

LAHORE DEVELOPMENT AUTHORITY  
DIRECTORATE OF C&I  
NO. LDA/DC&I/4028  
DATED: 01-11-2019

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 10<sup>TH</sup>/2019 MEETING OF THE LAHORE DEVELOPMENT AUTHORITY HELD ON 28.10.2019 UNDER THE CHAIRMANSHIP OF MR. SHEIKH MUHAMMAD IMRAN, VICE CHAIRMAN, LDA**

I am directed to forward herewith a copy of the Minutes of the 10<sup>th</sup>/2019 meeting of the Lahore Development Authority held on 28.10.2019 at 10:15 am at LDA Offices Complex, 467, D/II, M. A. Johar Town, Lahore, under the chairmanship of 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 10<sup>th</sup>/2019 MEETING OF LAHORE DEVELOPMENT AUTHORITY HELD ON 28.10.2019 UNDER THE CHAIRMANSHIP OF SHEIKH MUHAMMAD IMRAN, VICE CHAIRMAN LAHORE DEVELOPMENT AUTHORITY PAGE 1 OF 45**

The 10<sup>th</sup>/2019 Meeting of the Lahore Development Authority was held on 28.10.2019, 10:00a.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 which was attended by the following members of the Authority.

Attendees			
1	Sheikh Muhammad Imran	Vice Chairman, LDA Authority	Chair
2	Mr. Imtiaz Mehmood	Vice Chairman, LDA Authority	Member
3	Ms. Sadia Sohail Rana	MPA, Lahore	Member
4	Mr. Malik Mukhtar Ahmad	MPA, Kasur	Member
5	Maj. (R) Syed Burhan Ali	Member	Member
6	Mr. Amir Riaz Qureshi	Member	Member
7	Mr. Muhammad Tariq Qureshi (Addl. Commissioner, Lahore Division)	Representative of Commissioner, Lahore Division	Member
8	Mr. Muhamamd Shafique (Special Secretary Housing)	Representative of Secretary, HUD & PHE Department	Member
9	Mr. Azhar Naseer (Section Officer)	Representative of Secretary Finance Department, Punjab	Member
10	Mr. Usman Moazzam	Director General, LDA	Member
11	Syed Zahid Aziz	Managing Director, WASA	Member
Leave of Absence			
12	Mr. Umer Aftab	MPA, Sheikhpura	Member
13	Mr. Muhammad Atif	MPA, Nankana Sahib	Member
Absent			
14	Dr. Kazi Javed	Secretary, LG & CD Department	Member
15	Mr. Habib Gillani	Chairman, P&D	Member

2. The meeting commenced with recitation of verses from the Holy Quran. The meeting was quorate. The Chair welcomed the Authority members and started the proceedings. Following decisions were taken in the meeting:

**2.1. CONFIRMATION OF PREVIOUS MINUTES**

**2.1.1 CONFIRMATION OF THE MINUTES OF THE 9<sup>TH</sup> MEETING**

The minutes of the 9<sup>th</sup>/2019 meeting held on 24.08.2019 were brought under discussion and the Authority confirmed the minutes unanimously.

**2.2. AGENDA FOR NEXT MEETING**

2.2.1. Upon request of board members, it was decided that the next Authority meeting will be held solely regarding compliance/status update of all decisions taken in previous meetings of 2019. Other than compliance/status update, only urgent matter(s) will be made part of the agenda for the next Authority meeting.

**2.3. AGENDA ITEMS**

WORKING PAPER	DECISION
<p><b>2.3.1. REQUEST FOR RECONSIDERATION OF THE AUTHORITY'S DECISION DATED 31.05.2018 IN RESPECT OF PLOT NO. 29, BLOCK H-III, M.A. JOHAR TOWN SCHEME</b></p> <p>A request has been received from the owner of Plot No. 29, Block H-III, M.A. Johar Town Scheme to reconsider the decision of the Authority taken in its meeting dated 31.05.2018 regarding the said plot. The case of subject plot is one of the 27 cases submitted in the said meeting. Brief facts of the case are:</p>	<p><b>2.3.1.1.</b> Member Malik Mukhtar recused from the meeting room to the extent of this agenda item.</p> <p><b>2.3.1.2</b> In his absence, the Authority discussed the matter in detail and it</p>

*OR*  
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Vice Chairman's Sectt  
LDA Lahore

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The Additional Director General (Housing), LDA vide his order No.LDA/ADG(H)/80/61 dated 24.06.2003 directed all directors to undertake a detailed exercise and identify various categories of cases where irregularities were committed, and prepare a list of all such cases. It was further directed that, the working paper would be submitted to the Authority after compilation of requisite information/reports on the subject by the concerned directorates.

In compliance of the orders, a total of 27 cases were presented before the Authority in its two different meetings held on 16.08.2004 and 06.02.2006. The Authority while considering irregularities of allotment of plots decided to constitute a committee to examine each case individually and submit its report before the Authority. The committee included:

1. Director Hidden Properties, LDA (Convener)
2. Director Estate Management, LDA (Member)
3. Director Legal, LDA (Member)

The committee submitted its report to DG, LDA on 10.10.2013. However, in order to be reassured of the details and working on the issue, the Director General, LDA constituted another committee comprising of following officers.

1. Director Estate Management-I, LDA
2. Director Land Development-I, LDA
3. Director Estate Management (QAT), LDA

This committee also held a series of meetings and thoroughly examined each and every case and finalized its recommendations. The recommendations of both the committees were the same, except where certain orders of the courts attained finality about a particular case and had to be complied with. The final recommendations of both the committees were as under:

Case No.	Plot, Block, Scheme	Recommendations
1	87-H/I, Johar Town	Regularization
2	144-G/3, Johar Town	Regularization
3	354-G/3, Johar Town	Regularization
4	412-G/I, Johar Town	Regularization
5	683-R/1, Johar Town	Regularization
6	685-R/1, Johar Town	Regularization
7	314-G3 Johar Town	Regularization
8	33-H/3, Johar Town	Regularization
9	1-A/8, Block-P, Model Town	Regularization
10	213-B/2, Gujjar Pura Scheme,	Regularization
11	29-H/3, Johar Town	Cancellation
<b>Case No.</b>	<b>Plot, Block, Scheme</b>	<b>Recommendations</b>
12	30-H/3, Johar Town	Cancellation
13	163-L, Johar Town	Cancellation
14	19-B, Block-G, Johar Town	Cancellation
15	91-G/4, Johar Town	Cancellation
16	44-E, Johar Town	Cancellation
17	68-G/1, Johar Town	Cancellation
18	14-A, Block-A/2, Johar Town	Cancellation

was understood that the root cause of this problem was the summary that was initiated to CM in 1990 where no approval was received from the CM office back then. The decision was since pending without concrete approval of the Competent Authority i.e. Chief Minister, Punjab. During this entire time, the allottee was known to have everything cleared in his name and has made all relevant payments to LDA (building period fee, plan fee etc.). After 30 years of decision in his favour, LDA cancelled the plot. It was decided that a summary explaining all facts of the case shall be forwarded to the Chief Minister for decision i.e. ex-post facto approval or otherwise for instant case, and other two similar cases of the same summary. In case of CM's approval, the Authority shall have no objection in proceeding further and allottee's plot will be cleared along with other plots.

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19	155-H/1, Johar Town	Cancellation
20	375-H/2, Joha Town	Cancellation
21	376-H/2, Johar Town	Cancellation
22	168-H, Johar Town	Cancellation
23	273-G/3, Johar Town	Cancellation
24	222-F/1, Johar Town	Cancellation
25	678-B, Block-E, Johar Town	Cancellation
26	571-R/1, Johar Town	Decision pending
27	70-G/2, Johar Town	Cleared by the LDA Commission

Total Cases: 27  
 Cases Recommended for Regularization: 10  
 Cases Recommended for Cancellation: 15  
 Other decisions: 02

The workings of both the committees were placed before the Authority in its meeting held on 31.05.2018. The Authority ordered as under:

"The Authority endorsed the recommendations of the committees and conditioned their implementation upon rendering of an unqualified legal opinion by the Legal Advisor, LDA in this regard."

In light of the decision of the Authority, property file of plot No. 29, Block H-III, M.A. Johar Town Scheme was forwarded to the Learned Legal Advisor, LDA for legal opinion before implementing the recommendations of the committee. The legal opinion rendered is reproduced as under:

"I have gone through the para 187/N. Factual Controversy has been dealt by two committees. Apparently, there is not legal question involved on which legal opinion is required. LDA may proceed as per decisions taken by its various forums in accordance with Law or frame a law point for opinion. If deemed appropriate, this case may be placed before Authority."

Mr. Mukhtar Ahmad, owner of Plot No. 29, Block H-III, M.A. Johar Town Scheme has now submitted his grievance regarding the decision of the Authority in respect of said plot. Brief history of the case is as follows:

Initially plot No. 211, Block-G/3 of Johar Town was allotted to Mr. Mukhtar Ahmad MPA out of Chief Minister's Discretionary Quota on 27.09.1989 on a summary initiated by LDA. However, the photocopy of the approved summary and the subsequent letters written to Chief Minister show that due to absence of postal address of the allottee with LDA, the fact of allotment couldn't be timely communicated to the allottee and the allotment couldn't consummate owing to non-deposit of the cost of plot. Later on another summary was initiated by H&PP department on 25.06.1990 for allotment of plots measuring 1-Kanal each in Riwaz Gardens to the following persons:

1. Professor Abdul Hamid Khan.
2. Mr. Mukhtar Ahmad MPA.
3. Ch. Muhammad Iqbal, Minister for Information.

At para-6 of the summary it was observed by the Chief Minister that:

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 LDA Lahore

"CM has seen and observed that plots in LDA scheme, i.e., MAJ Town Phase-I may pl be suggested for allotment"

The same summary which was initiated by H&PP department was received in LDA at DG's office on 16.08.1990. Plot No. 44, Block-E and Plot Nos. 177 & 178, Block-F/I of Johar Town were proposed for allotment to the above applicants respectively. However, rather than "suggesting" these plots for allotment on a summary for Chief Minister for seeking formal orders for allotment, the then Director Estate Management considering the above orders of the CM to be the approval for allotment in Phase-I of Johar Town signed the allotment letters on 25.08.1990, which were issued on 26.08.1990.

Two of the allottees, Mr. Mukhtar Ahmad and Mr. Muhammad Iqbal approached the LDA for exchange of their plots, as development work was not yet complete in F/I Block of Johar Town. So, their Plots were exchanged with Plot Nos. 29 & 30, Block-H/3 of Johar Town respectively. In both the cases, on the proposal for exchange of plot submitted by CMP to DG, the then Director General, LDA wrote the following phrase on 21.11.1990:

"No objection."

The exchange letters were also issued by the Director Estate Management on the same date i.e., 21.11.1990. Rest of the formalities regarding allotment i.e., deposit of the cost of plot, issuance of recovery memo and possession order etc were also completed in due course of time.

These three cases were included in 27 cases because a photocopy of the summary initiated by H&PP department was available instead of the original; and instead of suggesting the plots on a summary for allotment by CM for his approval, the plots were directly allotted by LDA. The case of these three plots was placed before the Authority in its meeting held on 20.09.2007 on the following merits against the two demerits described in the preceding para:

- a. The cost of plots along with sui gas charges etc stood deposited within due dates.
- b. Although the original summary was not available yet the Dak and Diary register of DG office substantiates that the said summary was received from the CM secretariat vide diary No. 13361 dated 16.08.1990.
- c. That two of the plots already stood transferred to different persons: Plot No. 44-E transferred to Mr. Naseem Ahmad on 13.08.1998; and Plot No. 30-H/3 transferred to Mst. Shafqat Zohra Bokhari and Mst. Irtza Rubab on 28.08.97.
- d. Though the 3rd plot, i.e. Plot No. 29-H/3 was still in the name of the allottee, yet the allottee Mr. Mukhtar Ahmad's claim got an additional merit by virtue of formal allotment of Plot No. 211, Block-G/3 of Johar Town by the orders of the Chief Minister in his favor prior to allotment of Plot No. 29-H/3. The allotment of Plot No. 211-G/3 couldn't materialize due to non-deposit of cost of plot.

The Authority after considering these three cases in its meeting dated 20.09.2007 decided as under:

"The Authority approved the processing of the case of Plot No. 29, Block-H/3, measuring one kanal, of M.A. Johar Town Scheme, for building period extension, transfer, sanction of building plan etc. in light of the observations of the Chief Minister's Punjab on summary received from Chief Minister's Secretariat vide diary No. 13361 dated 16.08.90 to suggest plots for the applicants in M.A. Johar Town (Phase-I)."

The decision of the Authority is silent on other two plots allotted on

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the basis of same summary.

• The allottee of Plot No. 29, Block-H/3 of Johar Town was informed about the decision of the Authority and building period extension surcharge was recovered from him till 31.12.2008. Another request of the allottee regarding issuance of duplicate documents was also acceded to in 2012. However, while framing its recommendations on these cases, the committee constituted by the Authority in its meeting dated 06.02.2006, once again took up the case of Plot No. 29, Block-H/3 of Johar Town along with other cases, despite the fact that its processing had already been allowed by the Authority in its meeting dated 20.09.2007. The recommendations framed by this committee On 10.10.2013 were got reexamined through another committee constituted by the then Director General, LDA. The second committee also finalized its recommendations on 12.09.2017, which were similar to the recommendations of the committee constituted by the Authority. The observation of both the committees regarding Plot No. 29, Block-H/3 is as under:

"The decision of the Authority dated 20.09.2007 relating to regularization and processing of this case is in violation of the directions of the CM Punjab. It is clarified that none of the plots could be allotted without the prior approval/sanction by the then Chief Minister."

• The decision of the Authority dated 31.05.2018 regarding endorsement of recommendations of the committees has already been quoted above.

The owner of Plot No. 29, Block H-III, M.A. Johar Town has stated in his application that the Authority approved regularization of said plot in 2007 and subsequently, challan of building period extension was issued by the LDA, which also stands deposited. Thereafter, the case was again scrutinized by the committee formed in 2006 and the committee recommended cancellation and got it approved from the Authority without stating the actual facts of the case.

The owner further states that the case did not fall under the purview of the committee after its regularization by the Authority in 2007. Moreover, there was no malafide on his part otherwise he would have disposed of the plot instead of retaining it for a long period. Furthermore, the processing of the allotment without having formal approval of the Chief Minister is a fault on the part of LDA. Therefore, he may not be given the disadvantage of the under performance by the LDA.

The matter is placed before the Authority for re-consideration in light of the arguments of the applicant and the facts of the case recorded in the preceding paras. It is, however, pertinent to reiterate that any decision, whatsoever, should be applicable to all of the following three plots allotted on the same summary:

1. Plots No. 29, Block H-III, M.A. Johar town Scheme
2. Plots No. 30, Block H-III, M.A. Johar town Scheme
3. Plots No. 44, Block E, M.A. Johar town Scheme

**2.3.2. APPROVAL FOR EXTENSION IN PAYMENT OF COST OF PUBLIC UTILITY SITE BEARING PLOT NO. 302-A, BLOCK H-III, M.A. JOHAR TOWN, LAHORE ALLOTTED TO ENERGY DEPARTMENT PUNJAB**

The Authority in its meeting held on 09-05-2019 approved allotment of plot No. 302-A, Block H-III, Johar Town to Energy department Punjab at reserve price equal to 1/3rd of the prevailing market price of a residential plot in vicinity. Price Assessment Committee (PAC) in its meeting dated: 29-03-2019 fixed the price of a residential plot in the vicinity @ 14,00,000/- per

2.3.2.1. The Authority granted extension in time for payment of cost of plot till proposed date i.e. 30.11.2019. The Authority directed to communicate the same to the department concerned.

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Marla and thus the reserve price was worked out as 4,66,200/- per Marla. The rate fixed by PAC is valid for one year.

2. Energy Department of Punjab has now requested vide its letter No. SO(PP)ED/15-25/19, dated: 11-06-2019 for extension in the time to deposit the cost of plot till September, 2019 on the pretext that the requisite funds are yet to be released by the Finance Department Punjab and the said department has assured that the funds will be released after completing all codal formalities by August, 2019. Lately, the representative of Energy Dept. Punjab once again appeared before Director Estate Management-I and requested to extend the date till 30-11-2019 as the requisite funds have been released to the department and the same are available for disbursement. Therefore, the case is hereby placed before the Governing body of LDA for approval of extension in the time to deposit the cost of plot by Nov 30th, 2019.

**2.3.3. EX-POST FACTO SANCTION OF ANTICIPATORY APPROVALS GRANTED BY THE DIRECTOR GENERAL LDA FOR EXTENSION IN PAYMENT PERIOD REGARDING PLOTS SOLD THROUGH OPEN AUCTIONS HELD ON 27.02.2018, 29.03.2018, 08.05.2018 & 13.06.2018**

The Authority in its meeting held on 31.03.2012 authorized the Director General LDA to grant anticipatory approval for extension in period of payment of 2/3rd cost of plots sold through open auction with the observation that such cases would thereafter be placed before the Authority for grant of Ex-Post Sanction of the same. The relevant part of decision is reproduced as under:-

"The Authority further allowed the Director General, LDA, to grant anticipatory approval for extension in similar cases with the observation that such cases would, thereafter, be placed before the Authority for grant of ex-post facto sanction of the same."

2. The Director General LDA accordingly accorded anticipatory approvals for extension in payment period of 2/3rd balance cost regarding plots sold through open auctions held on 27.02.2018, 29.03.2018, 08.05.2018 and 13.06.2018. The same is submitted before the Authority for Ex-Post Facto Sanction of the same. Details are as follows:

**AUCTION DATED 27.02.2018**

Sr. No.	Plot No. & Block	Scheme	Due Date for Payment	7 <sup>th</sup> Day after the expiry of First 30-Days	Applied for Extension on	Total cost of plot(Rs.) (approx.)	2/3 <sup>rd</sup> bal. cost of plot(Rs.) (approx.)
1	08 Civic Center	Jubilee Town	29.04.18	06.05.18	25.04.18	42,520,840/-	28,320,840/-
2	09 Civic Center	Jubilee Town	29.04.18	06.05.18	25.04.18	43,220,840/-	28,820,840/-
3	12 Civic Center	Jubilee Town	29.04.18	06.05.18	23.04.18	40,320,840/-	26,320,840/-
4	980-A L	Sabzazarr	29.04.18	06.05.18	28.04.18	4,567,548/-	3,017,548/-
5	980-B L	Sabzazarr	29.04.18	06.05.18	28.04.18	4,567,548/-	3,017,548/-
6	980-C L	Sabzazarr	29.04.18	06.05.18	28.04.18	4,567,548/-	3,017,548/-
7	980-D L	Sabzazarr	29.04.18	06.05.18	28.04.18	4,579,976/-	3,029,976/-
8	1015-C L	Sabzazarr	29.04.18	06.05.18	28.04.18	4,542,692/-	3,022,692/-

2.3.3.1. The Authority granted ex-post facto approval as requested, based on the Authority decision of 31.03.2012, and in compliance of all rules and in line with procedures adopted in the past for the same.

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9	240-A/11G	Sabzazar	29.04.18	06.05.18	28.04.18	4,846,520/-	3,196,520/-
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**AUCTION DATED 29.03.2018**

Sr. No.	Plot No. & Block	Scheme	Due Date for Payment	7 <sup>th</sup> Day after the expiry of First 30-Days	Applied for Extension on	Total cost of plot (Rs.) (approx.)	2/3 <sup>rd</sup> balance cost of plot (Rs.) (approx.)
1	1014-A L	Sabzazar	03.06.18	10.06.18	01.06.18	4,555,120/-	3,035,120/-
2	1014-B L	Sabzazar	03.06.18	10.06.18	01.06.18	4,567,548/-	3,042,548/-
3	1014-C L	Sabzazar	03.06.18	10.06.18	15.05.18	4,567,548/-	3,042,548/-
4	405 E	Jubilee Town	03.06.18	10.06.18	28.05.18	36,626,344/-	24,416,344

**AUCTION DATED 08.05.2018**

Sr. No.	Plot No. & Block	Scheme	Due Date for Payment	7 <sup>th</sup> Day after the expiry of First 30-Days	Applied for Extension on	Total cost of plot (Rs.) (approx.)	2/3 <sup>rd</sup> balance cost of plot (Rs.) (approx.)
1	1124-D P	Sabzazar	30.06.18	07.07.18	27.06.18	7,163,205/-	4,763,205/-
2	478-A Q	Model Town Ext.	30.06.18	07.07.18	09.06.18	8,737,902/-	5,817,902/-
3	478-B Q	Model Town Ext.	30.06.18	07.07.18	09.06.18	8,772,014/-	5,822,014/-

**AUCTION DATED 13.06.2018**

Sr. No.	Plot No. & Block	Scheme	Due Date for Payment	7 <sup>th</sup> Day after the expiry of First 30-Days	Applied for Extension on	Total cost of plot (Rs.) (approx.)	2/3 <sup>rd</sup> balance cost of plot (Rs.) (approx.)
1	01-A Karim	Allama Iqbal Town	16.08.18	23.08.18	16.08.18	2,56,784,754/-	1,70,984,754/-
2	27 (Cr) Civic Center	M.A. Johar Town	16.08.18	23.08.18	16.08.18	66,444,415/-	44,294,415/-
3	27-G Civic Center	M.A. Johar Town	16.08.18	23.08.18	16.08.18	66,510,863/-	44,340,863/-

**2.3.4. WORKING PAPER FOR AUCTION OF PROPERTIES OTHER THAN THOSE LISTED IN THE BUDGET ESTIMATES 2019-20**

This is with reference to the decision of the Authority in its meeting dated: 08-08-2019 in which Authority gave following decision at clause 4 under Agenda Item 'Consolidated Budget Estimates (LDA U.D. Wing, WASA and TEPA)':

"4. The auction of plots will be made from properties listed in the Budget Plan, submitted to the Finance Directorate at the time of compilation of budget. In case of any change in the auction list, the

2.3.4.1. The Authority applauded the efforts of Director General, LDA for consolidation of plot bank of LDA.

2.3.4.2. The Authority directed Director General, LDA to conduct price evaluation of the plot bank from

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same will be submitted to the Authority for review."

It is submitted that Auction branch of LDA is a revenue generating arm of LDA which sells/ leases out assets of LDA, selected by Plot Selection Committee (PSC), after competitive bidding process through open auction at market rates. Plots for auction are selected by PSC keeping in view different factors like purchasers' response, business potential and ground realities. The market trends compel the PSC to re-orient its strategy for selection and auction of plots. There is already a transparent and complex mechanism in vogue to auction the plots from their identification and evaluation to the selection for auction. The moratorium on sale/ auction of plots other than the list already shared with Finance Directorate will be a counter-productive practice and will result into non-achievement of budgeted targets. The prevalent slump in the property market due to dwindling economic condition of country has already given a blow to purchasing power of the buyer. As an example, in the last auction dated: 29-05-2019 more than 80% successful bidders have applied for extension in due date for deposit of balance cost of plot and no bid was received against more than 45% of the properties in the same auction.

Due to ongoing/ proposed development works being carried out in the whole Lahore division, LDA is in dire need of revenue generation from its available resources through sale/ auction of its properties. Foregoing in view, the matter is placed before Authority with the request to review its decision so that the properties other than those listed in Budget Estimates 2019-20 could also be auctioned.

**2.3.5. EXECUTIVE ALLOWANCE FOR OFFICERS WORKING IN LAHORE DEVELOPMENT AUTHORITY ON DEPUTATION BASIS**

In pursuance of Provincial Cabinet decision, Government of Punjab has been pleased to approve vide notification NO.FD.PR.12-7/2018 dated 29.07.2019, grant of Executive allowance at the rate of 1.5 times of the monthly basic pay w.e.f 01.07.2019 to all officers posted by S&GAD against duly Notified Cadre strength.

2. Three of the notified cadre posts are in Lahore Development Authority i.e. Director General, Additional Director General (HQ) and Additional Director General (H). However it is pertinent to mention here that some other officer are working in LDA on Deputation Basis who are originally from S&GAD. S&GAD officers posted in Punjab Government will be receiving higher salaries and those here will be at a disadvantage and hence there will be difficulty in attracting good HR in LDA.

3. Lahore Development Authority is an autonomous body and has complete autonomy in its financial matters along with its own sources of revenue generation. The Authority is completely independent in deciding its financial matters including grant of special allowances / benefits to its employees. 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"

4. In line with the positive steps taken by Govt. of Punjab for

independent evaluators and place the same in the balance sheet of LDA.

2.3.4.3. It was further decided that accordingly the plots proposed for auction (other than already present in the budget and approved) shall be auctioned after approval of the Authority.

2.3.5.1. The Authority decided that the officers on deputation in LDA from S&GAD will be given "Compensatory Allowance" equivalent to 1.5 times of monthly basic pay w.e.f. 01.07.2019 discontinuing the LDA Allowance and Personal Allowance.

2.3.5.2. An intimation of the decision will be sent to Finance Department. If the Finance Department will have any observation, it may intimate before the next Authority meeting.

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the welfare of the employees, LDA should also provide the facility of Executive allowance to officers working in LDA on deputation basis as per their pay scales for easing their financial burden. It is pertinent to mention here that those Deputationists who are allowed Executive Allowance will no longer receive LDA Allowance further minimizing the financial implication. Currently, there are seven (07) such officers working on deputation basis in LDA. Financial impact of allowing this allowance to these officers will be as under:

DESCRIPTION	AMOUNT
Monthly impact of Executive Allowance (After discontinuation of LDA Allowance)	Rs.431,130/-
Annual impact of Executive Allowance (After discontinuation of LDA Allowance)	Rs.5,173,560/-

5. It is pertinent to mention here that WASA has adopted Technical Allowance @ 1.5 times of basic pay for its engineers. The Punjab Land Record Authority is in process of adopting executive allowance through its governing body. Utility allowance is also being paid to Secretariat employees and the process of incorporating it for employees of LDA is underway.

6. In view of above, the case is being placed before the Authority for approval of Grant of Special Deputation Allowance @ 1.5 times of the monthly basic pay w.e.f. 01.07.2019 to all officers working in LDA on deputation basis whose parent department is S&GAD and approval for discontinuation of LDA Allowance.

**2.3.6. GRANT OF LDA SUPPORT ALLOWANCE (FORMALLY LDA UTILITY ALLOWANCE) TO THE EMPLOYEES OF LAHORE DEVELOPMENT AUTHORITY U.D. WING**

The Authority in its meeting held on 23.05.2019 under the Chairmanship of Mr. Sheikh Muhammad Imran, Vice Chairman, LDA discussed the issue regarding grant of LDA Utility Allowance to the employees of LDA. The Authority deliberated the matter and it was pointed out that as per letter No.FD-SR-I-9-14/2002(P) dated 31.01.2017 & FD-SR-I-9-14/2002(P-I) dated 07.05.2019, the officers / officials of Punjab Civil Secretariat Department on deputation or posted by transfer outside the Secretariat including attached departments, field formations and Autonomous Bodies will not be entitled to this Allowance. Due to lack of consensus on the subject, the Authority referred the case to the HR Committee. The Committee was to review and resubmit the case for consideration of the Authority.

2. The committee after examining the issue concluded that there is no hindrance in allowing / granting "LDA Support Allowance" to LDA Employees U.D Wing. The committee concluded that LDA being an autonomous body has the autonomy to make its financial decisions which has also been endorsed by the Finance Department, Govt. of Punjab vide letter No.F.D.SR-II-9-77/2011 dated 12.04.2011. Moreover, the initial proposal submitted before the Authority was to grant the allowance on the analogy of Utility Allowance allowed to Secretariat Employees and it was not proposed that the Notification No.F.D.SR-I-9-14/2002 (P) dated 31.01.2017 be adopted as it is. The committee further proposed that to remove any ambiguity, the name of LDA Utility Allowance may be changed to "LDA Support Allowance". The committee also looked at the case of Punjab Local Government Board which vide notification dated 06.03.2018 implemented Utility Allowance for its employees based on the same notification that allowed Utility Allowance to Secretariat Employees dated 31.01.2017.

3. The approximate financial impact of above said grant of "LDA Support Allowance" will come out to approximately Rs.15.077 Million per month. The financial impact will be paid from LDA's own budget surplus /

2.3.6.1. The Authority approved the proposed LDA Support Allowance to employees of UD Wing LDA w.e.f. 01.07.2019.

  
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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 rates applicable in civil secretariat	15.077
Budget head of Salary & Allowances for FY 2019-20	2480
Budget Utilization till Sep, 2019	414.689
Remaining	2065.311
Projection till June, 2020	1239.585
Projected Surplus funds available	825.726
Financial impact of grating LDA Support Allowance w.e.f. 01.07.2019 till June, 2020	180.924
Financial impact of grating arrears of LDA Support Allowance w.e.f. 01.01.2019 till June, 2019	90.462
Surplus funds at the end of financial year after granting LDA Support Allowance to all LDA Employees	554.34

4. In view of above, the matter is once again being placed before the Authority with the proposal to grant "LDA Support Allowance" to the employees (on pay roll of U.D. Wing taking salary against BPS) of Lahore Development Authority on the following rates w.e.f. 01.01.2019.

Sr.#	BPS	LDA Support Allowance (Per Month)
1.	01 to 08	Rs.3,000/-
2.	09 to 14	Rs.4,000/-
3.	15	Rs.5,000/-
4.	16, Private Secretaries (BS-17) & Staff Officers (BS-17)	Rs.7,000/-
5.	BS-17	Rs.15,000/-
6.	BS-18	Rs.20,000/-
7.	BS-19	Rs.25,000/-
8.	BS-20 and above	Rs.30,000/-

**2.3.7. GRANT OF OVERTIME ALLOWANCE TO THE DRIVERS, DISPATCH RIDERS, MECHANICS OF LAHORE DEVELOPMENT AUTHORITY**

The drivers, dispatch riders, and mechanics of Lahore Development Authority have been performing their duties efficiently and diligently and normally they also perform their duties beyond official hours. They are already getting overtime allowance at the rate of Rs. 2,500/- p.m. in light of the Notification No. FD.SR-I/8-6/2014(P) dated 24.08.2016 as notified by the Government of Punjab.

2. Lahore Development Authority 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. An advice regarding adoption of different notifications has already been sought from Finance Department, Govt. of Punjab vide letter No.FD.SR-II-9-77/2011 dated 12.04.2011. 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-1 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"

2.3.7.1. The Authority unanimously approved the proposal contained in the agenda with immediate effect.

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3. Government of Punjab vide Notification No.FD.SR-I.9-24/20115 dated 18.07.2018 has enhanced the rate of Overtime Allowance for drivers, dispatch riders, and mechanics from Rs. 2500/- per month to Rs. 5000/- p.m. w.e.f. 01.07.2018. The said notification is a mere revision in the rates of Overtime Allowance of the previous rates notified vide notification No. FD.SR-I/8-6/2014(P) dated 24.08.2016. Although Lahore Development Authority does not fall under the purview of Civil Secretariat, however, being an autonomous body is authorized to decide its financial remuneration to its employees.

4. The approximate financial impact of above said grant of Overtime Allowance will come out to approximately Rs.405,000 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.

5. In view of above, the matter is placed before the Authority with the proposal to grant Overtime Allowance at the enhanced rate of Rs. 5,000/- p.m. to the drivers, dispatch riders, and mechanics of Lahore Development Authority.

**2.3.8. WORKING PAPER FOR APPOINTMENT OF LEGAL ADVISORS IN LAHORE DEVELOPMENT AUTHORITY**

Lahore Development Authority maintained a panel of 18 lawyers which was terminated upon completion of 5 years, in the light of decision of the Authority dated 03.06.2019. In the same meeting, the governing body approved the Lahore Development Authority amended (Legal Advisors / Consultant/ Law Firm appointment) Regulations, 2019.

It is pertinent to mention here that L&PA Department, Government of the Punjab issued instructions regarding appointment of Legal Advisors for autonomous bodies vide No. Gen-2-1/2008/1941 dated 14.05.2011.

Brief facts of the case are that in 2013 LDA Governing body approved its regulations for hiring services of legal advisors. A process was carried out and a team of advocates was hired. The same legal team was working with LDA. In the meantime, the authority initiated another recruitment process and published an advertisement in the press on 21.12.2018. The process was on going while an opinion was sought from Khurram Raza, senior legal advisor of LDA, regarding the matter who opined as under:

"the instructions regarding Appointment of Legal Advisors and Private Counsel by the Autonomous Bodies dated 14.05.2011 are generally applicable to all autonomous bodies. These instructions are of general nature. All autonomous bodies which do not have special law on the issue have to observe the directions contained in the said letter. LDA has LDA (Legal Advisor's Appointments) Regulations 2013 in place. LDA being the creator of special statute has to observe the rules and regulations framed there under. In my opinion, the recruitment process may be carried out under LDA (Legal Advisor's Appointment) Regulations, 2013. This may also be conveyed to Housing, Urban Development & Public Health Engineering Department"

The Authority in its meeting held on 03.06.2019, approved the Lahore Development Authority amended (Legal Advisors / Consultant/ Law Firm appointment) Regulations, 2019, and subsequently applications were invited through an advertisement on 10.07.2019 as per the regulations laid down in 2019. Moreover, the authority revised the remuneration package in a subsequent meeting along with the direction to seek clarification, regarding

2.3.8.1. The Authority deliberated and approved the following:

1. Ex-post facto sanction of approval of remuneration package as the appointment letters have been issued on the decided remunerations.
2. Approval of appointment orders of candidates mentioned at Serial number 1 – 6.
3. The number of Law Firms to be hired will be decided by the already constituted selection board (vide order dated 29.07.19) comprising of:
  - i) Director General, LDA
  - ii) Maj. (R) Syed Burhan Ali
  - iii) Ms. Sadia Sohail Rana (MPA)
  - iv) Director Administration, LDA
4. Special counsels will be engaged by the already constituted board vide order dated 29.07.2019 (members enumerated above).

2.3.8.2. Upon objection of Mr. Shafiq

  
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endorsement of those rules, communicated by L&PA Department, vide letter dated 07.08.2019. However, no reply was received from L&PA Department.

On the other hand, Director Law (SC&HC) visited the committee room of minister L&PA to attend a meeting chaired by the minister. Upon query, the Director Law apprised the chair that the process was carried out aligned with the regulations on the subject passed by the governing body of LDA.

In pursuance of that, it is added that the meeting of the governing body which approved the regulations was attended by the Secretary HUD&PHED in person. And in light of opinion rendered by the Legal Advisor/Consultant of LDA Mr. Sahibzada Muzaffar Ali sought in continuation, the operative portion of it is reproduced as under:

"...Further, as per the section 11 of the LDA Act, "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." [emphasis provided]. In pursuance thereof, and in special application of the powers to make the regulations under section 45 of the Act of 1975, LDA has made its regulations to govern the matters pertaining to the appointment of Legal Advisor and Advocates, which are applicable on the subject matter, in supersession of the said instructions of the Law & Parliamentary Affairs Department.

...in the light of aforementioned, it is stated that LDA falls within the mischief of the paragraph 15 of the instructions of the L&PA Department, Government of the Punjab; and also in the light of mentioned judgments these instructions are not applicable to LDA"

In view of the above mentioned opinions and non-receipt of advice from L&PA Department the Authority proceeded with recruitment of Legal Advisors in line with Lahore Development Authority amended (Legal Advisors / Consultant/ Law Firm appointment) Regulations, 2019. Under the same framework, after completing the procedural formalities, interviews were conducted and based upon the interview performance of the candidates, merit lists have been compiled. As the merit lists have been compiled, a working paper with the recommendations of the selection board was prepared for the committee headed by the Minister of L&PA Department.

As per the clause 3(5) of the instructions communicated by the L&PA Department vide No. Gen-2-1/2008/1941 dated May 14<sup>th</sup>, 2011, a selection committee headed by Minister for L&PA Department was notified. A meeting of the said committee was convened at L&PA Department on 23<sup>rd</sup> September, 2019 at 3:00 pm. The matter of LDA to sue and being sued, in the capacity of autonomous body was discussed in terms of section 11 & 12 of the LDA Act. The fact that absence of legal advisors was causing damage to government exchequer was brought into the knowledge of the chair and it was also apprised that separate legal opinions have been sought on the issue. The meeting ended in smoke and it can safely be assumed that the L&PA department adhered to the stance of LDA.

Owing to critical nature of the matter and keeping in view the fact that there were no legal counsels to defend the stance of the Authority in the courts, the case was forwarded to worthy Director General, LDA, for seeking orders of finalizing the names of the candidates. The appointment Offer Letters and Appointment Orders were issued subsequently after the approval of Director General, LDA. The list of advocates, in order of their merit in respective categories, is as under:

Ahmed, the Special Secretary, HUD & PHE Department, Authority directed to seek clarification from Law & Parliamentary Affairs Department regarding regulations.

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Sr.	Name	Parentage	Position
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1	WASIM ARIF BHADDAR	CHOUDHRY MUHAMMAD ARIF	Senior Legal Advisor (Supreme Court)
2	SAHIBZADA MUZAFFAR ALI	KHALID ATHAR BHATTI	Senior Legal Advisor (High Court)
3	SYED MUHAMMAD ALI MEHDI BUKHARI	SYED SHABBIR ABBAS BUKHARI	Senior Legal Advisor (High Court)
4	AAMIR SAEED RAWAN	SAEED AHMAD	Senior Legal Advisor (High Court)
5	MUHAMMAD MAJID	MUKHTAR AHMAD	Legal Advisor (Civil Court)
6	MUHAMMAD ASIF	CH. MUHAMMAD SARWAR	Legal Advisor (Civil Court)
7	HUSSAIN IBRAHIM MUHAMMAD	RAO SAADAT ALI KHAN	Assistant Legal Advisor (Civil Court)
8	AHMAD ALI RANJHA	CH. FAYYAZ LATIF	Assistant Legal Advisor (Civil Court)
9	ZEESHAN ALI KHURSHID	KHURSHID AHMAD	Assistant Legal Advisor (Civil Court)
10	SAQIB MUBARIK BHATTI	MUBARIK ALI BHATTI	Assistant Legal Advisor (Civil Court)
11	SAIFULLAH MAAN	MUHAMMAD RAFI MAAN	Assistant Legal Advisor (Civil Court)
12	SYED IMTIAZ HUSSAIN SHAH	SYED RIAZ HUSSAIN SHAH	Assistant Legal Advisor (Civil Court)
13	MUHAMMAD KHAWAR KALIM	MUHAMMAD KALIM AKBAR	Assistant Legal Advisor (Civil Court)
14	SARDAR MUHAMMAD WARIS	MUHAMMAD MALIK	Assistant Legal Advisor (Civil Court)
15	MUHAMMAD USMAN SIDDIQI	MUHAMMAD RAFIQ SIDDIQI	Assistant Legal Advisor (Civil Court)
16	ERUM MASUD CHUGHTAI	MASUD AHMAD CHUGHTAI	Assistant Legal Advisor (Civil Court)
17	MUHAMMAD MUZAMMIL MADNI	JEEWAN KHAN	Assistant Legal Advisor (Civil Court)
18	MUHAMMAD AZHAR SOLEHRIA	GHULAM SARWAR	Assistant Legal Advisor (Civil Court)

it is also submitted that the Authority, in its meeting held on 05.08.2019 approved the revised remuneration package for these counsels subject to a clearance sought by the Authority regarding the instructions of the L&PA Department. A communication was sent to the L&PA Department as to whether those instructions regarding hiring of counsels were endorsed by the Government (provincial cabinet). In view of foregoing, the Authority may also be apprised that the L&PA Department has not replied that communication and sanction of appointment of counsels at serial number 1 to 6, in the capacity of appointing authority.

In view of the foregoing, the case is being placed before the Governing Body of Lahore Development Authority for soliciting following approvals:

1. Ex-post facto sanction of approval of remuneration package as the appointment letters have been issued on the decided remunerations.
2. Approval of appointment orders of candidates mentioned at Serial number 1 – 6 being the appointing authority of the Legal Advisors/ Senior Legal Advisors.
3. The authority may also be requested to define the number of LAW FIRMS to be hired by the LDA as the regulations approved on 03.06.2019 does not reflect the number of firms which can be

  
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hired.

4. The power to engage special legal counsels has been given to Authority as per section 5(a) of the notified regulations. The relevant clause is reproduced as follows:

*"The legal Advisor(s)/ Consultant(s)/ Law Firm(s) shall be hired through prescribed procedure. However, the Authority reserves the right to engage any good lawyer/Law Firm by exercising discretion for any specific case / matter."*

It is proposed that the word "Authority" may be substituted with "Director General, LDA"

**2.3.9. PLACING THE SERVICES OF LAW FIRMS AND ADVOCATES BY THE DIRECTOR GENERAL, LDA ON PANEL**

By invoking section 45 of Lahore Development Authority Act 1975, Lahore Development Authority in its meeting held on 12.09.2013 was pleased to notify the LDA (Legal Advisors appointment) Regulations, 2013 vide notification No. LDA/ADMN/S-II/237, dated 28.09.2013 which has recently been amended by the Authority in its 5<sup>th</sup> /2019 meeting held on 03.06.2019 and was notified vide office order No. LDA/DC&I/3469 dated 14.06.2019.

In the light of amended Regulations, the services of Senior Legal Advisors, Legal Advisors and Assistant Legal Advisors have been hired by LDA aligned with the Regulations and after completing all codal formalities.

Section 11 of the LDA Act envisages that "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" and as per clause 38 of Delegations of Powers, the Director General, LDA may appoint counsels and to obtain such legal advice and assistance as may be necessary. The same is reproduced as follows:

*"to initiate, defend or withdraw from any legal proceedings under the Act, to compound any offense against the Act, to admit, compromise or withdraw any claim under the Act, and, in respect of all these matters, to appoint counsel and to obtain such legal advice and assistance as may be necessary, subject to the conditions that where the authority withdraws from any legal proceedings or admits, compromises or withdraws any claim, and loss of revenue or property rights is involves, reasons for the withdrawal, admittance or compromise shall be recorded in writing, and where the loss and value involved is more than 20,000/-, a summary of the case submitted for the information of the chairman."*

In this backdrop, the authority may be requested to empower / delegate the Director General, LDA to establish/appoint/approve Law Firms having Advocates of Supreme Court of Pakistan, High Court and Civil Courts on its board and having atleast 05 years experience after its incorporation as a Law Firm. In case of individual, Advocate having 10 years experience as an Advocate Supreme Court, High Court or Civil Court as the case may be. The Director General, LDA may also be given authority to assign the cases on agreed terms, if need arises. By virtue of notification No.SO(E-I) HP&EP-7-13/88 dated 08.09.1988 such power is already being exercised by the Managing Director (WASA), LDA.

To sum up it is hereby proposed in the exigency of work to empower the Director General, LDA to engage, the Law Firm(s) / Advocates on the panel of LDA subject to certain terms & conditions, determined by Director

2.3.9.1. Mr. Shafiq Ahmed, the Special Secretary, HUD & PHE Department, pointed out to re-clarify from Law & Parliamentary Affairs Department before final decision.

2.3.9.2. The already constituted board vide order dated 29.07.2019 (members enumerated at 2.3.8.1) will prepare the regulations and submit its report to Authority in its next meeting.

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General, LDA with the following limitations:

1. For Supreme Court, Lahore High Court, Appellate Courts and Civil Court cases, Law firms comprising of advocates/firms, not exceeding 10 firms.
2. For Supreme Court cases, a panel comprising of Advocates/firms not exceeding 10 numbers.
3. For High Court cases, a panel comprising of Advocates/firms not exceeding 20 numbers.
4. For Civil Court cases, a panel comprising of Advocates/firms not exceeding 50 numbers.

Submitted please.

**2.3.10. MINUTES OF THE COMMITTEE MEETING DATED 11TH JULY, 2019 & 16th OCTOBER, 2019, RATE OF DEVELOPMENT CHARGES FOR RESIDENTIAL & COMMERCIAL PLOTS, BALLOTING POLICY, EXCHANGE OF LAND GOVERNMENT OF THE PUNJAB, PAYMENT OF TAXES / FEES TOWARDS TRANSFER OF LAND IN FAVOUR OF LDA, ADVERTISEMENT FOR IMAGE BUILDING AND SALE OF COMMERCIAL AND PUBLIC UTILITY SITES IN LDA CITY**

1. The meeting of Committee, constituted by the Honorable Supreme Court of Pakistan under the chairmanship of Minister HUD & PHE, Government of the Punjab, was held on 11th July, 2019. In order to ensure the compliance of the order dated 12th January, 2019, the Committee recommended certain procedural and factual amendments besides actions to be taken to redress of the grievances of the file purchasers. The Committee in its meeting dated 16th October, 2019 decided the conversion of PDUs for adjustment of pending liabilities of Development Partners towards the file purchasers. The recommendation 1(vii) of 11th July, 2019 meeting was also amended and the Committee decided that only the cash compensation will be offered by LDA to the land owners after acquisition of land under Land Acquisition Act, 1894.
2. To expedite the transfer of land in favour of LDA, the Committee recommended that a dedicated account will be managed for payment of direct expenses towards execution of conveyance deed and sanction of mutation in favour of LDA. As the purpose behind this recommendation was fast track transfer of land in favour of LDA, so being a time taking process due to constraints in opening of new account as imposed by the Finance Department, Government of the Punjab, the Director General, LDA was pleased to approve payment of transfer expenses (stamp duty, TMA fee, Withholding tax etc.) directly from LDA exchequer.
3. The Authority in meeting dated 22nd April, 2019 approved to levy development charges against residential plots @ Rs. 2.5 million per kanal. The Project Director (Engineering) vide letter No. PD/LDACITY/17 dated 23.08.2019 proposed the following development charges for LDA City plots;

1 Kanal	Rs. 2.5 million
10-M	@ 67% of 1-Kanal i.e. Rs. 1.675 million per plot
5-Marla	@ 46% of 1-Kanal i.e. Rs. 1.15 million per plot
Commercial	@ Rs. 6.25 lac per Marla

The Development Charges for residential as well as commercial plots will be subject to revision keeping in view availability of funds leading to the time required for execution of the project and escalation in the development cost.
4. In order to comply with the order dated 12th January, 2019 passed by the Honorable Supreme Court of Pakistan, the Director General, LDA has approved that the first balloting for allocation of plot numbers against the

2.3.10.1. The Authority deliberated over the matter and made the following decisions:

- a. Approved
- b. Approved
- c. Approved
- d. The Authority directed the Development Scrutiny Committee, LDA to 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 rates, the case may be resubmitted to the Authority. Authority directed all concerned quarters to provide full support to this Committee.
- e. Approved
- f. Approved
- g. The Authority directed that business plan for commercial plots shall be submitted to the Authority in next meeting and this plan shall include options of auction only.
- h. Approved
- i. The Authority deliberated that in its 8th meeting (held on 08.08.2019), funds for advertisement of LDA stand approved in the budget. The advertising for LDA City may be managed from the same funds.

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exempted files will be held on 30th November, 2019.

5. Land measuring 42-Kanal, 10-Marla in Mauza RakhJhedu, owned by Government of the Punjab falls in the Central Business District and 150 feet road planned in the approved lay out plan (Package 6 of Development Area-1). The said land was allocated by the Board of Revenue Punjab for establishment of Regional Directorate of Anti-Narcotic Force, Government of Pakistan. To avoid interruption in the execution of approved scheme plan, LDA offered alternate land in the same Mauza and requested for exchange of land.

6. For attracting the general public to start inhabiting and investors to participate in the auction of commercial areas on much better prices, it is of vital importance to provide the basic facilities e.g. health and education in the locality. For the purpose, public utility sites comprising of health and education sites falling in the Development Area-1 of LDA City may be offered for sale through auction as per the Allotment of Public Utility Sites of LDA Regulations, 2019. The development charges may also be levied on auctioned sites as per the rate to be assessed by the Engineering Wing, LDA.

7. For steady and uninterrupted procurement/ acquisition of land and development work, huge funds are required. The estimated volume of development charges to be collected from the file purchasers is not sufficient to meet the requirements as LDA is collecting only 50% development charges from the exempted files. To comply with the afore-referred orders of the Honorable Supreme Court of Pakistan, for the purpose of generation of funds as and when required, it is proposed that Commercial area of Development Area-1 LDA City may partially be transferred through open ballot.

8. In compliance with the recommendations of the Committee regarding advertisement for image building and in order to attract the investors for sale / transfer of Commercial Area and Public Utility Sites (Education & Health Sites) in Development Area-1 of LDA City, a comprehensive advertisement plan has been prepared by the Director Public Relations & Marketing, LDA. The advertisement campaign will not only be helpful to uplift the image of LDA City but will also be fruitful to create a pre-sale hype for sale of commercial and public utility sites on attractive prices.

9. To ensure the interconnectivity of Development Area-1 with Ring Road / LDA City Access Road, trunk sewerage of Development Area-1 and establishment of dedicated sewerage treatment plant for LDA City, a meeting was convened by the Additional Director General (UP), LDA on 18th October, 2019.

10. The area currently under development i.e. Development Area-1 requires proper identity. Hence, the Development Area-1 of LDA City may be named as "Jinnah Sector, Phase-1 LDA City."

Working paper is placed before the Authority for approval of;

- a) Implementation of recommendations of the Committee in meeting dated 11th July, 2019 and 16th October, 2019.
- b) SOP regarding payment of expenses towards transfer of land in favour of LDA for LDA City.
- c) Balloting Policy for allocation of plot numbers against all exempted residential files.
- d) Implementation and Collection of development charges as per the rates prescribed by the Engineering Wing, LDA.

j. Approved

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- e) Exchange of land with Government of the Punjab for establishment of Regional Directorate of Anti-Narcotics Force, Government of Pakistan.
- f) Auction of health and education (public utility sites) falling in Development Area-1 of LDA City and levy of development charges as per the rate to be assessed by the Engineering Wing, LDA.
- g) Policy for transfer / sale of commercial area of falling in Development Area-1 of LDA.
- h) Implementation of the recommendations as incorporated in the minutes of the meeting dated 18th October, 2019.
- i) Advertisement plan and funds required thereto.
- j) Development Area-1 of LDA City may be named as "Jinnah Sector, Phase-1 LDA City"

**2.3.11. CONSTRUCTION AND ALLOTMENTS OF APARTMENTS UNDER PRIME MINISTER'S NPHP TO THE EMPLOYEES OF LDA (UD WING), WASA AND TEPA, LAHORE**

Prime Minister's Naya Pakistan Housing Programme (NPHP) is planned to cater the housing needs of masses across the country. This project will not only provide the housing facilities to common man but it will also contribute towards the economic uplift of the country. The construction industry will flourish and mega economic activity will be generated. Since prime function of LDA is development and provision of housing facilities, so keeping in view the vision of the Prime Minister of Pakistan, it can contribute towards the construction of apartments for provision of housing facilities under the umbrella of NPHP.

Lahore Development Authority, Lahore is striving for the provision of affordable housing facilities and infrastructure development in Lahore. LDA has developed huge number of housing projects, resultantly millions of people have been provided with the basic housing facility. It is very unfortunate that instead of provision of housing facility to general public, there is no proper mechanism for provision of affordable housing to the employees of Lahore Development Authority, Lahore. The limited number of official accommodations is unable to cater the needs of all employees of LDA. Consequently the majority of employees is living in houses acquired on rental basis which is a great burden on the resources of employees of LDA. The detail of employees currently working in LDA (UD Wing), WASA and TEPA is as under;

NAME	BPS-1 to BPS-4	BPS-5 to BPS-16	BPS-17 & ABOVE	TOTAL
LDA (UD Wing)	451	1167	523	2141
WASA	5444	1463	265	7172
TEPA	04	78	30	112
<b>TOTAL</b>	<b>5899</b>	<b>2708</b>	<b>818</b>	<b>9425</b>

LDA City is a mega housing project of LDA. Currently a part of Phase-1 i.e. Development Area-1 is under development. The land falling in Phase-2 of LDA City is vacant and no development has been carried out as yet. If land out of Phase-2 falling in Mauza Halloki is allocated towards the construction of apartments for employees of LDA (UD Wing), WASA and TEPA under the umbrella of Prime Minister's NPHP, it will not only resolve the housing issues of employees of these organizations but will also contribute towards the financial uplift of LDA. Moreover, this will contribute towards rapid inhabitancy of the area which will result in construction and economic activities in the other parts of LDA City. For the purpose of construction, the apartments may be divided into three categories on the basis of afore-referred categories of employees on the basis of basic pay scale as per the following ratio;

2.3.11.1. The Authority approved, in principle, the construction of apartments for employees of LDA. Moreover; the Authority approved the constitution of a Committee with the following members:

- i) Additional Director General (UP), LDA (Convener)
- ii) Director Finance, LDA
- iii) Chief Metropolitan Planner, LDA
- iv) Chief Town Planner, LDA
- v) Representative of Commissioner, Lahore
- vi) Any other co-opted member(s)

The Committee shall have the following TORs:

- 1) Committee will make detailed financial model for successful construction of 50,000 housing units for employees of LDA, employees of other government departments and public at large
- 2) The Committee is allowed to hire the services of a financial consultant approved by the P&D department for completion of the same on priority basis
- 3) The Committee will submit its proposals in next Authority meeting.

  
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CATEGORY	NUMBER OF APPARTMENTS REQUIRED	PROPOSE AREA FOR EACH APPARTMENT
BPS-1 to BPS-4	5899	800 Sq. Ft.
BPS-5 to BPS-16	2708	1100 Sq. Ft.
BPS-17 & Above	818	1500 Sq. Ft.

As a pilot project, LDA may construct apartments and allocate to the employees on installments. On successful completion of the pilot project, the facility may be extended to the general public too.

Working paper is placed before the Authority for approval of;

- a) Allocation of land falling in Mauza Halloki for development and construction of apartments in three categories for regular employees as well as serving on deputation (as on the date of approval) in LDA (UD Wing), WASA and TEPA under Prime Minister's NPHP.
- b) Constitution of Steering Committee for supervision and managing all affairs pertaining to the apartments viz a viz cost estimation and collection, designing, planning, development, construction, allotment and other allied matters.

**2.3.12. APPROVAL REGARDING BUILDING PERIOD SURCHARGE FOR LDA AVENUE-I SCHEME, LAHORE**

The Governing Body/ Authority of LDA in its meeting held on 24.03.2014, allowed the building period for construction of houses to be 30.09.2017. Later, in its 3rd/2017 meeting held on 10.10.2017, the Authority granted one year extension in building period upto 30.09.2018. In this regard, a public notice was also published in renowned daily newspapers on 28.02.2018. In light of this decision, LDA is recovering building period extension surcharge w.e.f 01.10.2018 at the prescribed rates. The building period is being charged against all those plots which are free from any litigation involving status quo/stay orders.

2. Numerous applications are being received in the office where the owners of the allotted plots are requesting for waiver of building period extension surcharge on the ground that they are not able to construct houses on their plots due to non existence of facilities like roads, sewerage and/or electricity. There are certain areas/ patches in the LDA Avenue-I Scheme that are free from litigation but complete development and/or electrification has not been completed due to various reason like litigation in adjoining areas.

3. Before the revision of rates of building period surcharge by the Authority in its meeting 2nd/2014 held on 18.04.2014, the building period extension surcharge/ penalty was recovered by LDA in the light of policy notified by the Government of Punjab through letter dated 19.10.1993. The said policy contained instructions for not charging building period on schemes where any of the amenities of water, electricity, road or sewerage system have not been provided. Construction of houses/ building is even not possible in the absence of these basic amenities i.e. water, electricity, road and sewerage system. In view of above, it is not appropriate to levy any surcharge on account of non-construction on any such site where any of these four facilities is not available.

4. It is therefore proposed that:

- a. The Director Estate Management LDA Avenue-I may be authorized to extend the building period of the plots of the LDA Avenue-I Housing Scheme, free of any surcharge, where any of the

2.3.12.1. The Authority observed that the "Negotiation Committee" may be re-constituted with the reason that ADG(UP), LDA cannot be the convener in presence of senior Authority members.

2.3.12.2. The Authority appointed Ms. Sadia Sohail Rana (MPA/Authority Member) as convener.

2.3.12.3. This Committee will submit balloting plan in next meeting.

2.3.12.4. The Authority approved free-of-surcharge extension in building period for plots falling in areas where roads, electricity, sewerage and water supply are not available.

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amenities including water, electricity, road or sewerage system has not been provided.

b. The free of surcharge extension in building period would be allowed after the verification of non-existence of these facilities at site and after recording the reasons in writing.

c. The free of surcharge extension in building period would be allowed only upto the period/ date on which all these four facilities become available.

d. The Authority may also allow free of surcharge extension in building period by the Directors concerned on same grounds and pattern in other Housing Schemes of LDA.

**2.3.13. PURCHASE OF MACHINERY AND OFFICIAL VEHICLES FOR UTILIZATION IN FIELD DUTIES**

1. The Punjab Assembly empowered Lahore Development Authority (LDA) as per provision in Lahore Development Authority Act, 1975 (As amended by Act (XXVI) of 2013) to undertake all sort of planning and development activities in four districts of Lahore Division i.e., Lahore, Sheikhpura, Nankana and Kasur.

2. The Authority executes infrastructures development projects, ensures implementation of building control bye-laws, conduct anti encroachment operations and keep check on the commercial activities being done throughout Lahore, not only in public sector housing schemes but also in the private housing schemes. Lahore is expanding at a fast pace and new housing schemes are being developed in all the cities of Lahore division like Sheikhpura, Kasur and Nankana Sahab and to keep check on these legal/illegal housing schemes is also the responsibility of LDA. These all functions require extensive mobility of officers and field staff along with the machinery throughout this huge controlled area to ensure writ of the Lahore Development Authority.

3. As of today, 146 vehicles are available in LDA's fleet whereas 203 vehicles are required which leads to a shortage of at least 57 vehicles. Also most of these 146 vehicles have outlived their efficient operational life. Moreover, there are no excavators present in the fleet of LDA for performance of anti-encroachment and demolition operations which often creates hurdles in the field operations of anti-encroachment and demolition.

4. Keeping in view the above stated facts; the shortage of official vehicles and machinery is hampering the field duties and thus achieving the mission and vision of Lahore Development Authority. For this purpose there is a dire need for purchase of official vehicles and machinery in F.Y. 2019-20 as under:

Sr. No.	Description of Machine / Vehicle	Quantity
1.	Wheeled Excavator with attachments	02-Nos.
2.	Toyota Hilux Single Cabin	08-Nos.
3.	Suzuki Cultus VXL	10-Nos.

5. LDA will purchase the required machinery / vehicles from its own sources. Requisite funds for the said purpose are available in the budget head as detailed below:

Sr. No.	Budget Head FY 2019-20	Amount Rs.(Million)

2.3.13.1. The Authority directed that in light of the Austerity Policy, DG, LDA shall move summary to Chief Minister.

2.3.13.2. DG, LDA pointed out that seven vehicles of LDA have been taken over by the Government of Punjab under austerity measures. However, similar vehicles have been purchased by Government of Punjab for its officers. The Authority decided that the said seven vehicles of LDA shall be retrieved.

2.3.13.3. Out of these seven vehicles, the luxury vehicle(s) shall be auctioned by LDA and will be replaced by non-luxury vehicles in compliance with austerity measures.

2.3.13.4. Maj (R) Syed Burhan Ali (Member Authority) pointed out that there shall be a plan for introducing pick-and-drop facility for employees of LDA (BPS 01 to 16). DG, LDA will submit a plan in this regard in next Authority meeting.

  
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1.	Purchase of Machinery and vehicles for Enforcement Directorate	100.00
2.	Purchase of Vehicles	60.00

However, requisite purchase cannot be made due to the ban imposed by the Government of the Punjab vide Notification No. FD.SO(GOODS)44-4/2016 dated: 09.08.2019.

6. In light of the above-mentioned facts, it is requested that keeping in view the shortage of official vehicles and machinery for law enforcement and resource generation campaigns undertaken by LDA, a summary for approval of the Chief Minister Punjab for the purchase of vehicles/machinery with prior concurrence of Austerity Committee may be initiated.

7. The working paper is placed before the Authority for perusal and approval of para 4-6 / N, please.

**2.3.14. BOUNDARY LIMITS OF LAHORE CITY TO RESTRICT HAPHAZARD DEVELOPMENT OF HOUSING SCHEMES**

**BRIEF HISTORY:**

The Master Plan of Lahore Metropolitan Area 2021 was approved by the Lahore Zila Council on October 06, 2004. A Review Commission was also proposed to periodically review and update the plan, suggest changes, oversee the master planning preparation and implementation process and to provide long term planning vision for the metropolis. The Administrator, City District Government, Lahore vide letter dated 16.05.2012 notified Master Plan Implementation and Review Commission to review / update master plan and later on vide notification dated 04.02.2013, certain areas in southern side of Lahore were declared as Frozen Areas for new housing schemes. The meeting of Review Commission was again held on 25.02.2013 and vide notification dated 01.03.2013, certain areas were declared as agriculture areas, residential areas, industrial areas and institutional / educational area.

2. Vide amendments dated 19.09.2013 in LDA Act 1975, jurisdiction of LDA was extended up to Lahore Division and since then the functions of land use classification, master planning, land use control, preparation or planning or development scheme and private housing schemes within Lahore Division are performed by the LDA.

3. After extension of jurisdiction of LDA upto Lahore Division, it was observed that for effective land use, planning and development control, there were no Master Plan / Outline Development Plans (ODPs) for most of the cities. In some cases, ODPs were prepared by Housing department but even these were outdated and development had already crossed the planning boundaries of these ODPs. Therefore to meet the requirements, process of amendments in Master Plan was initiated, whereby existing ODPs were incorporated by proposing further additional areas to meet future land use demands. In case of settlements, where no ODPs were available, boundaries of further expansion were marked.

4. In case of Lahore city, in amended Master Plan, more green areas were proposed in south western side to preserve prime agriculture land, reduce traffic congestion and pollution, minimize trunk infrastructure cost of utilities and control leap frog pattern of development of private housing schemes. After approval by the Scrutiny Committee and Governing Body of LDA, this amended Master Plan was notified vide Gazette Notification dated 25.07.2016.

**PREPARATION OF NEW MASTER PLAN:**

2.3.14.1. The Authority deferred the proposal.

2.3.14.2. However, the Authority observed that private housing schemes are mushrooming at the outskirts of Lahore city and it is a challenge in controlling development of these illegal schemes. The Authority directed Director General, LDA to draft a report detailing difficulties/challenges in enforcement of laws about illegal housing schemes.

2.3.14.3 The Authority further decided that an aggressive media campaign shall be designed to create awareness among general public regarding identification of illegal schemes, negative impacts of these schemes and the problems in buying property in these illegal schemes.

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*DP*

5. Due to time and resource limitation and urgency of the issue, it was not possible to address all issues in amendment process. Therefore, LDA has initiated process of preparation of new Master Plan for Lahore Division. Steering Committee in its meetings has finalized the vision, objectives and TOR of hiring of Consultant for preparation of Master Plan. The process of preparation of new Master Plan is a long process involving number of comprehensive studies, survey, analysis, public consultation etc.

6. Meanwhile, it is witnessed that land on the outskirts of built-up area of Lahore City is cheap and easily available, therefore, trends of housing schemes on outskirts of built-up area of Lahore City is observed resulting in leap frog pattern. Process of preparation of New Master Plan addressing above mentioned issues is a long process and there is apprehension that till the time master plan will be prepared, ground realities would have changed drastically and it may not be feasible to implement the plans and policies of Master Plan.

7. Prime Minister of Pakistan during his visit to Lahore on 18.07.2019 has also taken notice of the issue and has directed that boundary limits of Lahore City be frozen to stop unwieldy expansion of City.

#### **DELIBERATIONS & PROPOSAL:**

8. A meeting was held on 16.10.2018 under the chairmanship of Director General LDA, which was also attended by:

- i. Managing Director, WASA,
- ii. Chief Engineer, TEPA,
- iii. Chief Metropolitan Planner, LDA,
- iv. Chief Town Planner, LDA
- v. Director Law, LDA
- vi. Ch. Wasim Bhaddar, Senior Legal Advisor, LDA
- vii. Amir Saeed, Senior Legal Advisor, LDA

9. During meeting, it was discussed that leap frog pattern of development has resulted in following issues:

- Depletion of prime agriculture land affecting environment.
- Increased distance / travel time resulting in traffic congestion and more vehicular emission / pollution
- Increased cost of sewerage, drainage, electricity infrastructure
- Sewerage disposal issues as service areas of WASA are mainly restricted to built-up areas of Lahore City.
- Network of Structure Plan is not completed in outskirts causing problem of access / approach road for residents of housing schemes developed far away from city Centre.
- During emergencies, Problems are faced by Rescue, Fire Fighting and health departments as it is not economically feasible to provide immediate relief to the dispersed population.
- High cost of living as provision of infrastructure, services and security etc for small number of people is not economically feasible.

10. Under Section 17 of LDA Act 1975, The Authority shall, in discharging its functions, act and be guided, by such directions as Government may give to it from time to time.

11. To address above mentioned issues, in compliance with the direction of Prime Minister of Pakistan, it was also deliberated in meeting that in case of Lahore City, development of private housing schemes beyond a certain boundary may be restricted for the time, till the new Master Plan is prepared and implemented. This boundary may be in the form of a physical feature. In case of Lahore City, One such option can be Lahore Ring Road.

12. It is pertinent to mention here number of housing schemes have already been approved and are under process with LDA in proposed Residential Zones of Master Plan of Lahore. To protect rights of housing

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schemes which are under process or where sponsors have made investments for housing, it is proposed that any restriction on the development of housing schemes beyond a certain limit / boundary may not affect cases of these housing schemes. For this purpose, a Public Notice may be issued in daily newspapers for information of general public / prospective developers having investment for housing in this area, who can formally apply to LDA for approval along with all supporting documents, within a time period of 15 days. Application received till this cut of date will be processed as per provision of prevailing Master Plan and LDA Rules.

13. The case may be submitted to the Governing Body of LDA for approval of:

- i. Fixing Lahore Ring Road as boundary for Lahore City development
- ii. Restriction on development of housing schemes in Lahore City beyond this boundary, till the time new Master Plan is prepared and enforced.
- iii. Notification of this boundary by Director C&I, LDA to restrict development / approval of housing schemes in Lahore City.

**2.3.15. CONVERSION OF STATUS OF LAND UNDER 1223 MW BALLOKI POWER PLAN, DISTRICT KASUR AND ADJOINING LAND SUCH AS HOUSING FACILITY, PLANT ACCESS ROAD AND SECURITY PERIPHERY ROAD IN TERMS OF LAHORE DEVELOPMENT AUTHORITY LAND USE, RULES 2014**

01. The Director General Privatization Commission, Government of Pakistan has requested vide letter No.F.34(1)NPPMCL/PS/PC/2018 dated 18.10.2019 to approve the change of Land Use of Balloki Power Plant from agriculture to Power Plant/Industrial. Since the power plant is not allowed in the Agriculture zone therefore LDA and Government of Punjab may complete the process of requisite amendment in the LDA Land Use Rules 2014 to meet the timelines given by the Federal Cabinet's Committee on Privatization of NPPMCL including this Power Plant.

02. Prior to above the Project Director (NPPMCL) letter No.NPPMCL/PD/Balloki/14714 dated 20.09.2019 and letter No.NPPMCL/PD/Balloki/14916 dated 07.10.2019 stated that the M/s National Parks Management Company Limited (NPPMCL), a company owned and controlled by the government of Pakistan which owns, operates and maintains the 1223 MW Balloki combined cycle power plant, District Kasur. Furthermore, stated that since the usage of the acquired land has been changed from its current status i.e. agriculture, as per LDA Land use Rules-2014, there is requirement of conversion of status of the land to its current usage i.e. industrial and residential. The applicant requested that the status of land use may kindly be converted from Agriculture to Industrial and Agriculture to Residential.

The detail of land are as under:

S R N O	ACQUISITION NUMBER	CURRENT USAGE	LOCATION	LAND MEASUREMENT	REMARKS	STATUS IN MASTER PLAN OF LAHORE DIVISION
a	1	Establishment of power plant and approached road	Village wan khara, chuniaottar	335 k 00M (Aprx. 41.8 Acres)	Acquisition processed completed	Agriculture
b	2	Establishment of power plant and approached road	Wan Aadhan, Patokki	770k 01M (Aprx. 96.25 Acres)	Acquisition processed completed	Agriculture
c	3	Establishment of	Wan	265k 12M	Cost of	Agriculture

2.3.15.1. The Authority approved the proposed sending of case to Government through summary for the amendment in LDA Land Use Rules 2014 to the extent that in Rule 12 clause (b) after sub-clause (xvi) the following sub-clause (xvii) may be inserted.

**" xvii Power Plant "**

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		Housing Complex	KharaChunia	(Aprx. 33.2 Acres)	land is paid. Acquisition process in Final completed	
d	4	Establishment of Housing Complex	Wan Aadhan, Patoki	28k 08M (Aprx. 3.5 Acres)	Cost of land is paid. Acquisition process in Final completed	Agriculture
e	5	Patrolling Road for Security around Periphery	Wan Khara, Chunia	07k 17M (Aprx. 0.9 Acres)	Cost of land is paid. Acquisition process in Final completed	Agriculture
f	6	Patrolling Road for Security around Periphery	Wan Aadhan, Pattoki	09k 07M (Aprx. 1.1 Acres)	Cost of land is paid. Acquisition process in Final completed	Agriculture

03. The request for conversion of above land was processed and it was observed that the subject site falls in agriculture category of Master Plan of Lahore Division. Whereas, the category of Power Plant neither given in permitted land use of Agriculture nor given in permissible use of Agriculture of Land Use Rules-2014 hence, the subject request could not be entertained.

04. In order to resolve this issue, two meetings were convened in the office of Worthy Director General, LDA and Chief Secretary, Punjab on 04.10.2019 15.10.2019 respectively. Thereafter letter No.F.34(1)NPPMCL/PS/PC/2018 dated 18.10.2019 has been received from the office of Ministry of Privatization (Privatization Commission), Government of Pakistan as mentioned at para/01.

05. In the light of above, the case is hereby placed before authority to allow and send the case to Government through summary for the amendment in LDA LandUse Rules2014 to the extent that in Rule 12 clause (b) after sub-clause(xvi) the following sub-clause (xvii) may be inserted.  
**“ xvii Power Plant ”**

**2.3.16. RECOMMENDATIONS OF THE COMMITTEE ON HIGH RISE BUILDING REGULATIONS MADE IN THE MEETINGS HELD ON 25-09-2019 & 10-10-2019 IN COMMITTEE ROOM, SPU, LDA REGARDING AMENDMENTS IN LDA BUILDING AND ZONING REGULATIONS 2019**

LDA Building and Zoning Regulations -2019 were approved recently in the 9th/2019 Authority meeting of the Lahore Development Authority held on 24.08.2019 under the Chairmanship of Sheikh Muhammad Imran, Vice Chairman Lahore Development Authority.

2. A committee earlier constituted on 13.04.2019 to frame these regulations was also entrusted the task to check the implementation of these building byelaws and remove the bottlenecks in these regulations. The meetings of the committee were convened on 25-09-2019 & 10-10-2019, after detailed deliberations on LDA Building & Zoning Regulations 2019, the few of corrections and improvements in the regulations were suggested which are placed below:

2.3.16.1. The Authority approved the proposed amendments.

2.3.16.2. Under section 1.1, for definition of Community Use, the Authority directed to incorporate that for any building above 2 kanals, a community hall shall be allowed not exceeding 800 sft., which will not be used for any commercial activity (no amount can be charged for this use). The sponsor shall devise a mechanism for usage of community hall that shall

  
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Sr.No	Relevant Sections & Discussion	Recommendations	
1.	<p><b>1.1 Definitions</b></p> <p>The definitions of Convenience/Muhalla Shop was missing in the regulations which needs to added.</p>	<p>In section 1.1, following definitions shall be added:</p> <p><b>Convenience/Muhalla Shop:</b> means fruit and vegetable shop, grocery shop, food shop, tailor shop/embroidery shop, dairy shop, pharmacy, dry cleaners, hairdresser/barbour, butcher shop, stationery, book shop, soft drink/pan shop, bakery, saloon/parlour, bicycle shops, tandoor, take away shop and ATM</p> <p><b>Community Use:</b> means prayer area, swimming pool, gym, children playing area, day care center, and visitor's lounges.</p>	<p>be in line with LDA rules, and the same shall be filed with LDA. If any complaint is received regarding usage, LDA would reserve the right to take action.</p>
2.	<p><b>2.5 Apartment Building.</b></p> <p>In table against the category of Medium Rise 1 and Medium Rise 2</p> <p>It was discussed that in case of Medium Rise 1 and Medium Rise 2, If someone does not want to attain the full height as per their category, then instead of providing the entire floor for parking, he may provide parking @ 1600 sft/ car space.</p>	<p>Atleast One floor on entire plot dedicated for parking or Provision of 1600 sft /car space</p>	
3	<p><b>2.6 Parking Space Standard.</b></p> <p><b>The following minimum parking space provision shall be made</b></p> <p><b>i. For plot(s) more than 10 Marla parking space will be required at the rate of One car space per 1600 sft of useable area</b></p> <p><b>ii. NOTE: In an apartment building, if any portion is intended to be used for a purpose other than residential, the parking standards as per intended use in relevant chapter.</b></p> <p>As the parking has already covered in the table provided at 2.5, therefore</p>	<p>Agreed that clause 2.6 may be deleted from the regulations.</p>	

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	the clause 2.6 is in contradiction of Table at 2.5 which needs to be deleted.									
4	<p><b>3.1.1 Allowed Coverage, FAR, No. of Storey, Height, Plot Size and Minimum ROW of Road are as under:</b></p> <p>It was discussed that to make it convenient, under section 3.1.1. Table in the Column heading plot size, /the word "and" may be replaced with "but"</p>	It is recommended that the word "and" may be replaced with "but"								
5	<p><b>3.3.2 Building Height</b></p> <table border="1"> <thead> <tr> <th>Zone</th> <th>Plot Size</th> </tr> </thead> <tbody> <tr> <td>Medium Rise-1</td> <td>Above 10 Marla 1 Kanal</td> </tr> </tbody> </table> <p>In writing the plot size category, typing error occurred which needs to be corrected.</p>	Zone	Plot Size	Medium Rise-1	Above 10 Marla 1 Kanal	<p>After correction, the table in Sub clause 3.3.2, following shall be read as :</p> <table border="1"> <thead> <tr> <th>Zone</th> <th>Plot Size</th> </tr> </thead> <tbody> <tr> <td>Medium Rise-1</td> <td>10 Marla to less than 2 Kanal</td> </tr> </tbody> </table>	Zone	Plot Size	Medium Rise-1	10 Marla to less than 2 Kanal
Zone	Plot Size									
Medium Rise-1	Above 10 Marla 1 Kanal									
Zone	Plot Size									
Medium Rise-1	10 Marla to less than 2 Kanal									
6	<p><b>3.9.1 Mandatory Open Spaces, FAR and maximum Ground Coverage</b></p> <table border="1"> <thead> <tr> <th>Plot Size</th> <th>Max FAR</th> </tr> </thead> <tbody> <tr> <td>Less than 1 Kanal</td> <td>1:3</td> </tr> <tr> <td>Above 1 kanal but less than 2 kanal</td> <td>1:3</td> </tr> <tr> <td>2 Kanal and above</td> <td>1:3</td> </tr> </tbody> </table> <p>FAR in this table is in contradiction with Table 3.1.1, therefore, the column under Heading Max FAR must be deleted from this table.</p>	Plot Size	Max FAR	Less than 1 Kanal	1:3	Above 1 kanal but less than 2 kanal	1:3	2 Kanal and above	1:3	In Section 3.9.1 Table, the column of "Max FAR" shall be deleted
Plot Size	Max FAR									
Less than 1 Kanal	1:3									
Above 1 kanal but less than 2 kanal	1:3									
2 Kanal and above	1:3									
7	<p><b>3.10.2 Precincts of Aiwan-e-Iqbal Complex, Kashmir Egerton Road Scheme</b></p> <p>ii) <i>Since Plot No.20-C is being acquired by the Government, no construction is permissible thereon.</i></p> <p>Plot 20 C falling on Kashmir</p>	In section 3.10.2, sub section (ii) shall be deleted.								

  
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	<p>Egerton Road, was built since long, therefore it sub clause is ineffective in this regard which needs to be deleted from the regulations</p>								
8	<p><b>Section 3.11 (a)</b> <b>3.11. Parking Space Standards</b> <b>a) For CARs</b></p> <table border="1" data-bbox="248 774 573 1257"> <thead> <tr> <th>CATEGORY</th> <th>CAR SPACE</th> </tr> </thead> <tbody> <tr> <td>Schools, Colleges And Educational Institutions</td> <td>(a) One car space for 2000 sqft of floor area. (b) One car space for 40% of car parking shall be reserved for motorcycle and buses</td> </tr> </tbody> </table> <p>In 3.11 table (b), the parking or buses in the Education Institute will create space issues, therefore it may be replaced with word "or".</p>	CATEGORY	CAR SPACE	Schools, Colleges And Educational Institutions	(a) One car space for 2000 sqft of floor area. (b) One car space for 40% of car parking shall be reserved for motorcycle and buses	<p>In section 3.11(a) Table, under the Column "Car Space" against the category School, College and Educational Institutions, in sub section (b) the word "and " between the motorcycle and buses should be replaced with "or "</p>			
CATEGORY	CAR SPACE								
Schools, Colleges And Educational Institutions	(a) One car space for 2000 sqft of floor area. (b) One car space for 40% of car parking shall be reserved for motorcycle and buses								
9	<p><b>4.1 Industrial Estates and Industrial Areas in Approved Schemes</b></p> <p>The Industrial areas marked in the master plan other than approved scheme and established built up area are not covered in these regulations. This missing component may be added in the regulations.</p>	<p>In Section 4.1 heading, the following shall be inserted at the end of word approved scheme:  "And Areas Declared as Industrial Zone in the Master Plan"</p>							
10	<p><b>10.4.5 Competent Authority for Sanction / Rejection of Building Plans</b></p> <table border="1" data-bbox="240 2319 597 2513"> <thead> <tr> <th>Land Use</th> <th>Plan Sanctioning /Rejection</th> <th>Completion Certificate Issuing</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Land Use	Plan Sanctioning /Rejection	Completion Certificate Issuing				<p>After Correction in Section 10.4.5, the following will be substituted</p>	
Land Use	Plan Sanctioning /Rejection	Completion Certificate Issuing							

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	Authority	Authority	Land Use	Plan Sanctioning /Rejection Authority	Completion Certificate Issuing Authority
Apartment Building (purely used for residential purpose)	Director (Town Planning)	Director (Town Planning)	<b>Residential</b>		
			Up to 7 Marlas	Assistant Director (Town Planning)	Deputy Director (Town Planning)
			Above 7 marlas upto 1 kanal	Deputy Director (Town Planning)	Director (Town Planning)
			Above 1 kanal for Residential as well as farm House	Director (Town Planning)	Director (Town Planning)
There is need to clarify that Apartment Building Upto 1 Kanal May be Sanctioned/Rejected By the Director Town Planning					

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	Apartments For the Category of Low Rise ( Upto 48 Feet height ) and Medium Rise - 1 (Height Upto 90 feet )	Director (Town Planning)	Director (Town Planning)	
<b>Commercial Buildings upto Mid Rise -2</b>				
	Up to 10 Marlas	Deputy Director (Town Planning)	Director (Town Planning)	
	Above 10 Marlas	Director (Town Planning)	Director (Town Planning)	
<b>Multi-storey Buildings, Buildings of Public Assembly and Public Buildings Above Mid Rise -2</b>				

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		All sizes	Chief Town Planner	Chief Town Planner
		Industrial		
		All sizes	Chief Town Planner	Chief Town Planner
11	<p><b>7.5 Fire Safety plan</b></p> <p>(c) <i>submit these designs and specifications to concerned agency (Punjab Emergency Services- Rescue 1122) notified by the Government responsible for approval;</i></p> <p>(d) <i>install or provide fire safety equipment's/fixtures for building as may be specified by approving authority, agency or department at the time of approval.</i></p> <p>It was also discussed that the owner/developer will first get vetted drawing and specification from the Vetting Consultant registered on LDA Panel and then get the NOC from Civil Defence Department.</p>	<p>The sub section (c) of Section 7.5 will be substituted as under:</p> <p>(c) Submit these design and specification to LDA for vetting from the Fire Safety Engineer on the panel of LDA.</p> <p>(d) The owner will submit the vetted designs and specifications to Civil Defence Department for provision of NOC</p> <p>(e) install or provide fire safety equipment's/fixtures for building as may be specified by approving authority, agency or department at the time of approval.</p>		
12	<p><b>10.3 Submission of Plans and Documents</b></p> <p><b>10.3.2 Documents</b></p> <p>It was discussed that clarity may be made regarding unit system in Architectural Drawing submitted by the owner/developer. Then committee is of the view that owner/developer may be provide the options to submit the architectural drawing in Imperial or Metric unit system</p>	<p>Owner/Developer may submit the Architectural drawing in Imperial or Metric unit system</p>		

  
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13	<p><b>10.3.3 Documents</b> It was also discussed that submission of structural drawing at initial stage of building plan approval is not necessary , therefore the owner/ developer may also submit these documents upon scrutiny of building plans etc.</p>	<p>In Clause 10.3.3, regarding multi storey building and building of public assembly, the additional documents, the builder shall submit the relevant documents after scrutiny of building plan.</p>	
14	<p><b>Typed Design</b> In the past, typed design buildings of similar type were approved in the scheme i.e. Timber Market, Moreover, constructed houses were allotted to the public with typed design. Now the re-built plans are being received and ambiguity exist, whether it will be processed as per original provisions or as per prevailing regulations.</p>	<p>It is recommended that the cases of residential plots may be processed as per prevailing regulations to be clarified in Chapter 2 (Residential).</p> <p>As regards the plots of Timber market, fruit and vegetable market and other such scheme. The permission may be given to process cases on Low rise Zone upto 38 feet height with 1 basement. This clarification may be added in Chapter 3 ( Civic Centre)</p>	
15	<p><b>Temporary Marquee Sites</b> Initially the marquee sites on temporary commercialized sites were allowed under governing body decision year 2015 on 8 Kanal and above plots and restriction of width of road was applicable. Under these some cases of temporary commercialization for marquee were allowed but marquee were not constructed and temporary commercialization is intact. In the meanwhile, building regulations 2019 have been notified on 11-09-2019 where, condition of 60 feet road is imposed which needs clarification with respect to court cases.</p>	<p>It is recommended that the regulations to install marquee prevailing at the time of grant of temporary commercialization for marquees may be applicable.</p>	

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16	Clause 2.5 (b): Violation in mandatory spaces are non-compoundable in case of removal of partition wall(s) at any stage without approval from LDA, plans will be cancelled/revoked.	Same provision may be added at the end of clause 2.7 (i).	
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3. The suggestions of the committee on Building and Zoning Regulations 2019 are hereby placed before the authority for consideration and decision please.

**2.3.17. REVISED DEMARCATION 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 scheme plan.

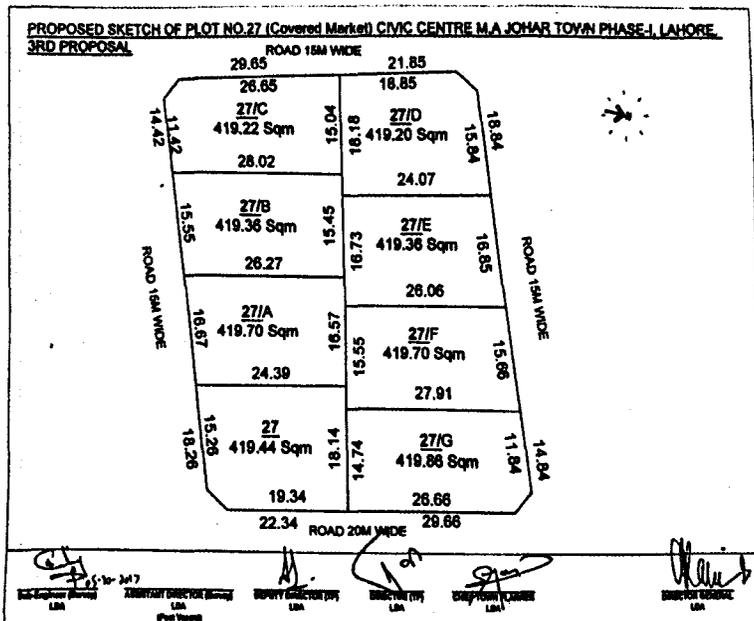
2.3.17.1. The Authority directed to refer the matter back to TEPA and Town Planning Wing, LDA who shall submit report regarding the reasons for making amendments in road design and layout of plots at this stage and that why the same was not done before.

In order to maximize the market value of plots, Directorate of Estate Management, LDA forwarded the proposal to Worthy Director General, LDA for sub-division of plots. Proposal was approved by Worthy D.G, LDA and accordingly, different demarcation proposals were prepared. Out of these, D.G, LDA approved one proposal having eight plots.

The area/size of plots of approved proposal was as under:

Sr.No.	Plot No	Previous Area Sqm
1.	27	419.44
2.	27-A	419.70
3.	27-B	419.36
4.	27-C	419.2
5.	27-D	419.20
6.	27-E	419.36
7.	27-F	419.70
8.	27-G	419.86

**Approved Demarcation:**



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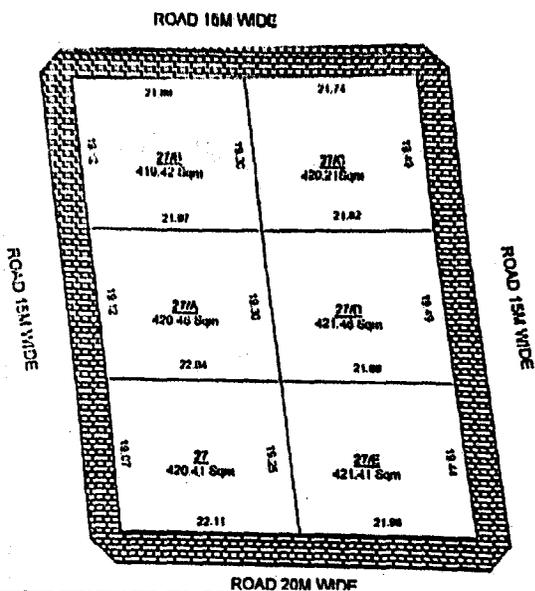
Out of these eight plots, only two plots No.27, 27-G have been auctioned by Directorate of Estate Management. In the meanwhile, during construction of road and foot path by TEPA leading towards ARENA project, the area of plots has been reduced at site due to utilization of land by 1.75 meter in length.

Now, Directorate of Estate Management, 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.

As regard, widening of road, TEPA reported that 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. Approach road of ARENA was constructed keeping in view the future requirement / traffic flow of commercial zone. In order to provide the pedestrian facility, foot path was constructed, and agreed with DEM-I proposal for revision of Part Plan.

**Proposed Demarcation:**

In the light of above, the proposed revised demarcation is as under:-



Case is hereby, submitted before the Authority for decision about revision of strip by providing parking space in front of plots and carving out six plots instead of eight.

**2.3.18. 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

2.3.18.1. The matter was deferred.

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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 :-

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 1/3<sup>rd</sup> 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

  
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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.

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

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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:-

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
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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.

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**2.3.19. DECISION REGARDING HIGH COURT CASES ALREADY ASSIGNED TO THE "SPECIAL COUNSELS OF LDA"**

I. It is submitted that the services of Mr. Mustafa Ramday, Advocate Supreme Court of Pakistan were hired/engaged in connection with litigation pending before Honourable Lahore High Court, Lahore with the approval of Competent Authority i.e. the Authority, from time to time on different occasions in the light of instructions sought from Advocate General, Punjab and Secretary Law duly approved by the Chief Minister Punjab on 14.10.2015.

It is appropriate to mention here that the hiring/engaging the services of Special Counsel was subject to the instructions of Law and Parliamentary Affairs Department, Punjab issued vide No. Gen:2-1/2008/1941 dated 14 May 2011. However, the CM Punjab was pleased to direct that the Law Department may withdraw its instruction with regard to hiring of special advocates (para 8 of its circular No. Gen:2-1/2008/1941 dated 14 May 2011) to the extent of autonomous bodies; and they should exercise their autonomy in selecting the most appropriate legal counsel for critical litigation in the best public interest, as per decision of their respective authority/board. The said withdrawal was made on 03.11.2015 on the aforementioned summary. However, the then Chief Secretary raised objection and requested to review withdrawal order which was reconsidered by the then Chief Minister, Punjab and allowed withdrawal in the said instructions only to the extent of Lahore Development Authority on 10.11.2015.

That the services of Mr. Mustafa Ramday Advocate of Supreme Court of Pakistan were hired for the cases categorized as under:

Sr. No	Category/Nature of case	Particulars of Amount	Mode of payment	Mode of approval
1	All commercialization cases	25,00,000/-	Lump sum payment of Rs. 13,500,000/- after deduction of income tax @ 10 % (Net Amount 12,150,000) vide cheque No. 52799498 dated 19.11.2015 drawn at NBP, Edgerton Road Branch.	Approval sought in Authority Meeting 3 <sup>rd</sup> /2015 held on 17.10.2015
2	All cases of LDA City	35,00,000/-		
3	All cases of LDA (amendment) Act 2013	25,00,000/-		
4	All cases of Lahore Orange Line Metro Train Project.	25,00,000/-		
5	All cases of Master Plan	25,00,000/-		
6	Clerkage Expenses	18,55,000/-	Clerkage expenses @ 5000 per writ petition through cheque No. 09395896 dated 30.11.2016 drawn at NBP, Edgerton Road Branch.	
7	Environmental Tribunal Cases including Sumaira Awan vs POP etc. and all other connected cases before the tribunal	25,00,000/-	Payment of Rs. 25,00,000/- after deduction of income tax @ 10% (Net Amount 22,50,000/-) vide cheque No. 97752156 dated 21.07.2016 drawn at NBP, Edgerton Road Branch.	Approval sought in Authority Meeting 3 <sup>rd</sup> /2016 held on 14.07.2016
8	Filing of Appeal against order dated 14.07.2016 passed by honourable Lahore High Court Lahore in W.P.No.39291/2015 titled as Kamal Khan Mumtaz etc. vs GOP etc. regarding Orange Line Train Project.	55,00,000	Payment of Rs. 5,500,000/- after deduction of income tax @ 10% (Net Amount 49,50,000/-) vide cheque No. 9775252352 dated 23.08.2016 drawn at NBP, Edgerton Road Branch.	Approval sought in Authority Meeting 4 <sup>th</sup> /2016 held on 30.08.2016
<b>Grand Total</b>		<b>2,33,55,000/-</b>		

Apart from above mentioned particulars of payments record shows that Rs. 1,30,000/- were also sanctioned by Chief Engineer, LDA in lieu of "Clerkage Expenses in respect of Work - Lahore Orange Line Metro

2.3.19.1. The Authority decided that a fact-finding inquiry shall be initiated in this matter by Director General, LDA, Maj. (R) Syed Burhan Ali (Member Authority) and Ms. Sadia Sohail Rana (MPA/Member Authority). The inquiry report will be submitted to the Authority in next meeting and further course of action in this regard will be devised accordingly.

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Train Project, Lahore" vide No. D(P&D)/LDA/516 dated 20.04.2017.

Besides the above cited expenses, it is relevant to mention here that upon special request of Mr. Mustafa Ramday (Advocate) the services of Mr. Waqar A. Sheikh, the then Legal Advisors, LDA were also associated with him in connection with cases pertaining to commercialization on regular charges as admissible under terms of his retainership agreement.

It has been observed that Mr. Mustafa Ramday, Advocate most oftenly does not appear in the Hon'ble courts, to defend the interest of LDA rather his associates attend the cases. Furthermore, the cases are pending since long and no favorable outcome has been obtained so far.

As per available record and information sought from the office of Mr. Mustafa Ramday, the progress report of the Special Counsel is as under:

Total number of cases entrusted	=	466
Total decided cases	=	13
(As reported by the office of Special Counsel)		
Cases pending so far	=	453

II. The services of Mr. Khawaja Haris Ahmad, Advocate of Supreme Court were engaged by LDA to contest the following writ petitions related to the LDA Avenue-I Housing Scheme:

- i) Writ Petition No. 11797/2001 titled MianRiffatMehmood etc. vs LDA
- ii) Writ Petition No. 11292/2003 titled Chiniot Cooperative Housing Society vs GOP & 2 Others.
- iii) Writ Petition No. 11224/2003 titled Islamic Research Cooperative Housing Society vs LDA & 5 Others.
- iv) Writ Petition No. 8872/2003 titled EME vs LDA & 3 Others.
- v) Writ Petition No. 14543/2010 titled Punjab Board of Revenue Employees Cooperative Housing Society vs LDA & 6 Others.
- vi) Writ Petition No. 2692/2014 titled Punjab Civil Secretariat Employees Cooperative Housing Society vs LDA

The above said writ petitions were allowed / decided against LDA and the Hon'ble Lahore High Court set aside the notifications issued under section 4 and 17(4) read with section 6 of the Land Acquisition Act, 1894 and quashed the process initiated by LDA for the acquisition of the land of the petitioners for LDA Avenue-I Housing Scheme.

The services of Mr. Khawaja Haris Ahmad, Advocate of Supreme Court of Pakistan were again hired on payment of fee of Rs. 36,00,000/- for filing and contesting the Intra Court Appeals against the judgments passed against LDA in the above mentioned writ petitions. The approval in this regard was obtained from the Governing Body of LDA in its meeting held on 17.10.2015.

The above said Intra Court Appeals are pending so far before the Hon'ble Lahore High Court, Lahore whereas Mr. Khawaja Haris Ahmad does not appear in the court on behalf of LDA rather adjournment is sought on his behalf on almost every date of hearing resulting into loss to the LDA for the litigation being lingered on.

Keeping in view the facts submitted above, it is proposed that the matter may please be placed before the Governing Body of LDA for kind perusal and decision on the following proposals:

- a) As to whether the instructions should be passed to both of the Special Counsels of LDA to contest the cases assigned to them

Deputy Director  
Vice Chairman's Sectt  
LDA Lahore.

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by appearing in the courts themselves and try to get the cases disposed of at the earliest.  
b) As to whether the cases assigned to both of the Special Counsels may be got returned and further be assigned to Senior Legal Advisors of LDA by constituting a panel for this purpose.

**2.3.20. WORKING PAPER FOR PROMOTION CRITERIA OF VEHICLE CLEANER BS-01 TO VEHICLE DRIVER BS-05**

The LDA (Appointment & Conditions of Service) Regulation, 1978 is being implemented in WASA LDA in letter & spirit. However with the passage of time the service area of WASA LDA has expanded. The lacuna was observed that no line of promotion for some categories such as "Vehicle Cleaners" was made/included in the LDA Regulation, 1978 as well as no provision has been made in the budgets regarding line of promotion.

The employees recruited against such categories have given applications that they could not be promoted in absence of the line of promotion and a line of promotion may please be formulated, so that they may be relieved of their hardships.

In order to compensate low paid employees working with the Agency for years, following is proposed, please.

**Vehicle Cleaner (BS 01):**

Appointing authority	Criteria		Method of Recruitment	
	Existing	Proposed	Existing Criteria	Proposed Criteria
Director Admin	-	-	By initial recruitment.	-

**Vehicle Driver (BS 05):**

Appointing authority	Criteria		Method of Recruitment	
	Existing	Proposed	Existing Criteria	Proposed Criteria
Director Admin	By initial recruitment	1. 90 % By initial recruitment. Middle pass having LTV driving License with at-least 02 year experience  2. 10 % by promotion on the basis of seniority-cum-fitness as Vehicle Driver from amongst Vehicle Cleaners with 8 years' Service and having a valid LTV driving license	By initial recruitment	1. 90 % By initial recruitment. Middle pass having LTV driving License with at-least 02 year experience  2. 10 % by promotion on the basis of seniority-cum-fitness as Vehicle Driver from amongst Vehicle Cleaners with 8 years' Service and having a valid LTV driving license

The annual impact of such a promotion is Rupees 1.8 million.

Working paper is submitted for consideration and placing before Authority Meeting.

**2.3.21. AMENDMENT IN CRITERIA FOR RECRUITMENT TO THE CADRE OF ACCOUNT IN WASA**

The Government of Punjab, Finance Department has issued a Notification vide No.FD.PC.40-43/2017(B) dated 14th December,2018 for up-gradation of Accounts related posts on recommendation of the committee, Head by the additional Chief Secretary.

In compliance with above notification following amendment

**2.3.20.1.** The Authority approved the proposed promotion criteria with the following amendment for Vehicle Driver (BS 05):

1. 95 % By initial recruitment. Middle pass having LTV driving License with at-least 02 year experience
2. 05 % by promotion on the basis of seniority-cum-fitness as Vehicle Driver from amongst Vehicle Cleaners with 8 years' Service and having a valid LTV driving license

**2.3.21.1.** The Authority approved the proposed amendments except that the amendment proposed at sr. no. 4 will be only for Accounts Officers appointed by promotion while for the AD(F&R)s,

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 LDA Lahore

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are hereby proposed for incorporating in LDA (Appointment & Conditions of Service) Regulations 1978, as amendment.

appointed by initial recruitment, the existing criteria will be continued.

Sr No	EXISTING CRITERIA		PROPOSED CRITERIA		
	Existing Nomenclature with BPS	Existing prescribed Qualification	Revised Prescribed Qualification	Revised BPS	Revised Designation
1.	Accounts Clerk (BS-5,7 & 11) / Accountant-Cum Store Keeper (BS-8)	Matric, Intermediate	I.Com /D.Com or equivalent (2 <sup>nd</sup> Division)	11	Junior Accountant
2.	Accounts Clerk/ Junior Accountant (BS-11), Accountant (BS-10, 11,12 & 14 / Accounts Assistant (BS-11)	B.A/B.Com	B.A/B.Com (2 <sup>nd</sup> Division)	15	Accountant
3.	Senior Accountant (BS-14)	M. Com or B. Com with experience or Matriculation with S.A.S and 5 Years' Experience.	B.A/B.Com (2 <sup>nd</sup> Division) plus three Years' experience as Accountant	16	Senior Accountant
4.	Assistant Director (F&R) / Accounts Officer	M. Com or B. Com with experience or Matriculation with S.A.S and 5 Years' Experience	In case of promotion B.A/B.Com (2 <sup>nd</sup> Division) + three years' experience as Senior Accountant and in case of fresh appointment prescribed qualification would be M.A Economics, M.Com, MBA, etc.	17	Accounts Officer

**2.3.22. REVISED BUDGET ESTIMATES FINANCIAL YEAR 2018-19 AND BUDGET ESTIMATES FINANCIAL YEAR 2019-20 OF TEPA, LDA**

The salient features of Revised Estimates Financial Year 2018-19 and Budget Estimates Financial Year 2019-20 of TEPA are explained below:

**BUDGET AT A GLANCE**

(Rupees in Million)

S. #	CLASSIFICATION	Budget Estimates 2018-19	Revised Estimates 2018-19	Budget Estimates 2019-20
1	2	3	4	5
1	OPENING BALANCE (A)	1292.745	1292.745	1322.862
	<u>RECEIPTS</u>			
2	NON DEVELOPMENT	271.664	195.093	287.004
3	DEVELOPMENT	85.537	405.000	10.000
4	TOTAL RECEIPT (2+3)	357.201	600.093	297.004
5	TOTAL RESOURCES (1+4)	1649.946	1892.838	1619.866
	<u>EXPENDITURE</u>			
6	NON DEVELOPMENT	268.214	174.352	285.763
7	DEVELOPMENT	799.328	395.624	243.694
8	TOTAL EXPENDITURE (6+7)	1067.542	569.976	529.457

2.3.22.1. The Authority approved the proposed TEPA budget for financial year 2019-20 excluding "Development Leftover Fund" amounting to Rs. 489.473 million which shall not be utilized unless clarification from Finance Department is received.

2.3.22.2. A reference shall be moved to Finance Department and upon concurrence, the amount under "Development Leftover Fund" may be spent on running ADP Schemes like Construction of Sports Complexes and Ek Moriya Pull.

2.3.22.3. DG, LDA will ensure digitization of TEPA finances.

Deputy Director  
Vice Chairman's Sectt  
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9	DEVELOPMENT LEFTOVER FUNDS	0.000	0.000	489.473
	CLOSING BALANCE ( 5-8-9 )	582.404	1322.862	600.936

**REVISED BUDGET ESTIMATES FINANCIAL YEAR 2018-19**

Financial year 2018-19 commenced with opening balance of Rs.1292.745 million and total resources increased upto Rs.1892.838 million because of receipt of Rs.600.093 million out of which, Non-Development receipt includes Rs.195.093 million and Development receipt of Rs.405.000 million under various heads by 30th June 2019. Available resources of Rs.1892.838 million were utilized against Non-Development expenditure of Rs.174.352 and Development expenditure of Rs.395.624 million and closing balance is Rs.1322.862 million detailed as under:

*(Rupees in Million)*

Opening Balance	Receipts	Total Resources	Expenditure	Closing Balance
1292.745	600.093	1892.838	569.976	1322.862

**BUDGET ESTIMATES FINANCIAL YEAR 2019-20**

Financial Year 2019-20 commenced with opening balance of Rs.1322.862 million which is the closing balance of Financial Year 2018-19 and envisaged receipt of Rs.297.004 million. On the expenditure side, estimated expenditures are Rs.529.457 million against the available resources of Rs.1619.866 million. Pursuant with the direction of the "AUTHORITY" 8th meeting /2019 (08-08-2019), the Finance Department was approached and advice from the Finance Department is awaited for the leftover funds amounting to Rs.489.473 million detailed as under: -

*(Rupees in Million)*

Opening Balance	Receipts	Total Resources	Expenditure	Left Over Funds	Closing Balance
1322.862	297.004	1619.866	529.457	489.473	600.936

Foregoing in view, it is requested that Revised Budget Estimates for Financial Year 2018-19 and Budget Estimates for Financial Year 2019-20 may be placed before the "AUTHORITY" for approval please.

**2.3.23. WORKING PAPER FOR UPGRADATION OF JUNIOR ACCOUNTANT/ACCOUNT ASSISTANT AND SENIOR ACCOUNTANT**

A working paper for the up-gradation of Junior Accountant/Account Assistant and Senior Accountant was placed before the authority in its meeting held on 23.05.2019. The brief facts of the working paper are as under:

**JUNIOR ACCOUNTANT/ ACCOUNT ASSISTANT**

In LDA (Appointment and conditions of Services) Regulations, 1978, the post of Junior Accountant was in BS-11 and Assistant was in BS-10. Finance Department, Government of the Punjab upgraded the post of Assistant from BS-11 to BS-14 vide notification No. FD.PC-32-7/2007 dated 10.09.2007 and subsequently it was again upgraded from BS-14 to BS-16, vide. Notification No-FD.PC.39-14/77(Pt-IV)(APCA/2008)(Provl.) dated 04-01-2016 adopted by the authority. In pursuance of notification NO-SOR-III-S&GAD1-10/2004 dated 23-11-2009, LDA in its Authority meeting held on 06-04-2010 adopted the said notification, and upgraded the post of Account Assistant from BS-11 to BS-14. Further, the post of Deputy Accountant was upgraded from BS-14 to BS-16 vide Order No. SO (B&E-1)3-1/2016 dated 10-05-2018, issued by the Finance Department, Government in Punjab Treasuries and Account Services of the Punjab. Therefore on the analogy of

2.3.23.1. The Authority approved the proposal.

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Vice Chairman's Sectt  
Dated:

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Deputy Accountant and Assistant up-gradation, same benefit of up gradation to the Junior Accountant / Account Assistant from BS-14 to BS-16 may be granted.

**SENIOR ACCOUNTANT**

In LDA (Appointment and conditions of Services) Regulations, 1978 the post of Senior Accountant was in BS-16 Staff Officer also was in BS-16. In accordance with notification No.FD.PC39-14/77(Pt.IV)(APCA/2008)(Provl.) dated 04.01.2016 adopted by the authority, the post of Staff Officer was upgraded from BS-16 to BS-17. However due to difference in nomenclature the financial benefit of up-gradation was not given to Senior Accountant in light of the above notification.

Moreover, in pursuance of order No. SO(B&E-I)3-1/2016 dated 10-05-2018, Finance Department, Government of the Punjab upgraded the posts of Accountant and Audit Officer from BS-16 to BS-17 in Punjab Treasuries and Account Services. Therefore on the analogy of up-gradation of post of staff officer from BS-16 to 17, same benefit of up-gradation to Senior Accountant from BS-16 to 17 of account cadre may be granted. The authority in the said meeting reached to a decision which is reproduced as under:

"Regulations and Finance wing will opine if there is any objection against the agenda presented. However, it is cleared that the decision will be independent from the opinion. After opinion, the matter will be presented in the next meeting."

In light of the decision of the authority a letter vide no. LDA/ADMN/AOG/15 dated 13.06.2019, was forwarded to HUD & PHE Department to solicit the opinion from S&GAD (Regulations Wing) and Finance Department. The Regulations Wing of S&GAD clearly took the stance vide Letter No. SOR-III(S&GAD)2-19/2018(PI)B dated 31.07.2019 that particularly in this matter, the Finance Department's guidance will be sufficient. A letter bearing No. FD(HUD)1-16/2018 (P) LDA LHR dated 06.09.2019 was forwarded from Housing Department to this office having following opinion:

"...It has already been conveyed that Lahore Development Authority (LDA) is an autonomous body of the Punjab Government as per schedule-I of the Punjab Government Rules of Business, 2011. The administrative and financial affairs of such bodies are governed under the provisions of relevant law and rules made hereunder."

Moreover, the referred letter reads that LDA has been adopting SROs and notifications of Finance Department issued from time to time relating to the up-gradation of different posts. Accordingly, LDA may proceed in light of the advices issued by Finance Department, provided that the Government shall not shoulder any financial liability created consequently.

The financial impact of the aforementioned up-gradation has been calculated which is reproduced hereunder:

Sr. No.	Designation	Strength	Monthly Impact	Annual Impact
01	Senior Accountant	19	Rs. 99,436	Rs. 1,193,232
02	Junior Accountant	07	Rs. 31,206	Rs. 374,472
Total		26	Rs. 130,642	Rs. 1,567,704

In light of the above narrated facts, working paper regarding up-gradation of Junior Accountant/Account Assistant and Senior Accountant is being placed before Authority for approval.

**2.3.24. GRANT OF TECHNICAL ALLOWANCE TO THE ENGINEERS OF LAHORE DEVELOPMENT AUTHORITY AS PER THE NOTIFICATION OF**

**2.3.24.1. The Authority approved the**

  
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 LDA Lahore.

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**FINANCE DEPARTMENT, GOVT. OF PUNJAB**

adoption of the said notification in letter and spirit.

Government of the Punjab vide letter No.FD.PR.12-6/2018 dated 30.05.2019 has been pleased to approve Technical Allowance @ 1.5 times of the initial of Basic Pay Scales, 2017 w.e.f. 01.07.2019 to Engineers, registered with Pakistan Engineering Council (PEC) and holding Engineering Degree from the accredited Engineering Programs of Higher Education Institutions/Universities duly recognized by Higher Education Commission, working against the sanctioned posts in Agriculture, Communication and Works, Housing, Urban Development & Public Health Engineering, Irrigation, Local Government & Community Development, Mines & Mineral and Planning & Development departments at the following rates and subject to the conditions given below:

BPS	Amount of Technical Allowance
20	Rs.103,635/- p.m.
19	Rs.88,815/- p.m.
18	Rs.57,525/- p.m.
17	Rs.45,555/- p.m.

- i. It will not be counted towards pension.
- ii. It will not be admissible in any kind of leave of 120 days and above as well as posting against OSD and reserve posts.
- iii. The Engineers, in receipt of such allowances other than regular allowances, shall be entitled to one of the allowances, whichever is more beneficial.
- iv. It will not be admissible to the deputationists on their posting out of above said departments and who are posted on deputation in the above said departments.

2. It is relevant to add that Government of the Punjab, Housing Urban Development & Public Health Engineering Department vide Letter No.SO(E-1)-04-1/2019(Misc) dated 27.06.2019 has circulated the said Notification to all Development Authorities including LDA for information and further necessary action. Subsequently, Faisalabad Development Authority (FDA), WASA (LDA) Lahore, Gujranwala Development Authority (GDA) and Rawalpindi Development Authority (RDA), have adopted the afore-said Notification vide order No.Admn/5522-28/FDA-2019 dated 26.06.2019, Order No.DA/WASA/423 dated 15.06.2019, Order No.GDA/Admin/E-12/2019/478 dated 12.07.2019 and Order No.RDA/Admn/F-975/614/2019 dated 27.07.2019 respectively.

3. The financial implication for U.D. Wing is calculated as under:

BPS	Current Strength (Payroll)	Approved Rate for Technical Allowance (Per Month in Rs.)	Amount (Per month in Rs.)	Amount (Per Annum in Rs.)
20	0	103,635	-	-
19	2	88,815	177,630	2,131,560
18	9	57,525	517,725	6,212,700
17	42	45,555	1,913,310	22,959,720
<b>Total</b>	<b>53</b>	<b>295,530</b>	<b>2,608,665</b>	<b>31,303,980</b>

4. Foregoing in view, the case is placed before the Authority with the request that the Notification dated 30.05.2019 issued by Finance Department for grant of Technical Allowance may please be adopted to the extent of Engineers working in LDA, Lahore w.e.f. 01.07.2019. TEPA & WASA shall implement the decision of the Authority as per their own

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budgetary provisions.

**2.3.25. PROPOSED AMENDMENTS IN LDA PRIVATE HOUSING SCHEMES RULES 2014**

A Committee was constituted vide HUD&PHED Notification no. SO(H-II)2-7/2018 dated 21.12.2018 comprising Chief Town Planner, LDA, Mr. Akbar Sheikh, ABAD, Mr. Mumtaz Ahmad, Deputy Secretary (Housing), HUD&PHED, Punjab, Mr. Waheed Ahmad Butt (Town Planner) and Mr. Rizwan ur Rehman, Urban Planner (Design Cell), HUD&PHED, with following TORs:-

1. *To make suitable recommendations to revise and update the followings Law, Rules & Regulations to facilitate and promote public and private housing sector especially low cost and affordable housing:*
  - LDA Act, 1975
  - LDA Private Housing Scheme Rules 2014
  - LDA Land Use Rules 2014
  - LDA Building & Zoning Regulations
  - Any other Law/Rules
2. *The Committee shall provide its recommendations within 20 days to the Secretary HUD&PHED.*

The Committee had a number of meetings for review and detail deliberations. Amendments proposed by Committee were presented to the Minister for Housing, Punjab on 17.09.2019 at Housing, Urban Development & Public Health Engineering Department, Lahore. The meeting was participated by Urban Planning Specialists, renowned Architects, professionals, members of Committee, officers of LDA and stakeholders. Recommendations of Committee and proposals by participants were discussed and deliberated.

Following proposed amendments, as discussed in meeting, are submitted before Governing Body of LDA for consideration:-

1. Preliminary Planning Permission stage will be eliminated / withdrawn to avoid its misuse and reduce time for approval of scheme.
2. In case of Large Housing schemes having area more than 300 Kanal, application will only be entertained by a Company.
3. Duplication of name of Scheme will not be allowed to different sponsors.
4. Minimum Width of Access Road will be 50 feet in case of Lahore District.
5. As per provision of Land Acquisition Act, provision of compulsory acquisition will also be allowed in Private Housing Scheme.
6. Introduction of new category of Low Cost Apartment Scheme having minimum width of 15 feet of roads.
7. Presently, sponsors are required to provide 10% plots for low income and 10% plot for apartments. Now it is proposed that Sponsor will have options to provide either small size plots (3marla to 5 marla) or apartment or combination of both.
8. Provision of enhancement of Commercial area (as per Planning Standard) for large housing schemes subject to certain conditions including payment of Commercialization Fee.
9. Certain amendments in Planning Standards are also proposed :-
  - a. Option to Provide of graveyard site outside scheme

**2.3.25.1.** The Authority deferred the matter and directed to convene urgent meeting of Authority to the extent of this agenda in upcoming days.

**2.3.25.2.** Upon observation from an Authority Member, the Authority desired that CTP & CMP may give their input on the proposed amendments.

  
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at a distance 05 KM.

b. Option to provide specific areas for Golf Course, Town & Country Club and other similar uses

c. Plantation of minimum 10 trees / kanal of Gross Area of scheme.

d. 10 feet set-back/ passage shall be provided between two non-compatible land uses.

e. Minimum 8 feet foot-path in road having ROW of 60 feet and above.

10. In case, any Government land including abandoned revenue paths, water courses etc is merged within already approved / under process housing scheme, and same is not yet purchased by Sponsor, The Sponsor may include it in scheme subject to the provision of accessible equal piece of land in a compact block within/adjacent to private housing scheme having equal value/price of Government land and provision of an affidavit.

11. In case of Large Housing schemes, 2% area in the form of Public Buildings is transferred to LDA. Now it is proposed that for Housing scheme having area upto 2,000 kanal, a maximum of 20 Kanal area (Public Buildings) will be transferred to LDA. For remaining scheme area, Public building area will be provided @ 0.5% for each 1000 kanal of scheme area.

12. Presently, 20% of saleable area is mortgaged. Now it is proposed that for small schemes, only 12% area will be mortgaged and for large schemes, 10% area will be mortgaged.

13. Service designs will have to be submitted within a time period of six months of Technical approval of scheme.

14. Presently, marketing and sale of plots is allowed after final sanction of scheme. However, now it is proposed that marketing / advertisement and sale of plots may be allowed after payment of approval fee, penalty if any, execution of transfer and mortgage deed and incorporation of the same in revenue record.

15. It is proposed that Sponsor may submit a no objection certificate from the Provincial Environmental Protection Agency, within six months of sanction of scheme, if applicable

16. Fee for subdivision or revision of Commercial Block and Public Building Sites may be increased from one hundred thousand to two hundred thousand rupees as sub-division fee for each plots.

17. Sub Division of Residential Plots will be approved by CMP within a maximum time period of 30 days.

18. After withdrawn of Planning Permission fee, it is proposed that fee for Sanction of Housing Scheme may be increased from Rs 10,000/kanal to Rs 15,000/ kanal.

19. Fee for subdivision of residential plot may be increased from Rs. 30,000 to Rs. 50,000.

20. Penalty for illegal Development / Non-Completion of Development Works may be restricted for a maximum period of 05 years.

21. Proposal of cancellation of scheme without payment of value of public buildings site was rejected.

22. Partial revision of an old undeveloped scheme (more than 20 years old) may be allowed.

23. Process for revision of an approved housing scheme is elaborated.

24. Presently Housing Scheme are only allowed in Residential zones of Master Plan. It is also proposed that sub-divisions may be allowed within established built up areas marked in Master Plan after declaration by Governing Body of LDA.

25. Information about agreement of bookings and sale / purchase will be provided to LDA subject to the consent of people.

26. Sponsor will facilitate execution of sale deed on the request

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of Sponsor.

27. For Large Housing Schemes, time of Development period has been increased.

28. In case of revision of developed schemes, development period of 02 years may be granted for completion of revised work, if any.

**2.5. PARKED NOTES:**

As a general guideline, the Authority stressed that no transaction/payment shall be made in cash.

**2.6. ADJOURNMENT:**

The meeting ended with vote of thanks to and from the chair.



(SUMAIRA ALI KHAN)

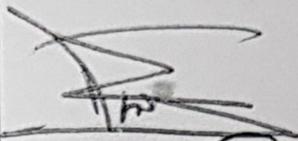
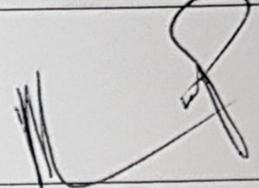
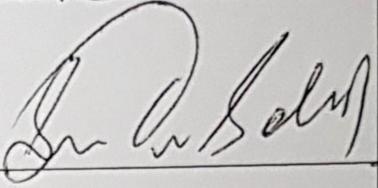
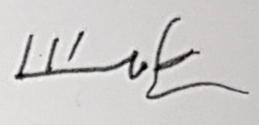
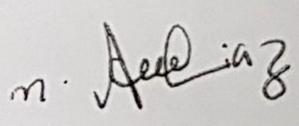
**DIRECTOR COORDINATION & IMPLEMENTATION  
LAHORE DEVELOPMENT AUTHORITY**

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

ATTENDANCE SHEET

LAHORE DEVELOPMENT AUTHORITY 10<sup>th</sup>/2019 MEETING DATED 28.10.2019

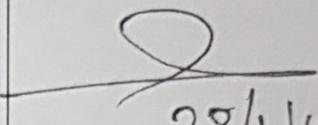
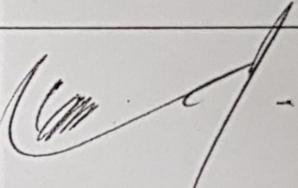
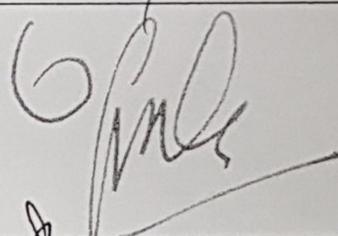
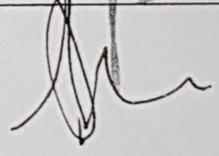
(AUTHORITY MEMBERS)

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		
4.	Malik Mukhtar Ahmad	MPA, Kasur		
5.	Mr. Umer Aftab	MPA, Sheikhpura		
6.	Mr. Muhammad Atif	MPA, Nankana Sahib		
7.	Mr. Amir Riaz Qureshi	Member		
8.	Maj. (Rtd.) Syed Burhan Ali	Member		

ATTENDANCE SHEET

LAHORE DEVELOPMENT AUTHORITY 10<sup>th</sup>/2019 MEETING DATED 28.10.2019

(AUTHORITY MEMBERS)

Sr. no.	Name	Designation	Signatures	Contact No.
9.		The Chairman, P&D Board		
10.	M. Shafiq Ahmad SPL-Secretary	The Secretary, HUD & PHE Department	Fahad	
11.	AZHAR NASEER SO (HUD)	The Secretary, Finance Department	 28/10/19	0347-553330
12.		The Secretary, LG & CD Department		
13.	MUHAMMAD TARIQ QURESHI	<sup>Addl.</sup> The Commissioner, Lahore Division, Lahore		0324772988
14.	Mr. Muhammad Usman Moazzam	Director General, LDA/The Managing Director TEPA		
15.	Syed Zahid Aziz	The Managing Director WASA		822 4423041