SCHEME FATIMA JINNAH TOWN PHASE-I & II, MULTAN</u></p> <p>AIM:</p> <p>Aim of the agenda is to extend the payment period of enhanced amount + development charges upto 30-06-2017 to the allottees of Fatima Jinnah Town Phase-I & II. Multan</p> <p>DETAIL:</p> <p>2. The Governing Body in its 59th Authority Meeting held on 09-07-2012 enhanced the rate of development charges to the tune of Rs.17559/- per marla for Fatima Jinnah Town Phase-I and Rs.24500/- per marla in respect of Fatima Jinnah Town Phase-II, Multan according to revised PC-I of Engineering Directorate, MDA. The Governing Body in its 68th Authority Meeting held on 10-02-2016 vide item No.08 extended the date of recovery upto 31-12-2016. As per record, against a demand of Rs.1460 million, only Rs.715 million (approximately) has been received upto December, 2016 leaving a balance of Rs.745 million against the allottees. Notices have been issued to the allottees for payment of said amount.</p> <p>PROPOSALS:</p> <p>3. As explained above the development works at site have been completed 98% approximately while the basic amenities especially electricity are not yet functional and this fact is main hurdle in recovery of enhanced charges. Therefore it is proposed that extension in payment period may be extended upto 30-06-2017, subject to the condition that on the expiry of this period, penal surcharge as per approved rates of Government shall be recovered from the defaulters.</p> <p>RECOMMENDATIONS:</p> <p>4. The matter is placed before the Governing Body for kind consideration and approval, please.</p>	<p>The House discussed the item at length and approved subject to the condition that penal surcharge as per approved rates of Government of Punjab shall be recovered from the defaulters/ allottees of Fatima Jinnah Town Phase-I & Phase-II with effect from 01-07-2017.</p>
14.	<p><u>EXTENSION IN LEASE AGREEMENT IN RESPECT OF PETROL PUMPS UNDER THE CONTROL OF MDA, MULTAN</u></p> <p>AIM:</p> <p>Aim of the agenda is to extend the lease period and execution of lease agreement with PSO / Proprietors in respect of</p>	<p>After detailed discussion, House approved the item.</p>


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05 number petrol pumps installed on the MDA land.

DETAIL:

2. The Multan Development Authority, Multan at present is the owner of 06 petrol pump sites at different locations in Multan City. Previously these sites were leased out at different dates and lease agreements were executed as per Government Policy under the Disposal of Land By the Development Authorities (Regulations) Act, 1998. On expiry of lease period further extension in lease period was not granted by the Authority and no lease agreement was executed with PSO / proprietors because the Disposal of Land by the Development Authorities (Regulations) (Amended) Act, 2007 was repealed and the Government of the Punjab introduced new Act, THE MANAGEMENT AND TRANSFER OF PROPERTIES BY DEVELOPMENT AUTHORITIES ACT, 2014. According to this Act, the Government of the Punjab has to frame the Rules and the Development Authorities have to draft Regulations on the subject and submit to Government for vetting and notification to adopt uniformity in policy for all the Development Authorities in Punjab.

3. As, the Rules likely to frame under the Management & Transfer of Properties by the Development Authorities Act, 2014 are not framed by the Government, therefore, in the 67th Authority Meeting held on 06-10-2015 it was decided that the sites of petrol pumps may be disposed off through open auction. However, first right of refusal will be given to the present occupant / proprietor after the auction. In accordance with the decision of the Governing Body, MDA notices were served upon to all the lessees on 22-10-2015 to vacate the site so that the auction proceedings may be carried out.

4. All the tenants / proprietors of Petrol Pumps being dissatisfied with the decision, filed Suit in Civil Court and succeeded to get stay order in their favour on the ground that they have spent a huge amount on account of installation of Machinery and super structure built thereon, therefore, the action of MDA is quite harsh to eject the old tenants from the site. The civil suits of the tenants of petrol pumps are still pending but meanwhile, for the site of Block-F, Jinnah Park, Shah Rukne Alam Colony, Multan the suit of the plaintiff was dismissed due to non prosecution. MDA by taking immediate action seal the premises at this juncture the Pakistan State Oil Ltd came forward and offered that they are ready to increase the rent on a reasonable side in case, MDA may not eject the existing tenants. MDA asked the PSO Authorities and others whose case are yet pending and stay order granted by the court is operative that their request can be considered subject to the increase in rent at the present rates of Model Town site disposed off for installation of petrol pump through open auction in the year 2010. Moreover, MDA shall increase the rent on the above said rate from the date of issuance of notice i.e. 22-10-2015.

5. The PSO Authorities along with others after a several meetings agreed with the MDA demand only with the condition that the lease period should have been at par with the lease period of Model Town site i.e. upto 2028 and the yardstick made for the recovery of enhanced rent should be in accordance with the area of Sq Feet of petrol pump. The above said condition of the PSO as well as others is based on the logic that once they are going to pay the rent at par with the site disposed off through open auction, they should have been treated at par with the Model Town site towards the lease period. The above said negotiations were undertaken after taking the advice of MDA's Legal Advisors who were of the view point that MDA can only lease out the site instead of petrol pump which is the property of tenants.

PROPOSAL:

6. The above said explanation of the PSO and others seems to be reasonable. Following proposals are offered for deliberation as per **ANNEX-F**.


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	<p>a. Monthly rent rates shall be enhanced as per ANNEX-F for all sites.</p> <p>b. The enhancement shall take effect from 22-10-2015 as stated above.</p> <p>c. New lease agreement shall be enforced from 22-10-2015 upto 2028. This period is not extendable</p> <p>d. Enhanced rent and other arrears shall be deposited to MDA by 28-02-2017 in maximum of lump-sum or two instalments well before registration of lease agreement whichever is earlier.</p> <p>e. Other than above point, all the tenants and conditions agreed with Model Town Petrol Pump shall be applicable for all other sites, mutatis mutandis.</p> <p>RECOMMENDATIONS:</p> <p>7. The House is requested to approve the above proposal please.</p>	
<p>15.</p> 	<p>JOURNALISTS BLOCK IN FATIMA JINNAH TOWN PHASE-II, MULTAN</p> <p>AIM:</p> <p>Recovery of outstanding cost of land and development charges of Journalists Block.</p> <p>DETAIL:</p> <p>2. In the 70th Authority Meeting of MDA held on 23-07-2016 (ANNEX-G), it was decided to waive off Rs.34.957 million from the total recoverable cost of Rs.88.214 million from the Journalist leaving a balance amount of Rs.53.957 million subject to the condition that: -</p> <ol style="list-style-type: none"> Punjab Journalists Housing Foundation may allow to deal the matter directly with the allottees. The President Press Club Multan shall ensure undertaking of every allottee / journalist in the shape of affidavit on stamp paper of the value of Rs.50/- that they will pay the dues uptill 31-12-2016 and not claim maintenance from the MDA. In case they fail to deposit such dues as per their share they shall be liable to pay the fine as levied by MDA. <p>3. Accordingly, PJHF issued a letter dated 07-10-2016 (ANNEX-H) that their Competent Authority approved the recovery of Rs.53.956 million from the allottees directly by MDA subject to following conditions: -</p> <ol style="list-style-type: none"> MDA will not hand over the possession of plot to any allottee without clearance by PJHF PJHF will issue the clearance certificate to the allottees after payment of all outstanding dues of PJHF PJHF reserves the right to allow further sale / transfer as per the policy determined subsequently. <p>4. Despite above decision, no allottee of Block-J deposited the dues and made compliance. Now PJHF has issued minutes of meeting of its Board of Directors dated 01-12-2016 (Annex-J) wherein it has been decided by them under item No.17 that: -</p> <ul style="list-style-type: none"> Departmental charges were reduced from 12.5% to 6% Maintenance charges reduced to 1 year MDA to do the needful and intimate the amended charges to PJHF within 7 days PJHF will remain the authority to allow the transfer of plots and to collect the prescribed fee accordingly. PJHF to work out the modalities for establishing a field office at Multan to facilitate transfer of plot. <p>5. As per the decision mentioned above, the comparison statement has been prepared by Engineering Directorate MDA, which is as at (ANNEX-K), according to which the development cost of Block-J will be reduced from Rs.426.960 million to Rs.353.89 million which will ultimately reduce the recoverable balance amount from Rs.88.214 million to Rs.15.098 million. It is stated that MDA keeping in view secluded status of PJHF project</p>	<p>After detailed discussion, House approved the item.</p>

	<p>and welfare of Journalist of Multan waved off approximately Rs.34.957 million in 70th Governing Body Meeting and now they have asked for the reduction of Rs.38.159 million from MDA share which will ultimately lay extra burden on other allottees or MDA has to pay from its self income, however, in order to recognized the minutes / decision the following proposals are hereby made for consideration and appropriate order please.</p> <ol style="list-style-type: none"> The decision on the issue may be obtained from the Government with the request that in case the proposal / decision made by the committee dated 01-12-2016 communicated through minutes are approved. The differential amount of rebate may be paid to the MDA by the Government of the Punjab, so that the impact of monetary loss as well as precedent could have been avoided. Governing Body, MDA may further waive off Rs.13.207 million in term of maintenance charges by reducing it to one year period as requested. Reduction in Departmental charges is not recommended as it was mutually agreed by the concerned parties and it may set a adverse precedent. The House itself may decide keeping in view the reservations of MDA. <p>RECOMMENDATIONS:</p> <p>6. The House is requested to approve the above proposal please.</p>	
16.	<p><u>APPROVAL FOR GRANTING POWERS TO DEPUTY DIRECTOR ESTATE & LAND MANAGEMENT FOR GRANTING EXTENSION IN BUILDING PERIOD WITH FINE IN RESPECT OF PLOTS IN HOUSING SCHEMES UNDER MDA</u></p> <p>AIM:</p> <p>To reduce the quantum of work upon Director E&LM, MDA, to facilitate the general public / allottees in disposal of their files prompt recovery of MDA dues.</p> <p>DETAIL:</p> <p>2. In Housing schemes under the Development Authorities in Punjab residential plots and commercial plots are allotted through draw and open auction. The initial period for construction of building is fixed three years (36-Months) as grace period without any surcharge. After the expiry of said period extension in building period in respect of residential plots is granted as per penalty rate fixed by the Government according to size wise / year wise and in respect of commercial sites the penalty is charged on percentage wise against total price of plot. The Director Estate Management is empowered to grant such extension subject to payment of fine determined by the Government of the Punjab. The post of the Director Estate Management is very busy due to heavy commitment of official work.</p> <p>3. In order to reduce the work load of the Director Estate & Land Management, MDA it will be appropriate that the powers for approval of the building period with surcharge may be delegated to the concerned Deputy Director, so that the disposal rate may be increased and the recovery could have been effective.</p> <p>PROPOSALS:</p> <p>4. In order to facilitate the general public as well as allottees, the powers to approve the building period fine with surcharge may be delegated to the concerned Deputy Director for prompt recovery of dues.</p> <p>RECOMMENDATIONS:</p> <p>The House is requested to approve the above proposal please.</p>	After detailed discussion, House approved the item.
17.	<p><u>ADJUSTMENT OF ALLOTTEES WHOSE PLOTS AFFECTED IN HOUSING SCHEME FATIMA JINNAH TOWN PHASE-II, MULTAN</u></p> <p>AIM:</p> <p>To adjust the allottees whose plots have been affected</p>	The House discussed the item at length and directed that

	<p>due to shortfall of land, exclusion of land from Scheme and stay order issued by the Hon'able Lahore High Court, Multan Bench, Multan in Housing Scheme Fatima Jinnah Town Phase-I & II, Multan.</p> <p>DETAIL: The allottees of Housing Scheme Fatima Jinnah Town Phase-I & II, Multan are frequently visiting this office for delivery of possession of their plots. The land belonging to Ausaf Rice Mills and Mr. Abdul Aziz & Sons has been excluded by the order of the Chief Minister Punjab and the land acquired from Mr. Nasir Qureshi is under litigation. The Department is under obligation to deliver the possession of plots, because the allottees had paid the entire cost of plots. The list of affected plots due to short fall is attached as ANNEX-L, list of plots due to exclusion of area from scheme is attached as ANNEX-M.</p> <p>In order to resolve the issue, the Director Town Planning was requested to provide the list of available plots in Fatima Jinnah Town Phase-II, Multan. The Director Town Planning provided the list of balance / extra plots list of balance plots is attached as ANNEX-N.</p> <p>PROPOSALS: In the light of facts mentioned above and keeping in view the hardship of the allottees, the affectees have been categorized as under: -</p> <ol style="list-style-type: none"> The affectees whose plots were consumed in the construction work / short fall at site. The affectees of excluded area by the order of Government of the Punjab. <p>RECOMMENDATIONS: The House is requested to allow the accommodation the effectees of category (a) first and thereafter (b) accordingly, keeping in view the available plots and the Director General, MDA may be authorized to decide the hardship cases in the process of adjustment.</p>	<p>exercise should be completed by Allocation Committee of MDA and Haji Ehsan-ud-Din Qureshi, MPA and Mr. Shahzad Maqbool Bhutta, MPA will also be member of Allocation Committee for this particular task.</p>
<p>18.</p> <p><i>16/02</i></p>	<p>APPROVAL FOR DELEGATING THE POWERS OF REFUND / ADJUSTMENT OF THE LESS AREA / ERRONEOUSLY DEPOSITED AMOUNT TO DIRECTOR ESTATE MANAGEMENT</p> <p>AIM: To facilitate the public at large / allottees.</p> <p>DETAIL: 2. As per Delegations of Powers, the refund of the amount against the less area as well as erroneously deposited amount is the power of Director General, MDA. Some time when the regular Director General is not available in MDA it takes more time than required by the applicants, for disposal of such like cases, where the area become less than the allotted plot or amount is erroneously deposit. In order to facilitate the public at large and immediate disposal of pending applications of the effected / claimant persons it is appropriate that the Director Estate Management, MDA may be authorized to refund the amount of such type of applicants upto the extent of Rs.300,000/- in case the refund amount is more than Rs.300,000/- the matter shall be forwarded to the Director General, MDA for approval</p> <p>PROPOSALS: 3. It is proposed that by considering the above mentioned circumstances, the Director Estate & Land Management, MDA may be authorized to deal the refund / adjustment of excess amount to the extent of Rs.300,000/-.</p> <p>RECOMMENDATIONS: 4. The House is requested to approve the above proposal please.</p>	<p>After detailed discussion, House approved the item.</p>

19.	<p><u>CHARGING OF NADRA VERIFICATION FEE FROM THE PURCHASERS OF PLOTS IN MDA SCHEMES</u></p> <p>AIM: To ensure the transparency in the transfer of plots.</p> <p>DETAIL: 2. In order to bring the transparency and modern mode of verification, it was decided that the transfer of plots shall be undertaken through Transfer Officer instead of Deputy Director. Moreover, it was also decided that keeping in view the modern source of verification, MDA while taking the statements of the transfer of plot get the thumb impression of both the parties verified through NADRA link which has been started but the NADRA Authorities demanded an amount of Rs.25/- through ANNEX-O that MDA shall have to pay Rs.25/- per case on account of verification charges. 3. Keeping in view the demand of the NADRA authorities it is suggested that the process being followed is also in the interest of parties i.e. seller & purchaser therefore, they should bear such expenses. Accordingly the proposal is hereby made to approve the present demand of the NADRA to recover from the purchaser of the plot so that MDA could have escaped from the financial burden of this amount. PROPOSALS: 4. MDA may be authorized to recover the amount Rs.30/- per case from the purchaser of plots. RECOMMENDATIONS: 5. The House is requested to approve the above proposal please.</p>	After detailed discussion, House approved the item.
20.	<p><u>APPROVAL OF TIAS GUIDELINES FOR THE ISSUANCE OF NOC REGARDING TRAFFIC IMPACT ASSESSMENT STUDY OF NON-RESIDENTIAL BUILDINGS UNDER PUNJAB BUILDING AND ZONING REGULATIONS 2007</u></p> <p>AIM: TIAS guidelines formulated by Directorate of Traffic Engineering & Transport Planning MDA should be followed for the guidance of Consultants / Traffic Engineers and to fulfill the technical requirements more precisely according to local conditions of Multan city as well as Multan District. BACKGROUND: 2. MDA has adopted Punjab Building & Zoning Regulations 2007 and all the building plans i.e. residential, commercial, non-residential etc. are being processed according to these regulations. According to clause No.10.3.3(h) of these regulations: "The prospective builder shall conduct a Traffic Impact Assessment Study for the construction project if the project falls within any of the following conditions. The builder shall acquire a NOC from the Traffic Engineering Agency: i. Non-residential building having plot area of 4 kanals (1673 sq m) or above. ii. Non-residential building having 5 storey's and above". 3. For the guidance of the Consultants / Traffic Engineers, Directorate of Traffic Engineering & Transport Planning MDA has formulated guidelines to conduct TIAS of non-residential buildings. PROPOSALS: 4. TIAS guidelines to conduct TIAS of non-residential buildings in the jurisdiction of Multan Development Authority and all other building control agencies working in District Multan are placed before the governing Body for approval please.</p>	The House discussed the item and pended till next meeting.

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	<p>RECOMMENDATIONS:</p> <p>5. The House is requested to approve the above proposal please.</p>	
21.	<p>FACILITATION TO FIELD STAFF</p> <p>AIM: To facilitated the field staff for efficient working.</p> <p>BACKGROUND: 2. On the recommendations of a committee who probe into the matter of collapsed building situated on Bosan Road wherein it has been recommended that for the efficient working of TP Enforcement, it must be required to facilitate the field staff with POL facility etc.</p> <p>DETAILS/EXISTING ARRANGEMENTS: 3. Town Planning Directorate has been doing building control in the area of 362 sq. km before the approval of integrated Master Plan of Multan 2008-28. But after the approval of this Master Plan, area of jurisdiction has been increased to 566 sq. km with only one vehicle, for officers, is a very challenging and difficult to control, and remote area like Gopal Pur, Lutfabad, Qadir Pur Rava'n and Sher Shah Tool Plaza. Moreover, Town Planning Directorate is doing building control of 20 controlled roads, more than 450 Private Schemes and 22 MDA Housing Schemes. And as per Building and Zoning Regulations field staff must have to visit controlled road at least twice a week and have to visit each and every building at every stage of its construction (either the building is on controlled road or in it is in a scheme). So, this task of field visit is almost impossible without the facility.</p> <p>PROPOSAL: 4. All the field staff of Town Planning, Urban Planning and Estate and Land Management Directorates may be facilitated with POL of 15 liters per month as has been given by other Departments of Punjab Government. So that, building control may be enforced with true spirit and performance of MDA field staff including all building inspectors of Town Planning, Urban Planning and site inspectors of E&LM and all Assistant Directors may be enhanced please.</p> <p>RECOMMENDATIONS: 5. The matter is placed before Governing Body for kind consideration and approval please.</p>	After detailed discussion, House approved the item.
22.	<p>(A) RE-ORGANIZATION OF WASA ESTABLISHMENT (B) ADDITION / DELETION IN MDA / WASA (APPOINTMENT & CONDITIONS OF SERVICE) REGULATIONS, 2016</p> <p>(A) RE-ORGANIZATION OF WASA ESTABLISHMENT</p> <p>AIM: To suggest reorganization of WASA after detail and whole-stick assertion of assigning task and area.</p> <p>BACKGROUND: 2. As per instructions of Government of Punjab, HUD&PHE Department vide letter No.SO(UD)1-34/2016 dated 15-05-2016 some posts of Finance Directorate have been got approved the governing Body of MDA in its 70th meeting. As the jurisdiction of WASA Multan has been increased, the numbers of Water Works and disposal Stations have also been increased due to expanding populated area resultantly some offices have also been created. The mater was discussed by the House at length under item No.17 (A&B) and was approved. Further, a committee comprising of following members was constituted to prepare a detail restructuring plan for WASA Multan and to submit report before next meeting of governing body of MDA:-</p> <ol style="list-style-type: none"> i. Haji Ehsan-ud-Din Qureshi, MPA. ii. Mr. Shahzad Maqbool Bhutta, MPA. iii. Additional Director General, MDA. 	After detailed discussion, House approved the item. It was also directed by the House to enforce necessary changes / up-gradation for MDA (UD Wing) as well.

- iv. Managing Director WASA, Multan.
- v. Director Finance & Admin, MDA.
- vi. Director Admin & Finance, WASA.

3. The said committee has examined proposed draft of restructuring plan of WASA establishment and after thorough discussion, resolving of ambiguous points recommended for approval by the Authority. The organogram of WASA and restructuring plan / SNE for the year 2016-17 are attached at **ANNEX-P & Q** respectively.

(B) ADDITION / DELETION IN MDA / WASA (APPOINTMENT & CONDITIONS OF SERVICE) REGULATIONS, 2016

4. The Service Regulations, 1980 of MDA has been repealed and the Governing Body of MDA has approved MDA (Appointment & Conditions of Service) Regulations, 2017 in 70th meeting held on 23-07-2016.

5. To implement the Service Regulations, 2016 of MDA and to make appointments and promotions to the posts, the method of recruitment has been proposed to be specified as a Schedule of Service Regulations of MDA/WASA Multan. Under and in accordance with budget estimate of WASA pertaining to establishment, a draft of the Schedule of Service Regulations of MDA/WASA Multan containing the procedure for the appointment / promotion has been framed which is placed at **ANNEX-R**.

PROPOSAL:

6. To make an effective control by creating new –
- i. Finance Directorate
 - ii. Water Testing Laboratory
 - iii. Medical Branch
 - iv. Online Complaint Center

The posts have been included in the SNE for the year 2016-17 for the implementation of Automated Finance Management System. In addition to above, some posts have been proposed to be created in the Directorates / Divisions as per requirement. The post of PRO/BS-16 is proposed to be re-designated and upgraded as Assistant Director Public Relations in BS-17. Furthermore, the post of Circle Incharge/BS-11 to BS-14, Recovery Inspector/ BS-7 to BS-10, Recovery Assistant/Bill Distributor/BS-1 to BS-5 are to be treated at par with other sister organizations. It is in observance of directions passed by the Hon'able High Court, Multan Bench dated 07-6-2016 in the writ petition No.8519/2016 and No.8527/2016 filed by the incumbents of the said posts.

7. To encourage Sewermen, 20% posts shall be re-designated as Senior Sewermen in BS-4, the posts of Sewer Supervisor BS-2 to BS-4 have proposed to be included in the SNE. Hence, the scales of some posts i.e. Electrician, KPO have been proposed at par with MDA.

8. 44-posts of various cadres (list at **ANNEX-S**) have been proposed to be abolished whereas 298 posts of different cadres have been proposed to be created (list at **ANNEX-T**). Some posts have been re-designated / shifted. 16 posts are proposed to be frozen in finance Directorate (**ANNEX-U**). The matter of restructuring plan of WASA Establishment and Service Regulations of MDA/WASA 2016 are submitted before the Governing Body of MDA with the request that the proposal for the reorganization of WASA for the year 2016-17 and Schedule containing the method of recruitment / promotion of the posts may be considered to make the part of MDA Service Regulations 2016.

RECOMMENDATIONS:

9. The matter is placed before the Governing Body for kind approval please.

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Table item No.01	<p><u>TIME EXTENSION FOR COMPLETION OF THE WORK CONSTRUCTION OF ROADS, WATER SUPPLY, SEWERAGE SYSTEM, BOUNDARY WALL AND OVER HEAD RESERVOIR WORK FATIMA JINNAH TOWN PHASE-I ALLOTTED TO M/S NAZIR & CO</u></p> <p><u>AIM:</u></p> <p>Consideration for the review of the penalty imposed for delayed completion of work as per decision taken in previous meeting of the governing body.</p> <p><u>BACK GROUND:</u></p> <p>2. The work for the construction of roads, water supply, sewerage system, boundary wall and overhead reservoir was allotted to M/s Nazir & Co (PVT) Limited amounting to Rs.945.72 million vide letter No.4510/DE/MDA dated 08-11-2007. The work could not be started for one year after its allotment due to standing crops on the land, late announcement of award of land and running silage carrier of disposal station of Vehari Road. Later on, in 2010 Noubahar Canal got breached which inundated the whole scheme area and damaged the work done by the contractor due to which the completion of the work got delayed.</p> <p>3. The time extension for completion of work was previously granted upto 31-12-2014 in 63rd meeting of Governing Body held on 25-09-2014 with the condition that if the completion of the work got delayed, penalty of Rs. One Lac per day would be imposed on the company w.e.f. 01-01-2015. The work could not be completed upto 31-12-2014. Consequently, the decision of 63rd Governing Body Meeting was enforced and accordingly Rs.90 lac were deducted as penalty from the contractor's running bill paid in April 2015. Later on, the work was completed by the contractor on 31-07-2015 (after approximate 7 months after due date). The contractor, after completion of the work, requested to waive off the imposed penalty and extend the time limit upto 31-07-2015 on the ground of enhancement of allotted quantities (about 15% to 20%). Resultantly, the extension in time limit was granted upto 31-07-2015 to the contractor in 69th Governing Body Meeting held on 02-06-2016 with the decision that the amount of penalty @ Rs. one lac per day already imposed by Governing Body in its 63rd meeting held on 25-09-2014 will be deducted from the Contractors Bill. It was also decided that the case for review of the rate of penalty will be placed before the Governing Body in its next meeting with full justification.</p> <p><u>DETAIL EXISTING ARRANGEMENTS:</u></p> <p>4. The work stands completed at site and the clearance of liabilities of contractor are under process; meanwhile the contractor has filed another application for waiving off penalty already imposed. The Chairman MDA Mr. Muhammad Ali Khokhar directed to constitute a committee on 19-11-2016 comprising of the following members to deliberate on the issue and prepare its recommendations to be placed before forthcoming meeting of the Governing Body:</p> <table data-bbox="491 1518 1070 1608"> <tr> <td>1. Haji Ahsan-ud-Qureshi</td> <td>MPA</td> </tr> <tr> <td>2. Ms. Kholi Amjad</td> <td>MPA</td> </tr> <tr> <td>3. Mr. Abdul Qadir</td> <td>Practicing Architect</td> </tr> </table> <p>5. The respectable members of the committee assembled in a meeting held on 27-11-2016 to examine the matter in detail with the concerned officers of the Directorate of Engineering, MDA. The contractor was also given opportunity to present his view point before the committee in the meeting. The decision/ recommendations of the committee are still awaited.</p> <p><u>PROPOSAL:</u></p> <p>6. Recommendations may be placed before forthcoming meeting of the governing body for decision.</p>	1. Haji Ahsan-ud-Qureshi	MPA	2. Ms. Kholi Amjad	MPA	3. Mr. Abdul Qadir	Practicing Architect	<p>The House discussed the item and directed that the committee already constituted by Governing Body regarding this matter should submit report / recommendations in the next meeting of Governing Body for decision. The item pended and will be discussed in next meeting.</p>
1. Haji Ahsan-ud-Qureshi	MPA							
2. Ms. Kholi Amjad	MPA							
3. Mr. Abdul Qadir	Practicing Architect							

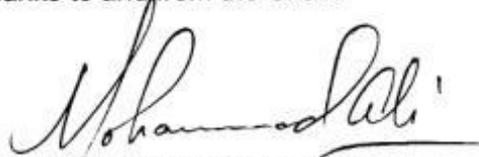

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Table item No.2	<p align="center"><u>EXTENSION IN BUILDING PERIOD FINE WITHOUT SURCHARGE IN HOUSING SCHEME FATIMA JINNAH TOWN PHASE-I & II, MULTAN</u></p> <p><u>AIM:</u> Aim of the agenda is to extend the building period without surcharge till the completion / functional stage of basic amenities in Housing scheme Fatima Jinnah Town Phase-I & II. Multan.</p> <p><u>DETAIL:</u></p> <p>2. The Director Estate & Land Management, MDA vide office order No.07/EM/MDA dated 05-08-2014 issued the schedule of the building period, according to which the building period for the Block A, B, C & D of Fatima Jinnah Town Phase-I, was given to the allottees for construction of their houses from 01-07-2013 to 30-06-2016 without surcharge as the possession was being delivered by MDA to said allottees. Accordingly the building period after 30-06-2016 shall be given with surcharge.</p> <p>3. The allottees through number of applications agitated that the development work at site is yet to be completed and the levy of surcharge of the building period is quite harsh and against the policy. In order to resolve the issue following committee was constituted by the Additional Director General, MDA</p> <ol style="list-style-type: none"> 1. The Director Finance & Admin, MDA Convener 2. The Director Engineering, MDA 3. The Director Estate Management, MDA 4. The Deputy Director LM, MDA <p>4. The committee examined the issue in detail with reference to Government policy as well as clause (6) of the allotment letter which are reproduced as under: -</p> <p><u>PARA-6 of the Government policy dated 27-10-2010</u> "It would be made mandatory on the concerned department, authority to provide basic amenities to the new Housing Schemes within the stipulated period: Surcharge / penalty would become due only after providing the basic facilities of roads, sewerage, water supply, electrification etc, where provided and made functional".</p> <p><u>CLAUSE-6 of the allotment letter</u> "Building period allowed to you for the construction of building shall be 36 months. This period shall start from the date of Notification of completion of development work or from the date of notice for taking over the possession of plot sent to you. In case of non construction of building within stipulated period or such extended period as is allowed under the rule / policy, the plot shall be cancelled from your name by MDA and amount already deposited with MDA shall be forfeited to the extent of 1/3rd of total cost of the plot".</p> <p>5. The Director Engineering who was also the member of the committee apprised the committee that only the electrification work and road construction at present are operational while the water supply and sewerage are still un-operational, therefore, he cannot even issue a certificate today regarding the completion of development work at site. The Director Engineering also apprised the committee that the development work in Phase-II, is still underway where some work has been rescinded due to unsatisfactory performance of the contractor.</p> <p>6. In the light of facts mentioned above, the committee unanimously agreed that the letter / notice No.7/EM/MDA dated 05-08-2014 was issued as a result of misunderstanding, therefore, it is not sustainable in any manner. So the above mentioned letter may be deemed to have been cancelled and no more in field. As such it was recommended that the same may be withdrawn forthwith so that the allottees may be treated strictly in accordance with law / policy formulated for this purpose.</p> <p>7. After thoroughly examining the issues, the committee finally recommended as under:-</p> <ol style="list-style-type: none"> i. Engineering Dte: may be asked to complete the remaining work and become operational at once and a certificate in this regard 	After detailed discussion, House approved the item.
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	<p>may immediately be issued so that the allottees accordingly be intimated through a public notice for taking over the possession and construction of the building within 36 months as prescribed in the allotment letter. Meanwhile, the earlier letter / order No.7/EM/MDA dated 05-08-2014 may be withdrawn.</p> <p>ii. The allottees who have already taken the possession but could not start the construction due to non completion of development work be treated at par along with others.</p> <p>iii. The allottees / subsequent purchasers who have paid the building period surcharge after 30-06-2016 may be allowed to claim refund.</p> <p><u>RECOMMENDATIONS:</u></p> <p>8. The House is requested to approve the above mentioned proposals of the committee, please.</p>	
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4. The meeting culminated with a note of thanks to and from the Chair.


(MUHAMMAD ALI KHOKHAR)
 MPA (PP-199)/ Chairman MDA

No. 390 /PA/Admin

Dated. 16/02 /2017

Copy forwarded to the:-

1. All members of the Governing Body.
2. Addl: DG MDA/Director Engineering MDA/Director E&LM MDA/Director TP MDA/Director UP MDA/Director TE&TP MDA/Staff Officer (Tech) MDA/Deputy Director Legal MDA/Resident Director Audit MDA.


DIRECTOR (FINANCE & ADMIN)
 MDA, Multan