

ITEM – 1: CONFIRMATION OF MDA’S ANNUAL BUDGET ESTIMATES 19-20 & ACTUAL BUDGET 2018-19

AIM

To seek the formal approval of Annual Budget Estimates of MDA (UD Wing) for the year 2019-20 and Actual Budget 2018-19.

BACKGROUND

Annual Estimated Budget 2019-20 and Actual Budget 2018-19 have been cleared by the Finance Sub Committee. The Governing Body of MDA is empowered to approve the Annual Budget Estimates of MDA (UD Wing).

DETAILS

Annual Budget Estimates of MDA (UD Wing) for the year 2019-20 as well as Revised/Actual Budget 2018-19 has been discussed and finalized in the meeting of Finance Sub Committee held on 27-06-19 in MDA. **(Annex – A)**

As approved by the Finance Sub Committee and after incorporating the actual of June, 2019 and actual funds allocated by the Government for ADP Schemes, the total component of the Budget comes to Rs 3717.979 million. **(Annex – B)**

PROPOSAL

The item is placed before the Governing Body of MDA for final approval.

- ITEM – 2:**
- a) **GRANT OF AD-HOC RELIEF ALLOWANCE – 2019 OF BASIC PAY TO THE CIVIL SERVANTS OF PUNJAB GOVERNMENT**
 - b) **GRANT OF INCREASES PENSION TO THE PENSIONERS**
 - c) **GRANT OF SPECIAL CONVEYANCE ALLOWANCE TO DISABLED EMPLOYEES**

AIM

To adopt Government of The Punjab in Finance Department's notifications/policies regarding Adhoc relief-19, increase in pension and special conveyance allowance to disabled employees for employees of MDA, in letter & spirit.

DETAILS/EXISTING ARRANGEMENTS

MDA has adopted Pay Revision Rules 1977 and Basic Pay Scales of Government of The Punjab applicable to Civil Servants of The Punjab. Now, Government of Punjab, Finance Department has increased and allowed some financial benefits to its employees through the following circulars:

- a) No FD.PC.2-2/2019 dated 19-07-19 (**Annex – C**), has sanctioned Ad-hoc Relief Allowance – 2019 as following rates of basic pay with effect from 1 July 19 to Civil Servants of Government of the Punjab.
- b) No. FD.SR-III/4-170/2017 dated 14-07-17 (**Annex – D**) sanctioning an increase in pension with effect from 01-07-19.
- c) No. FD(PR)12-5/2015 dated 19-07-19 (**Annex – E**) enhancing the rate of Special Conveyance Allowance admissible to disabled employees of The Punjab Government from existing Rs 1000 per month to Rs 2000 per month in addition to normal Conveyance Allowance wef 01-07-19.

PROPOSAL

The matter is placed before the Governing Body of MDA with the request to adopt above said policies for MDA employees, in letter & spirit.

RECOMMENDATIONS

The house is requested to approve the agenda item.

ITEM – 3: ADOPTION OF TIME SCALE PROMOTION

AIM

To adopt the grant of time scale promotion to MDA / WASA employees in pursuance of Government policy as introduced vide circular No. FD.PC.40-12/2017/10125 dated 19-04-19.

DETAIL/EXISTING ARRANGEMENTS

MDA has adopted Policies of Government of the Punjab issued from time to time applicable to Civil Servants of Government of the Punjab. The Government of the Punjab issued the policy regarding grant to time scale promotion to officers in BS-16 and above having stagnant posts Government of the Punjab, Finance Department vide No.FD.PC.40-12/2017/10125 dated 19-04-2019, received through HUD & PHE Department vide letter no. SO(A)4-3/2019 dated 25-04-19 (**Annex – F**), the employees of MDA/WASA are drawing financial benefits as per government rules & policy, such the instant policy may be adopted in this organization.

PROPOSAL

The matter is placed before the Governing Body of MDA with the proposal to adopt above said policy for MDA / WASA employees.

RECOMMENDATIONS

The above proposal is submitted for approval please.

ITEM – 4: GRANT OF TECHNICAL ALLOWANCE TO ENGINEERS WORKING IN MDA / WASA MULTAN

AIM

To adopt the grant of technical allowance to engineers working in MDA, as introduced vide circular no. FD.PR.12-6/2018/132040-13203 dated 30-05-19. **(Annex – G)**

DETAIL/EXISTING ARRANGEMENTS

The Government of Punjab Finance Department Lahore through circular No. FD.PR.12-6/2018/132040-13203 dated 30-05-2019 has sanctioned to grant technical allowance @ 1.5 times of the initial of basic pay scales, 2017 wef 01-07-19 to the 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 various departments of The Punjab at following rates:

a) Engineers drawing pay in BS-20	Rs 1,03,635 per month
b) Engineers drawing pay in BS-19	Rs 88,815 per month
c) Engineers drawing pay in BS-18	Rs 57,525 per month
d) Engineers drawing pay in BS-17	Rs 45,555 per month

PROPOSAL

The sister organizations ie WASA (LDA) Lahore and FDA Faisalabad have already adopted this notification of Finance Department. It is proposed that the technical allowance may be allowed to the engineers registered working on regular/contract basis in MDA/WASA Multan on the above mentioned rates wef 01-07-19 on the terms & conditions as laid down in the policy letter.

RECOMMENDATIONS

The above proposal is submitted for approval please.

ITEM – 5: ADDITION/DELETION IN MDA (APPOINTMENT & CONDITIONS OF SERVICE) REGULATIONS 2016

AIM

To make amendment in the schedule of method of recruitment/promotion of the following posts:

- | | |
|------------------------------|--------------------------|
| 1. Senior Sub Engineer | 2. Circle Head Draftsman |
| 3. Divisional Head Draftsman | 4. Assistant Programmer |

EXISTING ARRANGEMENTS:

In its 69th meeting, MDA's Governing Body approved MDA (Appointment & Conditions of Service) Regulations 2016 where these posts have different recruitment methods. In its 77th meeting held on 25-03-19, Governing body of MDA (under item-1) adopted various letter received through HUD&PHED regarding upgradation of the post of Sub Engineer, Divisional Head Draftsman, Draftsman, Stenographer and Key Punch Operator. These posts are feeding post of above mentioned wherein government has specified method of recruitment of these posts. So, the existing method of aforesaid posts and proposed method are mentioned below:

1. SENIOR SUB ENGINEER

EXISTING	PROPOSED
33% post of Sub-Engineers (BS-11) will be given selection grade as Senior Sub Engineer (BS-16) subject to fulfillment of existing conditions ie on the basis of seniority cum fitness, 10-year service and passing of departmental exam.	33% post of Sub-Engineers (BS-14) will be given selection grade as Senior Sub Engineer (BS-16) subject to fulfillment of existing conditions ie on the basis of seniority cum fitness, 10-year service and passing of departmental exam.

2. CIRCLE HEAD DRAFTSMAN

EXISTING	PROPOSED
By promotion on seniority cum fitness basis amongst Divisional Head Draftsman BS-13/16 with at least 5 years as Divisional Head Draftsman.	By promotion on seniority cum fitness basis amongst Divisional Head Draftsman BS-15 with at least 5 years as Divisional Head Draftsman.

3. DIVISIONAL HEAD DRAFTSMAN

EXISTING	PROPOSED
By promotion on the basis of seniority cum fitness amongst Draftsman BS-11/13 with at least 5-year service as Draftsman after clearing departmental promotion exam.	By promotion on the basis of seniority cum fitness amongst Draftsman BS-14 with at least 5-year service as Draftsman after clearing departmental promotion exam

4. ASSISTANT PROGRAMMER

EXISTING	PROPOSED
By promotion amongst the Key Punch Operators on the basis of seniority-cum-fitness with at least 7-year service as KPO BS-11 after completion of Mandatory Promotion Training.	By promotion amongst the Computer Operators on the basis of seniority-cum-fitness with at least 7-year service as Computer Operators BS-15 after completion of Mandatory Promotion Training.

PROPOSAL

It is proposed that the above amendments in the schedule of regulations, 2016 may be approved as suggested.

RECOMMENDATIONS

The matter is submitted before the Governing Body of MDA for approval, please

ITEM – 6: ADDITION/DELETION IN MDA (APPOINTMENT & CONDITIONS OF SERVICE) REGULATIONS, 2016 – PUBLIC RELATIONS OFFICER

AIM

To make amendment the schedule of recruitment / promotion for the post of PRO/BS-16, MDA.

EXISTING ARRANGEMENTS

The post of PRO BS-16 exists in the approved budget of MDA and as well as the method of recruitment has also been provided in the Service Regulations, 2016. Keeping in view the present situation i.e shortage of staff / imposition of ban on recruitment. It is proposed that the amendment may be allowed in the existing method of recruitment:

EXISTING

Post	Public Relations Officer
Scale	Bps – 16
Appointing authority	Additional Director General
Minimum qualification	Master in Mass communication /Urdu/English
Method of recruitment	a) By initial recruitment or b) By promotion amongst non-technical employees of authority if they possess same qualification as prescribed for initial recruitment and have more than 5 years of service in BS-14 or above.
Age for initial recruitment	21-28

PROPOSED

Post	Public Relations Officer
Scale	Bps – 16
Appointing authority	Additional Director General
Minimum qualification	---
Method of recruitment	By promotion from amongst the incumbents of the posts carrying BS-10 to BS-14 possessing Master Degree and 5-year experience as PRO on seniority-cum-fitness basis
Age for initial recruitment	21-28

PROPOSAL

It is proposed that the above amendments in the schedule of establishment, regulations 2016 may be approved as suggested.

RECOMMENDATIONS

The matter is submitted before the governing body for consideration/ approval.

ITEM – 7: ADDITION/DELETION IN MDA (APPOINTMENT & CONDITIONS OF SERVICE) REGULATIONS, 2016 – CARETAKER / VIGILANCE SUPERVISOR

AIM

To modify the nomenclature in Schedule of Service Regulations 2016 as it was earlier while no financial emolument is involved in this modifications.

BACKGROUND

A post of caretaker/vigilance supervisor in BS-10 was existing in the Schedule of Service Regulations, 1980 of MDA. This office was in need to fill the post by making initial recruitment and in this connection the post was advertised in the press. After completion of all procedure of recruitment, an incumbent was recruited in BS-10 with the designation of Caretaker/Vigilance Supervisor, MDA reframed the Schedule of Service Regulation, 2016 and the nomenclature of the post mentioned above was written as a clerical mistake "Vigilance Supervisor" in BS-10. The matter was placed in 77th meeting of MDA's Governing Body with the suggestion to correct the mistake and re-designate the post as Caretaker/Vigilance Supervisor but it was not accepted

PROPOSAL

As explained above, it is proposed that the original status, nomenclature and qualification of the post may please be restored to "Caretaker/Vigilance Supervisor (BS-10)" as it was earlier recorded in Schedule of Service Regulations, 1980.

RECOMMENDATIONS

The matter is placed before the governing body for reconsideration and approval of the proposal.

ITEM – 8: AMENDMENT IN CONSOLIDATED POWERS OF DIRECTOR GENERAL, MDA

AIM

To enhance the powers of Director General MDA for approval of schemes for which no loan or grant is required from provisional cost of Rs 10 million to Rs 200 million.

BACK GROUND

The consolidated powers of Director General MDA for approval of self-financed schemes were approved during July 1989 vide item no. 2 of Manual of Instruction of MDA. Meanwhile the value of rupee has reduced many folds but the power of Director General MDA to approve the schemes has not been revised. On the other hand, powers of other approving forums of government have been revised many times. For instance, the powers of DDWP at divisional level were revised up to Rs 200 million wef year 2016 for provincial ADP Schemes.

The post of Director General MDA is of Grade-20 which is occupied by Category-1 Officer. Thus it is proposed to enhance the powers of Director General MDA to approve the schemes from self-funding of MDA from Rs 10 million to Rs 200 million for speedy implementation, in public interest.

RECOMMENDATIONS

The case is placed before the Governing body of MDA for approval please.

ITEM – 9: ALLOTMENT OF PLOTS TO THE EMPLOYEES OF MDA WHO HAVE ATTAINED 20 YEARS REGULAR SERVICE IN MDA

AIM

Allotment of plots to MDA Employees in MDA housing schemes.

DETAIL

The matter was placed in the 77th meeting of MDA's Governing Body held on 25-03-19. After detailed discussion, the house decided to constitute a committee under convenership of Additional DG MDA who should frame TORs in collaboration with other development authorities in Punjab and accordingly submit its recommendations in next meeting of Governing Body of MDA for consideration.

The Committee has collected the TORs from LDA **(Annex – H)**. LDA allotted the plots to its employees as 3% quota under Allotment Policy notified on 23-12-19 vide HP&EP Department Government of the Punjab notification no. SO(D-II)-HP&EP-2-1/86. Under this policy LDA recovered only cost of land from its employees in easy installments.

Keeping in view the TORs received from LDA, the employees of MDA may also be given plots in MDA residential schemes on following terms & conditions:

- a) The employee must have a 20-year regular service in MDA;
- b) The employee will submit an affidavit that he/she (including spouse and dependents) has not been allotted/does not own any residential plot in any of MDA's housing schemes **(Annex – H1)**;
- c) MDA shall recover only cost of land from its employees in easy installments; and
- d) Size of plots shall be as categorized below.

i) BS 1 to 10	3 to 5 marla	ii) BS 11 to 15	7 marla
iii) BS 16 to 17	10 marla	iv) BS 18 to 19	10 to 15 marla
v) BS 20 and above	20 marla		

PROPOSAL

To facilitate the employees of MDA for the construction of their houses, it is proposed that in the light of Clause-3 (iv) of Disposal of Land by the Development Authorities (Regulations) Rules 2002, MDA employees may be allotted plots on above terms & conditions. In this context, it is proposed that the following committee may be constituted which would allot available/balance plots in MDA housing schemes through ballot

1. DE&LM MDA (Convener)
2. DTP MDA (Member)
3. DDEM MDA (Member)

RECOMMENDATIONS

The House is requested to approve the above mentioned proposal please.

ITEM – 10: ALLOTMENT OF COMMUNITY FACILITY PLOT NO CF-05 OF NEW SHAH SHAMS COLONY MULTAN RESERVED FOR MOSQUE

AIM

Allotment of Community Facility Plot no. CF-05 measuring 2.56 kanal situated in Block-A of New Shah Shams Colony Multan in favour of Dawat-e-Islami, Multan for establishment of a masjid at the rate of reserve price as per Government Policy/Notification no. SO(D-II)2-7/2002 dated 01-11-02, section 9 (ii) of Disposal of Land by the Development Authorities (Regulations) Rules, 2002. **(Annex – I)**

DETAIL

A plot no. CF-05 measuring 2.56 kanal situated in Block-A of New Shah Shams Colony Multan was reserved for establishment of Mosque. Dawat-e-Islami applied for the allotment of Mosque, through its Provincial Controller. Estate & Land Management Directorate MDA issued notices as per Government Policy vide no.SO-III(LO)4-29/90 dated 03-04-01 **(Annex – J)** to the concerned departments for issuance of NOC for construction of Mosque by Dawat-e-Islami. In this regard, NOCs were received from members of the District Mosque Committee ie Zonal Khateeb Auqaf Multan, TMO Musa Pak Shaheed Multan, Executive Engineer Public Health Engineering Division Multan, CPO Multan and Executive Engineer, Provincial Buildings Divisions Multan.

Vide letter no. 433/EM/MDA dated 09-06-14 **(Annex – K)**, MDA forwarded the case to DCO Multan/Chairman District Mosque Committee with reference to Government Notification no. SO(Auqaf) 8-1/2014 dated 06-04-14 **(Annex – L)**. Consequently the committee issued NOC vide no. DO(IPWM)/51-67 dated 29-07-16 **(Annex – M)** for allotment of the plot in favour of Dawat-e-Islami, Multan.

The reserve price of New Shah Shams Colony Multan was fixed @ Rs 16000 per marla in the 36th meeting of MDA's Governing Body held on 09-08-2000, after that neither the case was placed in any governing body meeting nor the rate was revised by the competent authority. As per Development Authorities (Regulation) Rules 2002 section 9(ii) "mosque shall be allotted by the Committee on the recommendation of District Mosque Committee on reserve price" the reserve price as per valuation table for the year 2018-19 is fixed @ Rs 5,50,000/-, while the reserve price for the year 2019-20 has not yet been fixed.

PROPOSALS

The following proposals are placed for consideration of the house:

1. MDA may be granted permission to construct mosque on the said plot out of its self-income;
2. Rate of the plot no.CF-05 may be charged from Dawat-e-Islami as per valuation table 2019-20 for New Shah Shams colony ie @ Rs 550,000; or
3. The case may be forwarded to District Price Assessment Committee Multan for the assessment of reserve price to be charged for allotment of plot no. CF-05 in New Shah Shams Colony, Multan.

RECOMMENDATIONS

The House is requested for consideration / decision please.

ITEM – 11: ESTABLISHMENT OF PARK ON BUILT OPERATE AND TRANSFER (BOT) BASIS IN FATIMA JINNAH TOWN, MULTAN

AIM

To provide the inhabitants/allottees of Fatima Jinnah Town Multan for recreational facilities and to increase the income of MDA.

DETAIL

Multan Development Authority launched a housing scheme namely Fatima Jinnah Town (FJT) Phase-1 in the year 2006. The balloting was held and the plots were given as per law. Now, a considerable time has elapsed and approximately all the development in FJT-1 has been completed. The department delivered the physical possession of plots to the allottees for construction of buildings. As per policy, the plot reserved for park is required to be developed for providing recreational facilities to the allottees FJT.

On the establishment of Parks & Horticulture Authority Multan all the parks & gardens have been handed over to the PHA Multan. A letter bearing no. 24/PS/ADG/MDA dated 07-02-19 was sent to PHA for establishment of main park in FJT **(Annex – N)** but the reply is still awaited.

PROPOSAL

It is, therefore, proposed that a procedure may be adopted to develop its main park measuring 22 acres, on BOT (Built, Operate & Transfer) basis on the pattern of Jinnah Park in Shah Rukne Alam Colony Multan through some reputable firm by inviting Expressions of Interest via leading national newspapers to boost up MDA's income on the analogy of terms & conditions of Jinnah Park Multan **(Annex – O)**.

RECOMMENDATIONS

The matter is placed before the house for consideration and decision, please

ITEM – 12: ESTABLISHMENT OF NEW POLICE STATION IN FATIMA JINNAH TOWN VEHARI ROAD, MULTAN

AIM

To allot a Community Facility plot measuring 0.54 acres to Punjab Police for establishment of Police Station as the plot is reserved for that purpose.

DETAIL

A Community Facility plot measuring 0.54 acre is reserved for establishment of police station in Fatima Jinnah Town, Multan. The Police Department has requested through letters for allotment of said plot for establishment of police station. The matter was referred to the Price Assessment Committee of MDA and the Committee assessed the reserve price @ Rs 200,000 per marla and the same was communicated to the SSP Operations, Multan vide letter No.403/E&LM/MDA dated 27-04-2019 **(Annex – P)**. Now, a letter bearing No.77350-54/Dev dated 28-06-2019 **(Annex – Q)** has been received from SSP Operations Office of the City Police Officer, Multan in which it has been requested that the said price of land may be reconsidered and minimized in the public interest as the land will be used for non-commercial / non profitable purpose.

PROPOSAL

The following proposals are given for approval:

1. Either the rates of the plot reserved for police station may be charged as per rates of valuation table for the year 19-20 ie Rs 189,750 per marla for Fatima Jinnah Town, Multan; or
2. The case may be forwarded to the District Price Assessment Committee Multan for the reassessment of reserve price of the plot reserved for police station in Fatima Jinnah Town Multan.

RECOMMENDATIONS

The matter is placed before the house for consideration/approval please.

ITEM – 13: RECOVERY OF ENHANCED AMOUNT FROM THE ALLOTTEES OF NEW SHAH SHAMS COLONY MULTAN AS APPROVED BY THE GOVERNING BODY IN ITS 36TH MEETING HELD ON 09-08-2000

AIM

To recover the enhanced amount from allottees of New Shah Shams Colony as per decision of MDA's Governing Body.

DETAIL

MDA launched a Housing Scheme namely New Shah Shams Colony Multan on a land measuring 198 acres. After adjustment of Abadis, total land acquired was 161 acres. Award of 105-acres & 3-kanal was announced in September 1984 under the Punjab Acquisition of Land (Housing) Act 1973 while award for the remaining land of 56 acres was announced in September 1986 under Land Acquisition Act 1894.

The scheme was balloted on 16-08-87 and 27-08-89. The successful bidders were to pay provisional cost of land and development charges @ Rs 6000/- per marla. As per clause (a) of the allotment letter, "*the total cost of plot (07-marla) is Rs 42,000/- at the rate of Rs 6,000/- per marla provisionally (subject to the change in area, acquisition, award and development charges)*"

Engineering Directorate MDA revised the rates as per PC-I in which the cost of land and development charges was fixed @ Rs 16,000 per marla as approved by the Governing Body of MDA in its 36th meeting held on 09-08-2000.

MDA has recovered the cost of land and development charges @ Rs 16,000/- per marla from the ex-land owners/exemptees who have been allotted 30% plots against their acquired land.

PROPOSAL

Therefore, it is proposed that the enhanced amount @ Rs.10,000/- per marla may also be recovered from the allottees of New Shah Shams Colony who have paid the price of plots @ Rs 6,000 per marla so that the discrimination could not be occurred and the recovery of the Authority could be effected at uniform rate from all the allottees of the subject housing scheme.

RECOMMENDATIONS

The matter is placed before the house for kind consideration and decision, please

ITEM – 14: EXEMPTION OF ARCADE IN MOHALLAH SHOP AND AMALGAMATION OF SHOPS

BACK GROUND

Governing Body of MDA in its 77th meeting held on 25-03-19 (item-8 on the subject), constituted a committee to examine the matter and submit recommendations in next meeting. It was also discussed that other issues relating to Building Bylaws may also be reviewed. The committee comprised following members;

- | | |
|--------------------------------------|----------|
| 1. Director Town Planning | Convener |
| 2. Deputy Director Legal | Member |
| 3. Mr Aftab Ahmed (Technical Expert) | Member |
| 4. Mr Abdul Qadir (Technical Expert) | Member |

The committee held its meeting on **12-07-19** and technical staff of Town Planning Directorate including Deputy Director Architecture and Deputy Director Town Planning also attended the meeting. After detailed and comprehensive discussion, several clauses of Building Bylaws were identified which are causing ambiguities in their interpretation and recommendations were finalized to make these bylaws more legible and effective in their enforcement. The proposed amendments along with existing arrangements are as under:

RECOMMENDATIONS

Existing	Proposed
<p>1.1-Definitions BUILDING HEIGHT: Means total height of the building measured from the crown of the road to the roof top (finished floor level of roof) excluding structures such as chimney stacks, wind catchers, air wells, lift heads, air conditioning units and overhead water tank.</p> <p>MANDATORY OPEN SPACES: Mean the spaces required by these Regulations to be left open on ground floor around the building.</p>	<p>1.1-Definitions BUILDING HEIGHT: Means total height of the building measured from the crown of the road to the roof top (finished floor level of roof) excluding structures such as chimney stacks, wind catchers, air wells, lift heads, air conditioning units, and overhead water tank and if staircase/Mumty</p> <p>MANDATORY OPEN SPACES: Means the part of a plot which is to be left completely open to sky over which no structure or an integral part of the building shall be permitted except sunshade 1'-6" wide, basement, septic, underground tank, soak pits, water reservoir and lines for sewerage, water, electricity, telephone etc shall be below surface level</p> <p>The mandatory open spaces can be used as drive way.</p>
<p>2.4 Professional activities in residential units</p> <p>Apart, not exceeding 25% of the floor area of a residential building can be used, subject to formal permission from a competent authority, as office, associated with resident's profession eg a doctor's clinic or office, lawyer's office, accounts office, architect's office, engineer's office and other technical consultants or degree holder offices etc. This facility shall be available only to a resident holding both a professional degree from a recognized university and registration with a</p>	<p>2.4 Professional activities in residential units</p> <p>Apart, not exceeding 25% of the floor area of a residential building can be used as office, subject to approval from District Planning & Design Committee and the applicant shall be liable to pay land use conversion fee as per land use conversion rules, associated with resident's profession eg a doctor's clinic or office, lawyer's office, accounts office, architect's office, engineer's office and other</p>

council or statutory body duly constituted under a federal or provincial enactment if the resident of housing unit happens to be a tenant, he will also be required a submit a NOC from the owner in this regard.

technical consultants or degree holder offices etc. This facility shall be available only to a resident holding both a professional degree from a recognized university and registration with a council or statutory body duly constituted under a federal or provincial enactment if the resident of housing unit happens to be a tenant, he will also be required a submit a NOC from the owner in this regard.

3.5 Declared Commercial Roads

3.5.1 The mandatory open spaces, height of building and covered area shall be as follows:

Plot Size	Rear Space	Side Space	Max Height Allowed	Max Covered Area
Less than 5m	Not Reqd	Not reqd	40 feet	87%
5m to less than 10m	5 ft	Not reqd	40 feet	87%
10m to 1k	7 ft	5 feet on one side	50 feet	87%
1k up to 2k	10 ft	5 feet on one side	60 feet	87%
Above 2k	13 ft	13 feet on both sides	70 feet	87%

1. Provision of setback shall be as defined/prescribed in gazette notification of controlled roads
2. Parking shall be allowed in setback
3. The side space of two properties shall be at their adjoining sides

3.5 Declared Commercial Roads

Contents of the table are deleted

1. Provision of setback shall be as defined/prescribed in gazette notification of controlled roads
2. Parking shall be allowed in setback
3. The side space of two properties shall be at their adjoining sides

Existing	Proposed
<p>3.6.4 Additional Regulations Following additional Regulations shall also be applicable:</p> <p>a. The floor level of mandatory open spaces for all buildings shall not be more than 6 inches higher or lower than the adjoining road level.</p> <p>k. U and L shaped buildings (not applicable on corner plots):</p> <ol style="list-style-type: none"> 1. For U and L shaped building plans, the side and rare mandatory open spaces can accumulatively be provided at the center or side of the building. 2. Parking may be allowed at open spaces. 	<p>3.6.4 Additional Regulations Following additional Regulations shall also be applicable:</p> <p>a. The floor level of mandatory open spaces for all buildings shall not be more than 1 foot 6 inches higher or lower than the adjoining road level.</p> <p>k. U and L shaped buildings (not applicable on corner plots):</p> <ol style="list-style-type: none"> 1. For U and L shaped building plans, the side and rare mandatory open spaces can accumulatively be provided at the center or side of the building respectively and that space can be used for parking
<p>3.8.2 CNG/Petrol Filling Station</p>	<p>3.8.2 CNG/Petrol Filling Station</p> <p>e) All structure shall be single storey</p>
<p>5.3.5 Basement, ramp, parking</p> <p>e) However level of the roof of the basement in mandatory open spaces required to be provided under these regulations shall not exceed 6 inches above the crown of the road.</p>	<p>5.3.5 Basement, ramp, parking</p> <p>e) However level of the roof of the basement in mandatory open spaces required to be provided under these regulations shall not exceed 1'-6" above the crown of the road.</p>

6.1 External Building Requirements

6.1.1 Right of Way

e). All corner plots shall be splayed on both sides from the corner. Plots of 10 marlas or less shall be splayed by 5 ft (1.52 m) and more than 10 marlas plots shall be splayed by 10ft.

6.1.4 Subdivision Of Plots in Approved Housing Schemes

c. Subdivision of 2 kanals (836.55 sqm) and above plot is permissible subject to the fulfillment of space requirements of original plot and prior approval of the sub-division plan from the Competent Authority. The resultant subdivided plot shall not be less than 1kanal (418.28 sqm)

6.1.7 Projections from the Face of Building
 Note: Notwithstanding the above provisions, sunshade shall have a minimum clear height of 7 ft above the plinth of the structure-Subject to the condition that any type of construction is not allowed above the sun shade. Neither any kind of usage of the projection can be made.

6.2 Internal Building Requirements

6.2.2 Specifications

b. Shops

I. The minimum floor area of a shop shall be 100 sqft (9.29 sq m) having a minimum floor width of 8 ft (2.44m).

c. Arcades

i) The minimum width of arcade in Main Civic & Commercial Centre and Divisional/District Centre shall be 10 ft In case of neighborhood shops/mohallah shops the minimum width of arcade shall not be less than 5 ft (1.52m) up to plot area of 7 marla. For plots of above 7 marla the width of arcade shall be 10 ft. This will also be applicable in all approved private housing schemes.

i. For declared commercial road the arcade will be 6 ft wide for all size of plots and no step shall be allowed in that space.

6.1 External Building Requirements

6.1.1 Right of Way

e) All corner plots shall be chamfered on **both sides by 5x5 feet upto 1 Kanal zone and 10x10 feet for above 01 Kanal zone as defined in clause 12(d) of Punjab Private Housing Schemes & Land Sub Division Rules 2010.**

6.1.4 Subdivision Of Plots in Approved Housing Schemes

c. Subdivision of 2 kanals and above plot is permissible subject to the fulfillment of space requirements of original plot and prior approval of the sub-division plan from the Competent Authority. The resultant subdivided plot shall not be less than **10 Marla**

6.1.7 Projections from the Face of Building
 Note: Notwithstanding the above provisions, sunshade **1'-6" wide can be constructed** shall have a minimum clear height of 7 ft above the plinth of structure-Subject to the condition that any type of construction is not allowed above the sun shade. Neither any kind of usage of the projection can be made.

6.2 Internal Building Requirements

6.2.2 Specifications

b. Shops

I. One Individual shop minimum floor area of a shop shall be 100 sq ft (9.29 sq m) having a minimum floor width of 8 ft (2.44m).
(a) An independent plot/Mohalla Shop/ odd shape plot having below 100 sft, minimum floor area/width of shop shall be as per available area/ size of plot in already approved Schemes.

c. Arcades

1. The minimum width of arcade in Main Civic & Commercial Centre and Divisional/District Centre shall be 10 ft in case of neighborhood shops/mohallah shops the minimum width of arcade shall not be less than 5 ft (1.52m) up to plot area of 7 marla. For plots of above 7 marla the width of arcade shall be 10 ft. This will also be applicable in all approved private housing schemes.

2. For declared commercial road the arcade will be 6 ft wide for all size of plots and no step shall be allowed in that space.

3. In case of amalgamation of shops/plots in approved scheme, the width of arcade/mandatory spaces shall be as per plot size category mentioned in approved plan of particular block in which shops/plots exists.

4. For Mohallah shops on an independent plot upto01-Marla, only single storey structure with full coverage is allowed

	<p>with no arcade. Double storey can be allowed if required parking is available.</p> <p>e. The Arcade is not required for those sites which can be predominately used by multipurpose Halls, Mall, Plaza having an independent entrance / exit and no outdoor activities from the face of building etc., other than U/L Shaped Markets and shops.</p>
<p>6.2.3 Ramp and toilet for disable persons a. In all building other than residential buildings, a ramp of minimum 4-feet width and having maximum gradient of 1:6 Should be provided for disabled persons. In case of non-provisions of lifts, each floor should be accessible through this ramp. A toilet for disabled must also be provided. Toilets, water closet and bathrooms in commercial, public and apartment buildings shall be provided as follows.</p> <p>I. One set minimum area 80 sft for floor area of 1000-3000 sft. II. Two set minimum area 80 sft for floor area above 3000 sft.</p>	<p>6.2.3 Ramp and toilet for disable persons a. In all building other than residential buildings, a ramp of minimum 4-feet width and having maximum gradient of 1:6 Should be provided for disabled persons. In case of non-provisions of lifts in multistory buildings each floor should be accessible through this ramp. A toilet for disabled must also be provided. Toilets, water closet and bathrooms in commercial, public and apartment buildings shall be provided as follows.</p> <p>1. One toilet minimum area 80 sft for floor area of 1000-3000 sft. 2. Two toilets minimum area 80 sft for floor area above 3000 sft. 3. No toilet will be required for floor area less than 1000 sft</p>
<p>9.4 Resident Engineer - Qualification and Responsibilities a. The construction activity shall be supervised by a resident engineer registered as a professional civil engineer, with PEC with 10 year experience in construction projects.</p>	<p>9.4 Resident Engineer - Qualification and Responsibilities a. For multi-storey building and building of public assembly, the construction activity shall be supervised by a resident engineer registered as a professional civil Engineer/Architectural Engineer, with PEC with 10 year experience in construction projects.</p>
<p>10.9.4 Scrutiny Fee a.The Development Authority shall charge fee for the scrutiny of building plans required to be submitted under these Regulations and other matters arising during the scrutiny of plans or in course of its construction. Such fee to be known as "Scrutiny Fee" at rates fixed by the Development Authority from time to time.</p>	<p>10.9.4 Scrutiny Fee a.The Development Authority shall charge fee for the scrutiny of building plans required to be submitted under these Regulations and other matters arising during the scrutiny of plans or in course of its construction. Such fee to be known as "Scrutiny Fee" at rates fixed by the Development Authority from time to time.</p> <p>I. Total scrutiny fee/initial scrutiny fee 5% or minimum Rs 1000 (non-refundable) of total building plan fee shall be deposited at the time of submission of building plan which could not be claimed towards approval. However only building plan fee shall be refunded in case the plan is not approved.</p>

Sr	Name of Road	ASKARI BYPASS ROAD(500 FT ON EITHER SIDE FROM THE CENTRE OF THE ROAD)					
1	Starting point	Askaria Colony					
2	Ending Point	old shujabad road					
3	Average width	110 ft					
4	SIZE OF PLOT & DEVELOPMENT PARAMETERS	FAR	MAXIMUM HEIGHT (FEET)	SETBACK FRONT (FEET)	REAR SPACE (FEET)	SIDE SPACE (FEET)	GROUND COVERAGE
a)	Less than 10 Marla	1:1.5	38	30	5	Not required	65% shall be calculated including set back area
b)	10 Marla to 01 Kanal	1:2	45	30	7	5 on one side	65% shall be calculated including set back area
c)	Above 01 Kanal to 02 kanal	1:4	70	30	10	5	65% shall be calculated including set back area
d)	Above 02 kanal	1:6	120	30	13	13	50% shall be calculated including set back area
5	Type of commercial activity	All type of commercial permitted and permissible activities shall be allowed subject to the approval of competent authority except the following: <ul style="list-style-type: none"> • Shops selling hazardous material such as fire crackers, chemical etc. • Any activity deemed inappropriate by the District Planning & Design Committee and MDA. 					
6	Additional Restriction (s) imposed	<ul style="list-style-type: none"> • The setback area shall not use for any purposes except parking, should be clear and its surface level shall be equal to the Road level. • In case of education institutions, hospitals and the all land uses where frequently commuters visit the premises shall provide 20' wide lane for pick & drop purposes addition to the set-back area. • Pick & Drop lane may be included in requisite parking space as per law. 					

MDA Building and Zoning Regulations of controlled roads	MDA Building and Zoning Regulations framed for controlled roads are quite contrary to basic building regulation as well as decisions made by District Planning and Design Committee (DPDC). Therefore, it is recommended the regulations for controlled roads should be reviewed and shall be made part of the Building Regulations after getting formal approval from DPDC
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RECOMMENDATIONS

The matter is placed before Governing Body for approval please.

ITEM – 15: PERMANENT COMMERCIALIZATION OF PLOT 17, OFFICERS COLONY, MULTAN

BACK GROUND

Previously, the properties under the use of schools were allowed on temporary basis by collecting temporary commercialization fee from them at the rate of 12% of 20% of the commercial price mentioned in the valuation table of the fiscal year. Government of the Punjab promulgated the Punjab Development Authorities (Classification, Reclassification and Redevelopment) Rules 2009. These Rules were regarding conversion/change of land use. As per Rule 56 of these rules, fee for conversion of land use for educational and healthcare institutions was to be recovered in following terms:

Rule 56: Fee for conversion of land use – (1) An Authority shall levy following fee for conversion of land use:

- e. The conversion fee for the conversion of land use to educational or healthcare institutional use shall be ten percent of the value of the commercial land as per valuation table or ten percent of the average sale price of preceding twelve months of commercial land in the vicinity if valuation table is not available.

As per Rule 71, of the said rules, cut date of 31st December, 2011 was fixed for conversion at some specific rates. The Rule 71 and 72 are reproduced as under:

Rule 71: Fee for temporary conversion of land use – An Authority shall levy the conversion fee at the following rates for temporary conversion of land use:

- a. Six percent of the conversion fee for the period till 31st December, 2009.
- b. Nine percent of the conversion fee for the period from 1st January 2010 till 31st December 2011; and
- c. Twelve percent of the conversion fee for the period from 1st January 2011 till 31st December 2011.

Rule 72: Prohibition – An Authority shall not entertain or approve any application for temporary commercialization

As per Rule 72, the Authority shall not entertain or approve any application for temporary commercialization, thus, temporary commercialization was ceased to exist. Due to the requests submitted by various educational institutions that temporary commercialization may be continued, the matter was placed before 59th meeting of Governing Body of MDA with the request to extend the temporary commercialization which was allowed. Copies of working paper and minutes are attached **(Annex – R)**.

As per above mentioned decision of the Governing Body of MDA, case of Jinnah Highs School was decided by the Competent Authority for levy of temporary commercialization fee up to 21-05-18 which has been deposited by owner in MDA account. It is added that owner of plot submitted an application on 09-05-18 along with processing fee of Rs 11,000 deposited in MDA account vide challan no. 1403/TP/MDA dated 09-05-18 for permanent commercialization of his plot **(Annex – S)**. Accordingly, case was processed for permanent commercialization and placed before District Planning and Design Committee (DPDC) in its meeting held on 22-05-19 vide item-5 for approval. DPDC, after detailed deliberation, unanimously approved the case of said

plot **(Annex – T)**. The owner was directed to deposit the commercialization fee before 30-06-18 vide letter no. 162/DDTP-C/MDA dated 14-06-18 **(Annex – U)**. Instead of depositing fee, owner of plot submitted another application for depositing the fee in installments along with installment plan **(Annex - V)**. The Competent Authority allowed to deposit the fee in three (03) installments as per applicant's plan but the owner has not deposited the commercialization fee so far. The owner was asked again & again by MDA vide letter no. 92/DDTP-C/MDA dated 08-03-19 & 160/DDTP-C/MDA dated 22-04-19 to deposit the commercialization fee but compliance was not made by him **(Annex – W)**.

The owner challenged the aforesaid order before the Hon'ble Lahore High Court, Multan Bench, Multan by filing writ petition no. 8313/2019, whereof, following legal points were raised:

- a) That as per Rule 71 of Punjab Development Authorities Land Use (Classification, Reclassification and Redevelopment) Rules, 2009, temporary commercialization was allowed with penalty till 31.12.2011 and thereafter, as per Rule 72 of aforesaid Rules, 2009, it was prohibited, only permanent commercialization can be ordered. Whether, after aforesaid cut date, respondents can recover from the Petitioner temporary commercialization fee in violation of Rules, 2009?
- b) That when after 31.12.2011, temporary commercialization was prohibited under Rules, 2009, whether Respondents were not under legal obligation to give notice to the petitioners to get their property commercialized?
- c) Whether under Rules, 2009 respondents are under legal obligation to permanently commercialize the properties with effect from 1st January 2012 which were previously temporarily commercialized and what will be the status of amount already recovered by the Respondent No. 4 towards temporary commercialization after 31.12.2011?
- d) That for the purpose of calculation of permanent commercialization fee, valuation table prepared under Stamp Act of which year shall be made applicable among the following:
 - 1) of the year 2011-12, as under the Rules, 2009 with effect from 1st January 2012 all commercialization will be of permanent nature; or
 - 2) of the year 2013-14, the date when Petitioners moved an application dated 05-05-14 for permanent commercialization; or
 - 3) of the year 2018-19, on the basis of order dated 22-04-19 shall be considered?

The aforesaid writ petition came up for hearing before his Lordship Mr Justice Mujahid Mustaqeem Ahmed who vide order dated 30-05-19 disposed off the write petition in following terms: -

“.....that above titled writ petition may very kindly be accepted, impugned orders dated 08.03.2019 and 22.04.2019 passed by the Respondent No. 5 may graciously be declared ab initio void, illegal, without lawful authority and jurisdiction, based on malafide against the Punjab Development Authorities Land Use (Classification, Reclassification and Redevelopment) Rules, 2009 hence same may graciously be set aside and Respondents may kindly be directed to permanently commercialized the property of Petitioners with effect from 1st January 2012 calculate the commercialization fee in terms of Valuation Table, Multan prepared under Stamp Act for the year 2011-12”. **(Annex – X)**

RECOMMENDATIONS

The petitioner claimed that commercialization fee should be recovered from the date of application dated 05-05-14 OR of the year 2018-19, on the basis of order dated 22.04.2019 shall be considered. The application dated 05-05-14, as claimed by the petitioner, is not available on the record of MDA neither petitioner submitted any proof regarding the submission of the application in MDA. It is further stated that another WP no. 6596/2019 was filed by the petitioner in which Hon'ble court vide order dated 25-04-19 inclined Deputy Director Commercialization to dispose off the application dated 05-05-14 if pending in MDA **(Annex – Y)**. The record of the MDA has been examined and it is found that application dated 05-05-14 mentioned by petitioner in aforesaid W.P. is not available on the MDA record accordingly speaking order was issued by DDC vide no. 252 dated 06-07-19. Furthermore, petitioner render application for permanent commercialization of said plot which was received in MDA on 09-05-18 along with processing fee challan of amounting to Rs 11000. The case was placed before District Planning and Design Committee meeting held on 22-05-19 vide item No. 05 and committee approved the permanent commercialization of subject plot. Accordingly, petitioner / Owner was communicated to deposit land use conversion fee but he did not deposit so far. Instead of depositing fee, petitioner rendered another application for making installments of fee and mentioned the installment plan upon application. The request of installment was approved by MDA and petitioner was asked to pay land use conversion fee as per installment plan given by him but the same has not been complied with so far.

The request of the petitioner was already decided by MDA after deliberated discussion and accordingly communicated vide letter no. 160/DDTP-C/MDA dated 22-04-19 to deposit the commercial fee as per valuation table 2018-19 and as per installment plan petitioner has given upon above referred application.

PROPOSAL

The matter is placed before Governing Body for appropriate decision, in compliance with the orders dated 30-05-19 issued by Hon'ble Lahore High Court, Multan Bench, Multan in W.P. no. 8313/2019.

ITEM – 16: DEVELOPMENT WORKS AND BEAUTIFICATION OF FATIMA JINNAH TOWN PHASE-I VEHARI ROAD MULTAN

AIM

Approval of rough cost estimate for Rs.50.00 millions for beautification and execution of miscellaneous development works in Fatima Jinnah Town Phase-I out of saving of the approved scheme.

BACKGROUND

During site visit of Fatima Jinnah Town Phase-1 on 29-06-19, Secretary HUD&PHED and Director General MDA directed to beautify the scheme by adding horticulture and other miscellaneous works in the colony. In this connection, a rough cost estimate for Rs 50 million has been prepared having following scope of work:

- a) Providing and fixing of missing stone curbs.
- b) Horticulture and turfing work in median area of the colony.
- c) Providing and fixing informatory sign boards etc.
- d) Construction of field office building in the colony.

The cost of the schemes ie Rs 50 million will be met from the available saving of the already approved scheme of Fatima Jinnah Town Phase-1 for Rs 3076 million. The approval of this August Forum is required to implement the scheme.

RECOMMENDATIONS:

The above proposal is submitted for consideration / approval please.

ITEM – 17: DEVELOPMENT WORKS AND BEAUTIFICATION OF FATIMA JINNAH TOWN PHASE – 2, VEHARI ROAD MULTAN

AIM

Approval of rough cost estimate for Rs 22 million for beautification and execution of miscellaneous development works in FJT – 2 out of saving of the approved scheme.

BACKGROUND

During site visit of Fatima Jinnah Town Phase-II on 29-06-2019, the worthy Secretary HUD & PHED and Director General MDA directed to beautify the scheme by adding horticulture and other miscellaneous works in the colony. In this connection, a rough cost estimate for Rs 22 million has been prepared having following scope of work:

- a) Horticulture work in median area of the colony.
- b) Providing and Fixing informatory sign boards etc.
- c) Construction of Entrance Gates.
- d) Miscellaneous Works.

The cost of the scheme ie Rs 22 million will be met from the available saving of the already approved scheme of Fatima Jinnah Town Phase-2 for Rs 2780 million. The approval of this August Forum is required to implement the scheme.

RECOMMENDATIONS:

The above proposal is submitted for consideration / approval please.

**ITEM – 18: ADMINISTRATIVE APPROVAL
DEVELOPMENT WORK OF (PROPOSED SHOPS) ALONG THE
PARK IN BLOCK "K" SHAH RUKN-E-ALAM COLONY, MULTAN**

AIM

To accord the administrative approval for the Scheme development work of proposed shops along the park in Block "K" Shah Rukn-e-Alam Colony, Phase-II, Multan to enhance the self-income of the MDA.

BACKGROUND

- a) The rough cost estimate amounting to Rs. 17.895 million for seeking approval has been prepared for the subjected scheme.
- b) The Power of Director General, MDA to accord the Admin approval self-income scheme of MDA Multan is 10.00 million as per MDA manual.
- c) The said scheme costing above 10.00 million needs to be approved by Governing Body.

RECOMMENDATIONS

The above proposal is submitted for consideration / approval please.

ITEM – 19: REGULARIZATION OF PRIVATE HOUSING SCHEMES AND LAND SUB DIVISIONS

AIM

To regularize Private Housing Schemes and Land Sub Divisions submitted before promulgation of Punjab Private Housing Schemes & Land Sub Divisions Rules 2010 according to the rules applicable at the time of submission of application and to clarify the detail of development works under Land Sub Division Policy 1997 of MDA.

BACKGROUND

MDA is currently implementing Punjab Private Housing Schemes & Land Sub Division Rules 2010 but a number of Land Sub Divisions had submitted before promulgation of Rules ibid. It has been recommended by Preliminary Planning Permission Committee of MDA in the case of Engineer’s Avenue Gulshan-e-Ahbab situated at MA Jinah Road Multan that those housing schemes and land Sub Divisions which were submitted before promulgation of above mentioned rules and scrutiny fee has already been deposited such schemes/LSDs may be processed according to the relevant rules/policy prevailing at the time of submission of application for approval. The Director General, MDA has approved the above mentioned recommendations. Moreover, it has also been observed that the detail of development works which are liability of developer as per Land Sub Division Policy 1997 is not clear.

RECOMMENDATIONS

It is recommended that private housing schemes and land sub divisions submitted for approval before promulgation of Punjab Private Housing Schemes and Land Sub Divisions Rules 2010 for which scrutiny fee has already been deposited may be considered for approval according to the regulations/rules/policy prevailing at the time of submission of application for approval. In case the owner/developer has developed the scheme without approval of MDA, he/she may be liable to pay the fine as per the Notification no. 542/UP/MDA dated 29-07-16. It is further recommended that the owners/developer of Land Sub Divisions approved by MDA under Land Sub Divisions Policy 1997 of MDA shall be bound to provide the following development works as per required engineering standards:

- a) Water Supply System
- b) Sewerage System
- c) Roads
- d) Electricity & Street Lights
- e) Horticulture

PROPOSAL:

Above mentioned recommendations are submitted before Governing Body of MDA for consideration/approval please.

ITEM – 20: FORMATION OF MDA PRIVATE HOUSING SCHEMES & LAND SUB DIVISION RULES 2019

AIM

To remove the hurdles being faced in approving the private housing schemes & land sub divisions.

BACKGROUND

Multan Development Authority is performing its functions under the Punjab Development of Cities Act, 1976. The matters pertaining to Private Housing Scheme are also being dealt with under the provisions of the Punjab Private Housing Schemes & Land Sub Division Rules, 2010 notified by Government of the Punjab.

MDA is facing hardships in implementation of Punjab Private Housing Schemes & Land Sub Division Rules 2010. The hardships were discussed with the authorities in LDA Lahore, who informed that LDA was also facing similar difficulties in implementation of Punjab Private Housing Schemes & Land Sub Division Rules, 2010. In order to resolve the issues, LDA has framed its own rules i.e. "Lahore Development Authority Private Housing Schemes Rules, 2014".

After comparative study of the Punjab Private Housing & Land Sub Division Rules 2010 and Lahore Development Authority Private Housing Scheme Rules 2014, it has transpired that the rules of LDA on the subject matter are very precise, appropriate and logical than the Punjab Private Housing Schemes & Land Sub Division Rules 2010. Therefore, it seems expedient to frame Private Housing Schemes Rules for MDA as well on the pattern of LDA. The proposed draft "MDA Private Housing Schemes & Land Sub Division Rules 2019" is attached **(Annex – Z)**. However, the main proposed amendments of MDA Private Housing Schemes & Land Sub Division Rules 2019 are highlighted as under:

Sr	Punjab Private Housing & LSD Rules, 2010	Proposed MDA Private Housing Schemes & Land Sub Division Rules 2019
1.	Access road should not be less that 60 ft.	Scheme should fall on an adequate access road.
2.	There is no provision regarding major roads in the proposed scheme.	The provision of major roads has been prescribed on the basis of scheme area which varies from 40 to 120 ft. as prescribed in proposed draft.
3.	The developer will deposit a preliminary planning fee Rs. 5000 up to 2000 Kanal and Rs 10000 above 2000 Kanal	The sponsor will deposit a preliminary planning permission fee @ Rs 1000 per kanal for the total scheme area (The Authority may revise the rates from time to time).
4.	Sanction fee Rs. 1000/- per Kanal.	Sanction fee Rs. 10000/- per Kanal (The Authority may revise the rates from time to time).
5.	There is no provision of fine/penalty in case the developer launches a scheme without approval of Authority or fails to develop a housing scheme within the stipulated period after approval of the Authority.	In case the developer launches a scheme without approval of MDA or fails to develop a housing scheme within the stipulated period after the approval of MDA, penalties have been prescribed which may vary from Rs 5000 to 20000 as described in proposed draft.
6.	In case of Land Sub Division proposed schemes should be landlocked by physical barrier. As per Rule 42 (c) (ii) the word physical barrier is not defined.	The word physical barrier means a proposed master plan, road, main road, railway line, canal, distributor or any other physical project, farm houses, graveyard or compound wall/boundary wall constructed by the developers of proposed Land Sub Division.

RECOMMENDATIONS

Many other provisions do not exist in Punjab Private Housing Schemes & Land Sub Division Rules, 2010. Keeping in view the interest of general public as well as planned growth of Multan city, by framing MDA Private Housing Schemes & Land Sub Division Rules, 2019 various difficulties will be resolved and MDA will also enable to approve the Private Housing Schemes & Land Sub Divisions.

In case, the Governing Body allows MDA to frame MDA Private Housing Schemes & Land Sub Division Rules, 2019, the draft rules will be forwarded to the Administrative Department (HUD&PHE) for getting final approval from Government of the Punjab, as has been done by Lahore Development Authority.

PROPOSAL

The proposal is presented before the Governing Body for kind approval please.

ITEM – 21: CRITERIA/PARAMETERS TO REMOVE HOUSING SCHEMES/LSDs FROM THE LIST OF DECLARED ILLEGAL SCHEMES

AIM

To ensure the clearance of those illegal housing schemes and land sub divisions which are vacant at site and owners/developers have submitted applications for closing of files of their cases.

BACK GROUND

MDA has identified 214 illegal private housing schemes and land sub divisions in its area of jurisdiction which were not approved by MDA. Legal actions are being taken against these schemes and recently MDA has registered FIRs against owners/ developers of these schemes. MDA has also placed list of such schemes on the official website of MDA. Moreover, public notices have been published in newspapers time and again for the awareness of general public so that people may not purchase plots in such schemes. All actions are completed at MDA's end in order to safeguard the interest of general public to protect their hard earned money and to control haphazard growth of the city.

As a response, some owners/developers of these illegal housing projects have submitted applications in MDA for closing of their files as they don't want to develop any schemes further and their sites are vacant.

CRITERIA / PARAMETERS

After deliberated discussions among officers of UP and with ADG and DG MDA, following criteria/parameters have been formulized for closing of files of such cases:

- a) Submission of an undertaking stating that owner/developer neither want to establish a scheme nor he/she has sold out any plots to general public. In case of any complaint, he/she shall be responsible for the redressal of grievances of general public at his/her own cost.
- b) Submission of fresh ownership documents.
- c) Advertisement of public notice regarding closing of illegal housing scheme and land sub division in two national Urdu newspapers and one national English newspaper with complete detailing of land credentials.
- d) Placement of billboard at site mentioning all the details.
- e) Submission of latest site photographs.

PROPOSAL

Governing Body of MDA is requested to authorize Director General MDA for closing the case files and removal of name from the list of Illegal private housing schemes and land sub divisions who have completed all the formalities as per prescribed procedure.

RECOMMENDATIONS

The matter is placed before the house for consideration/approval, please.

ITEM – 22: CONFIRMATION OF WASA (MDA) MULTAN ANNUAL BUDGET ESTIMATES 2019-2020 AND REVISED / ACTUAL BUDGET 2018-19

AIM

To seek formal approval of Annual Budget Estimates of WASA (MDA) Multan for the year 2019-20 and Actual / Revised Budget 2018-19.

BACKGROUND

The Annual Budget Estimates 19-20 and Revised / Actual Budget 18-19 has been cleared by the Finance Sub Committee. The Governing Body of MDA is empowered to approve the Annual Budget Estimates of WASA (MDA) Multan.

DETAILS

The Annual Budget Estimates of WASA (MDA) Multan for the year 2019-20 as well as Revised / Actual Budget 2018-19 have been discussed and finalized in the meeting of Finance Sub Committee held on 27-06-19 in MDA Multan. All the observations of Finance Sub Committee have been incorporated in the Budget Estimates 2019-20.

As approved by the Finance Sub Committee, Total component of Annual Budget Estimates 19-20 comes to Rs 3587.492 million and Revised/Actual Rs 1678.338 million **(Annex – AA)**.

PROPOSAL

The same is placed before the Governing Body of MDA for final approval.

RECOMMENDATIONS

The above proposal is submitted for approval please.

ITEM – 23: GRANT OF OVERTIME ALLOWANCE

AIM

The Ghazi Union (CBA) WASA is continuously raising its demand that such staff may be encouraged by providing them financial aid against the duties they perform on weekly holidays and gazetted holidays so notified by the government, whenever it becomes in the year. The sewerage and water supply system remains continue in operation for 24-hours and the staff remains present to maintain the system in operation.

BACKGROUND

WASA Multan has been established to facilitate the inhabitants of Multan city for providing services of water Supply and Sewerage on payment of normal charges. The basic and important workforce of this agency is lower staff members who are the backbone of this Agency. They perform their duties in addition to normal days to provide basic facilities to public which are essential. The services being provided are permanent in nature without any gap.

PROPOSAL

It is proposed that such staff be facilitated to grant them extra wages for performing duties they remain present on gazetted / Sunday & other holidays when the other staff members avail holiday. The wages should be at the rate of equal to one day basic pay without allowances.

RECOMMENDATIONS

The matter is placed before the Governing Body for according the approval to grant above financial benefit against the extra ordinary duty as discussed above.

ITEM – 24: SEWERAGE SYSTEM OF DEFENCE HOUSING AUTHORITY (DHA) MULTAN

AIM

To streamline the issue of Defence Housing Authority (DHA) Multan as no clear policy / guidelines are available in WASA Multan for such issues. The proposal can also create a source of income from Defence Housing Authority (DHA) Multan in lieu of sewer charges.

BACKGROUND

The matter was placed before MDA's Governing Body meeting held on 25-03-19 vide item no. 22 whereby the house directed to keep the issue pending till next meeting of MDA's Governing Body. The house also sought following information from the Defence Housing Authority (DHA) Multan which has been provided accordingly.

Sr	Information Desired	Remarks
1	Quantity of water to be discharged thorough sewer line of WASA	About 10 Cusec wastewater will be discharged through sewer line of WASA Multan
2	Period for whom WASA will allow the DHA to use the sewer line	The sewer connection shall be for (seven) 7 years only
3	Future plan/ MOU with DHA	Future plan/ MOU is attached
4	No. of Disposal Stations	Not Applicable
5	Infrastructures development	All the infrastructures will be developed by the DHA itself up to sewer line of WASA Multan
6	Estimated income to be recovered from the DHA Multan	Connection charges of Rs. 1,20,000/- (one time) and Rs.1,00,000/- per month WASA Multan will receive up to (seven) 7 years subject to variation of tariff approve by the Govt. of Punjab.
7	No exercise be conducted in violation of Multan Master Plan	As it is a temporary connection for (seven) 7 years only hence there is no any violation of Mater Plan Multan as such.

PROPOSAL

It is proposed that DHA Multan can be facilitated with sewerage facility by making its connection with WASA Trunk Sewer. DHA Multan can dispose off its sewerage up to 10 cusec capacity for a maximum period of seven (07) years which can be renewed/ extended subject to approval of MDA's Governing Body, volume of discharge at that time and point, the efforts of DHA Multan regarding construction of its own disposal station, sewerage network and tariff. The sewer pipeline for this purpose will be laid by DHA Multan therefore, DHA Multan will manage their own disposal system as per master plan approved by Governing Body of MDA. WASA Multan shall not be responsible for maintenance of DHA Multan sewerage lines. The same agenda was approved through circulation by the Governing Body MDA **(Annex – AB)**. The minutes may be confirmed.

RECOMMENDATIONS

Therefore, the matter is placed before the house for approval / confirmation please.

ITEM – 25: CREATION OF POST OF VENCHING MACHINE OPERATOR, BS-04 IN WASA MULTAN

AIM:

The public complaints are in large number for the cleaning of sewer-lines and manholes of the sewerage system. To meet the requirement of public / consumer in connection with providing best services, it is essential to make new recruitment or to give promotion out of the existing staff to operate the Venching Machines.

BACKGROUND:

WASA Multan was created in 1992 to provide the basic facilities of Sewerage and water supply to the residents of Multan. Since its creation the population and the area has been expanded from time to time. The major source of income of the agency is based on recovery of sewerage + water supply charges from the consumers. The present sanctioned staff strength of Sewermen is not enough to maintain and operate the RCC sewer lines. The public complaints are increasing gradually. The sewer problems are not being redressed promptly. This situation is causing adverse on the recovery of WASA dues.

To clean the RCC sewer-lines in better way and to adopt new technology, the WASA intends to use Venching Machines for this purpose. To operate the system, the services of Venching Machine operators are required.

PROPOSAL

As discussed above, it is proposed that 40-posts of Venching Machine Operator may be created in the current financial budget of WASA Multan and in this regard WASA will have to bear an expenditure of Rs 8,85,600 per month on this account. The method of recruitment / promotion of the said post is proposed as under: -

Name of post	BPS	Qualification	Method of recruitment	Age
Venching Machine Operator	BS-04	Middle pass with field test	a) 40% by initial recruitment. b) 60% by promotion from amongst the Sewermen on the basis of seniority cum-fitness (the assessment will be made by the committee which will be constituted by Director General) with at least 05-year service at his credit and with operating test of Venching Machine.	18-25

RECOMMENDATIONS

The matter is placed before the Governing Body for according approval to create the above post in the current budget of WASA Multan including the method of recruitment to make as part of Schedule of Service Regulations, 2016 please.

ITEM – 26: TAKING OF COURT PETITIONERS ON DUTY AS DAILY WAGED / WORK CHARGED

AIM

WASA Multan is in a need of services of daily waged manpower for a specific period to complete the project or till the recruitment of new staff. The expenditure is being involved to contest the cases and WASA is bearing financial burden and if this matter remain continue then it will process up-to the level of Honorable Supreme Court of Pakistan to gain the finality of cases.

BACKGROUND

In the light of directions conveyed by the Finance Department, Government of Punjab regarding the recruitment of daily waged / work charged staff as circulated vide no. RO(Tech)FD 2-2/2014 dated 10-02-15 **(Annex – AC)**, all the daily waged / work charge staff which was recruited earlier were terminated through order no. 218/Admn dated 25-04-15 & no. 3/DW/WASA dated 17-06-16 **(Annex - AD & AE)**, out of which 12-individuals filed grievance petitions before the Punjab Labour Court with the pray that their services may be regularized who were not taken on duty, the list of such petitioner is at **(Annex – AF)**. This office has contested the case, rebutted the plea of petitioners and the cases are under adjudication in the court.

PROPOSAL

This office was of the view that we may offer to all the personnel whose cases are pending in the court of law, that we can accede their request for re-employment subject to the condition that they may give an undertaking on the non-judicial stamp paper affirming that they will withdraw their cases from the competent court of law, shall not claim back benefits and regularization on the basis of this offer which is being made by the authority in the follow up of B&R code. The same matter was earlier placed before Governing Body of MDA in its 77th meeting held on 25-03-19 as table item which was considered and rejected. From amongst the above 12-daily waged / work charged employees, 05-persons have again requested to Director General MDA that they may be taken on duty. On the orders of Director General MDA, the matter is again placed before the House for reconsideration and approval on the terms mentioned above.

RECOMMENDATIONS

The case is resubmitted before the Governing Body to review its previous decision and to reconsider the matter keeping in view the present situation of case which is under adjudication before the Court of Law.

ITEM – 27: GRANT OF EID ALLOWANCE.

AIM

Keeping in view the analogy of WASA LDA Lahore, copy of letter no. AWASA/186 dated 16-05-19 **(Annex – AG)**, this office has granted Eid Allowance @ Rs 1000 to the Muslim employees who are drawing pay in BS-1 to BS-4 (regular & contract) on provisional basis to encourage the employees of this religious festival **one time** with the prior approval of Chairman, MDA Multan **(Annex – AH)**.

BACKGROUND

WASA Multan has been established to facilitate the inhabitants of Multan city for providing services of water Supply and Sewerage on payment of normal charges. The basic and important workforce of this agency is lower staff members who are the backbone of this Agency. The WASA (LDA) Lahore has provided financial benefits to its employees in various manners i.e. to pay danger/risk allowance @ Rs 10,000 per month working in sewerage operational system whereas WASA Multan is paying Rs 2000 per month only. On the other hand, above said sister organization has paid Eid Allowance @ Rs 6500 to each Muslim employee of BS-01 to BS-16 who are working on contract / regular basis on the eve of Eidul Fitr 2019.

RECOMMENDATIONS

The matter is placed before the Governing Body for according the approval to regularize the payment of allowance and to make the provision in the budget for the year 2019-20 @ Rs 1000 for one time already paid.

ITEM – 28: REMOVAL OF ANOMALY IN PAY SCALE OF THE POST OF SUPERINTENDENT FINANCE AND ACCOUNTS IN WASA MULTAN AT PAR WITH MDA UD WING

AIM

The job description of the post of Superintendent Finance and Accounts in UD wing MDA and WASA Multan is the same. The incumbents of such posts are entitled to grant BS-17 at par with MDA.

BACKGROUND

In pursuance of the policy of Government The Punjab Finance Department vide its no.FD.PC.39-1-14/77(PT-IV)(APCA/2008)(Provl) dated 04-01-16, MDA has adopted the policy by upgrading the post of clerical staff and superintendent w.e.f. 01-01-16, the detail is reproduced as under:

Sr	Name of the post	Existing BS	Upgraded BS
1.	Superintendent	16	17
2.	Assistant / Head Clerk	14	16
3.	Senior Clerk	9	14
4.	Junior Clerk	7	11

The post of Superintendent Finance is falling in BS-17 in the Schedule of Service Regulations 2016 and as well as in the budget of current financial year in MDA UD wing. Keeping in view the analogy of MDA UD wing, WASA may be allowed to treat at par with the incumbents of MDA UD Wing and the post of Superintendent Finance / Accounts may be upgraded in BS-17 to remove the anomaly (copy of schedule and budget are at **(Annex – AI & AJ)**).

PROPOSAL

Keeping in view the circumstances explained above, it is proposed that the posts of Superintendent Finance/Accounts BS-16 may be brought in BS-17. So that anomaly is removed.

RECOMMENDATIONS

The matter is placed before the Governing Body for consideration and approval of proposal.

ITEM – 29: SAVE WATER / SAVE LIFE

AIM

It is observed that the public is not taking care of a such valuable gift of Allah and using water carelessly therefore it is necessary that the public awareness be provided to save the water for their own usage and as well as forthcoming generation. The WASA Multan has started a campaign to motivate the public for adopting measures to save the water. In the interest of human beings, the following suggestions are submitted to save the water and to use it at minimum level:

- a) Public be restricted, not to use water to wash the vehicles, houses, shops and plants through pipe;
- b) The following act of the public be treated as offence;
- c) Spreading water on the roads, streets and opening the bibcock to waste the water. Irrigate to plantation with rubber pipe and to install motor pumps on water supply lines to suck the water.

BACKGROUND

By the grace of almighty Allah, the underground water reservoirs in Multan is purified drinking water and its level is up than Lahore and Faisalabad. The population of Multan in Urban areas are getting water from that place where they are residing. In addition to above, WASA Multan has made arrangements to supply water for drinking and other use by installing tube wells and distribution lines. The public is getting this facility from this agency on low prices against high quality water from deep ground.

PROPOSAL

To overcome the wastefulness of hygienic water and to save lives of human, it is proposed that following penal actions should be taken against the defaulters who commit violation as under:

- a) The recovery / operational staff will implement the policy strictly and in case of any law & order situation, the staff will get help from Police.
- b) The notices / fine / challan (maximum up to Rs 5000) will be served to the violators to stop the practice.
- c) The violators if continue this practice will be proceeded under the law by serving them challans and case will be referred to Special Judicial Magistrate who will initiate trial against them.
- d) The water supply and sewerage connection will also be disconnected on account of violation of such instructions.

RECOMMENDATIONS

The matter is placed before the Governing Body with the recommendation that the above proposal may please be approved to implement the policy.