

**ITEM NO.01 REVISION OF BASIC PAY SCALES & ALLOWANCES OF CIVIL SERVANTS OF THE PUNJAB GOVERNMENT (2015)**

**( A )**

MDA has adopted Pay Revision Rules 1977 and Basic Pay Scales of Government of the Punjab applicable to Civil Servants of Government of the Punjab. The Government of Punjab, Finance Department vide its circular No.FD.PC.2-1/2015 dated 22-07-2015 (**ANNEX-A**) has sanctioned Revision of Basic Pay Scales & Allowances with effect from 1<sup>st</sup> July, 2015 @ 7.5% to all Civil Servants of Government of the Punjab.

**( B )**

The Government of the Punjab has also sanctioned 25% increase in the amount of Medical Allowance to the employees of BS-1 to BS-22 in the following manners:-

BPS	EXISTING RATE	REVISED
1 to 15	Rs.1,200/-	Rs.1,500/-
16 to 22	Increase in the amount of Medical Allowance @ 25% of the existing amount, being admissible / drawn on 30-06-2015.	

The matter is placed before the Governing Body of MDA for approval to adopt the above mentioned revision and increases as per notifications.

## **ITEM NO.02 GRANT OF INCREASE IN PENSION TO CIVIL PENSIONERS OF PUNJAB GOVERNMENT**

### **( A ) PENSION**

The Government of the Punjab, Finance Department has granted increase in pension @ 7.5% of net pension with effect from 1<sup>st</sup> July, 2015 till further orders to civil pensioners of Punjab Government through its circular No.FD.SR-III/4-259/2015(A) dated 23-07-2015 (**ANNEX-B**).

MDA has adopted Punjab Civil Service Pension Rules for its retired employees including its Agency and paying pension as per above said rule and in the light of policy issued by Punjab Government from time to time. It is proposed that as per previous practice the aforesaid increase as granted by the Government may be adopted for MDA retired employees and its Agency with effect from 01-07-2015.

### **( B ) MEDICAL ALLOWANCE**

The Government of the Punjab has been pleased to sanction w.e.f. 01-7-2015 till further orders 25% increase in the Medical Allowance drawn by the civil pensioners of Government of the Punjab vide its notification No.FD.SR-III/4-259/2015(B) dated 23-07-2015 (**ANNEX-C**). The above policy may be adopted for the pensioners of MDA and its Agency.

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

**ITEM NO.03 DEPARTMENTAL PROMOTION / SELECTION COMMITTEE MEETING**

47<sup>th</sup> meeting of MDA Governing Body was held on 29-7-2006, whereby the powers of Additional Director General MDA were approved. According to S.No.1 of the powers at **ANNEX-D**, incumbent is competent to appoint employees of BS-17. The meeting of DPC was held on 13-3-2014 under the chairmanship of Additional Director General MDA with the members who have already been designated as member of the DPC headed by the Director General MDA. The Audit raised objection that the constitution of committee under the chairmanship of Additional Director General MDA was incorrect. He, vide noting dated 27-5-2014 suggested that approval of DG may be obtained (**ANNEX-E**). The requisite approval was obtained from the Director General on 10-6-2014 (**ANNEX-F**). The Audit again demanded that the matter may be placed before the Governing Body of MDA which was placed in its 64<sup>th</sup> meeting under item No.3. The House directed to refer the case to Government for advice.

This office referred the case to Government. Meanwhile the RDA MDA withdrew audit requisition vide his letter No.10/RDA/MDA dated 14-1-2015 (**ANNEX-G**). Consequent upon the withdrawal of audit requisition, this office has reported to Government about the situation of the audit requisition vide letter No.273 dated 03-4-2015 (**ANNEX-H**). As such the above issue has been resolved and there is no need to wait for the advice from Government.

As explained above, the matter may be declared as settled.

## **ITEM NO.04 REGULARIZATION OF CONTRACT EMPLOYEES**

### **(A)**

65<sup>th</sup> meeting of MDA's Governing Body was held on 26-6-2015. Under item No.2, the date of letter No.DS(O&M)(S&GAD)5-3/2013 has erroneously been typed 01-3-2013, whereas the date of letter is 02-3-2013 (**ANNEX-I**). The necessary corrigendum is to be issued in this regard to avoid any complication in future.

### **(B)**

MDA being an autonomous body in its 65<sup>th</sup> meeting of Governing Body held on 28-6-2015 approved the proposal under agenda item No.2 and allowed to carry out the process of regularization of contract employees of MDA and WASA working in BS-16 and above after making scrutiny as per policy of the Government.

On the pattern of LDA, the following committee is proposed to scrutinize the cases of contract employees (BS-16 & above) on regular basis:-

- |    |                                 |          |
|----|---------------------------------|----------|
| 1. | Director General MDA            | Chairman |
| 2. | Additional Director General MDA | Member   |
| 3. | Managing Director, WASA         | Member   |
| 4. | Director Finance & Admn, MDA    | Member   |
| 5. | Director Admn & Finance, WASA   | Member   |
| 6. | Deputy Director Admn MDA        | Member   |
| 7. | Rep. of HUD & PHED, Lahore      | Member   |

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

## ITEM NO.05 FATIMA JINNAH TOWN PHASE-II (EXTENSION)/BLOCK-K

Fatima Jinnah Town Phase-II was launched in the year 2007 on an area of 650 Acre and plots therein were allotted to various applicants through balloting. Afterwards, on the direction of Chief Minister Punjab, 36.75 acre land was excluded from the scheme and returned to the original land owners as under:-

1. 1.5 acres land of Ausaf Factory owned by Waqar Hussain etc.
2. 17 acre land owned by Ch: Abdul Waheed, MPA.
3. 18.25 acre land of Mr. Abdul Aziz & sons.

After de-notification of the above mentioned areas, in order to accommodate 118 residential plots of different categories as well as mandatory sites reserved for open space, school and graveyard. the Governing Body of MDA in its 57<sup>th</sup> meeting held on 11-7-2011 (**ANNEX-J**) granted approval to revise the layout plan of the scheme and directed to acquire nearby area in order to accommodate disturbed plots and to bring the scheme plan in conformity with the planning standards After physical survey, an area of 123.51 acres towards western side of southern bypass was proposed for extension of the scheme. Prior to issuance of notification for acquisition of the proposed land, Mr. Kazim Ali, owner of 13.79 acre, filed W.P. No. 13203/2011 in the Hon'able High Court and got stay order, which is still operative. Layout plan (**ANNEX-K**) shows the area under stay. Despite all efforts by MDA, Writ Petition has not yet been decided by the Hon'able High Court, due to which further working on the scheme on the extended area is pending while 118 allottees of various plot are agitating for allotment of alternate plots.

**The Breakup of Total Planned Area is as follows:**

S#	Land Use	Area in Acres	Percentage	No. of Plots
1	Residential	60.43	49.33%	1093
2	Commercial	11.25	9.18%	
3	Roads	36.32	29.66%	
4	Open space	8.57	7.00%	
5	Graveyard	3.07	2.51%	
7	Public Building	2.85	2.32%	
	<b>Total area</b>	<b>122.49</b>	<b>100%</b>	

**Area under stay is given below:**

S#	Description	Area	No of plots
1	Effected residential plots under stay	6.17 acre	139
2	Effected shops	2.89 acre	116
3	Effected open space	0.68 acre	
4	Effected Residential Plots due to non availability of approach road	2.27 acre	33
5	Effected open space due to non availability of approach road	0.49 acre	
6	Effected roads	0.96 acre	
	<b>Total area under stay</b>	<b>13.79 acre</b>	

The matter is presented before the Governing Body for appropriate decision in the situation narrated above, as to whether MDA should start further work on K-Block excluding area under stay or not.

**ITEM NO.06 REVISION OF LAYOUT PLAN OF FATIMA JINNAH TOWN  
PHASE-II MULTAN (H-BLOCK)**

The Governing Body of MDA in its meeting held on 29-7-2006 decided to launch the Fatima Jinnah Housing Scheme Phase-II and layout plan was approved by the competent authority vide No. 222/ TP/MDA dated 5-3-2008. Later the land of Mr. Abdul Aziz & Sons measuring 114 kanal 17 marla was excluded by the Government of Punjab from the scheme H-Block, due to which 101 number of plots of different categories was affected.

Secondly Nasir Qureshi, the owner of land measuring 27 acre filed Writ Petition No. 2991/2009 dated 24-4-2009 and got stay order from the Hon'able High Court of his land falling in H-Block since then, due to which development of the said land could not be started so far and said area is under possession of Ex-land owner. As per present layout plan 167 number of plots of different categories fall in the stay area. Allottees of H-Block are pressing hard for getting possession and due to stay order MDA is unable to deliver the possession to all the allottees of H-Block even the lapse of many years. Moreover, MDA is not delivering possession to other allottees of H-Block whose plots are not under stay order as such remaining area needs redesigning.

In the light of above narrated facts the Governing Body of MDA is requested to allow revision of H-Block Fatima Jinnah Town Phase-II on the available area so that possession may be delivered to allottees of such area which is not under stay. The area under stay order vide W.P. No. 2991/2009 will be redesigned after vacation of the stay order.

The matter is placed before the Governing Body for suitable decision.

**ITEM NO.07 PRINCIPLE APPROVAL FOR UNDERTAKING FEASIBILITY STUDY, PLANNING AND DESIGNING OF THE PROPOSED PROJECT FOR THE DEVELOPMENT OF NORTH-WESTERN METROPOLITAN ZONE, HOUSING COLONY AND OTHER SCHEMES**

The case was put up in 65<sup>th</sup> meeting of MDA Governing Body held on 26-6-2015, wherein it was decided that a comparison will be made among all four metropolitan zones proposed in the Master Plan 2008-2028 which will be presented in the next meeting of the Governing Body to decide about the location of the proposed project.

In pursuance of decision of the Governing Body, the Town Planning Directorate conducted survey of four metropolitan zones.

The comparative statement of four metropolitan zones is given as under:

Zones	Distance from CBD	Distance from Air-Port	Distance from Railway Station	Distance from Kutchry/Govt Offices	Distance from Motorway	Existing Infrastructure Available=5 Nil=0	Total Scoring
Metropolitan Zone-I, Northern Bye Pass near Surajmiani.	4 Km. Rating 5	6 Km. Rating 4	6.20 Km. Rating 4	4.00 Km. Rating 5	12.20 Km. Rating 2	External sewerage & drainage = 5 External electricity = 5 Road network = 5 Public transport = 0 <b>Total =15</b>	<b>35/40</b>
Metropolitan Zone-II, Mati-Tal road.	11 Km Rating 3	15.4 Km Rating 2	12.9 Km Rating 3	11.00 Km Rating 3	10.09 Km Rating 2	External sewerage & drainage = 0 External electricity = 5 Road network = 5 Public transport = 5 <b>Total =15</b>	<b>27/40</b>
Metropolitan Zone-III, Southern Bye Pass.	10 Km Rating 4	10.8 Km Rating 3	12.3 Km Rating 3	11.00 Km Rating 3	08.3 Km Rating 3	External sewerage & drainage = 0 External electricity = 5 Road network = 5 Public transport = 0 <b>Total =10</b>	<b>26/40</b>
Metropolitan Zone-IV, Old Shujabad Road.	14 Km Rating 3	12.6 Km Rating 3	9.6 Km Rating 4	14.00 Km Rating 2	2.2 Km Rating 5	External sewerage & drainage = 0 External electricity = 5 Road network = 5 Public transport = 5 <b>Total =15</b>	<b>32/40</b>

After analysis of comparative statement following is the priority of the Metropolitan project:

- I. Metropolitan Zone-I, **Northern Bye Pass** near **Surajmiani**
- II. Metropolitan Zone-IV, **Shujabad Road**.
- III. Metropolitan Zone-II, **Mati-Tal road**.
- IV. Metropolitan Zone-III, **Southern Bye Pass**.

From the above analysis it is obvious that Metropolitan Zone on Northern Bye pass has more potential for its immediate implementation. It is therefore recommended that project of Metropolitan Zone proposed on Northern Bye Pass may be started immediately.

The report is submitted before the Governing Body for consideration and decision.

## **ITEM NO.08 SHIFTING OF WASA OFFICES AND ENGAGING CONSULTANT FOR COMMERCIAL USE OF ITS PLOTS**

The old block of existing WASA head office was constructed in 1970 by MIT on a part of Bagh Langey Khan. The new block was constructed by MDA, Multan in 1982 for its offices. Both blocks along with separated premises were given to WASA when it was established in 1992. In this building following offices are working:-

1. Managing Director, WASA.
2. Deputy Managing Director, WASA.
3. Director Works, WASA.
4. Director Admn: & Finance, WASA.
5. Director Recovery, WASA.
6. Director (P&D), WASA.
7. Deputy Director Finance, WASA.
8. Deputy Director Recovery, WASA.
9. Deputy Director Recovery (H/Q), WASA.
10. Deputy Director (P&D), WASA.
11. Senior Special Magistrate, WASA.
12. Computer Cell, WASA.
13. Legal Branch, WASA.
14. Public Relation Officer, WASA.
15. Motor Transport Officer, WASA.
16. Local Fund Audit Branch, WASA.
17. Tehsildar Recovery, WASA.

Both the blocks are in a dilapidated condition and have completed their lives. Rather they are now a threat for the employees and the public.

It is therefore proposed that WASA offices may be shifted to some new building. In this way, not only better office facilities will be available for WASA establishment but also a large chunk of land will be restored to the park.

For shifting of WASA head office to a new building, it is proposed that WASA may utilize one of its properties by doing Joint Venture with a private party under Section 5 of "The Management & Transfer of Properties by Development Authorities Act, 2014" for construction of a multi-purpose and multi-storey building. Such a building will be constructed by the private party for commercial activities while one complete floor will be used by WASA to house its head office. WASA will also receive regular income from such venture.

Following are therefore suggested as initial steps to undertake the whole initiative.

- a. WASA may procure services of a consulting firm to conduct feasibility study of its various properties, recommend site for the subject purpose, examine financial and legal feasibility, prepare bidding documents, evaluate bids and offers, prepare business plan and frame legal documents.
- b. Till the time the joint venture is implemented, WASA may shift its head office to other available premises where it can put up temporarily.

The Governing Body may approve the overall plan and the proposals mentioned above.



**ITEM NO.09 ENHANCEMENT IN RATE OF EXCESS AREA FROM RS.9000/- PER MARLA TO RS.50,000/- PER MARLA FOR AREA / LAND OVER AND ABOVE REGISTERED SALE DEED FOR OCCUPANTS IN SHAH RUKNE ALAM PHASE-II, MULTAN**

The Multan Development Authority, Multan launched a Housing Scheme Shah Rukne Alam Colony Phase-II, Multan in the year 1984-85. At the time of acquisition some buildings were present in the scheme area which were required to be demolished during the execution of development work. The occupants / residents of these houses agitated the matter before the Chief Minister Punjab through local MNA's / MPA's. The Chief Minister Punjab issued administrative stay order not to demolish these houses / structures. Later, a Committee was constituted under the supervision of Commissioner, Multan Division. The said committee prepared its proposals and submitted to the Government of the Punjab which were approved and conveyed to MDA Multan through letter No.SO(I&C)-HP&EP-16-1/86 dated 29-12-1994. The terms & conditions are reproduced below: -

- i. That all the 270 houses and 51 boundary walls would be demolished after the allotment of 3-marla plots to each affectee.
- ii. Compensation of the structure will be paid to them.
- iii. They would, however, be allowed to take away malba.
- iv. Cost of the plots will be assessed @ Rs.3500/- per marla and the same will be recovered within a period of 3-years in six equal half yearly installments and no interest will be charged.
- v. Six months period will be given to the effectees for the construction of their houses on proposed 3-marla plots and thereafter, the old houses will be demolished.

The said matter was discussed in the 42<sup>nd</sup> Authority Meeting held on 09-8-2003. The entitlement of occupants was to the extent of 3-Marla plot, therefore, it was decided that in case of excess area above 3-Marla, Rs.9,000/- per marla shall be charged from the allottees. This rate was reasonable according to prevailing situation and market factors at that time. Now a considerable time has been passed and reasonable hike has been observed in the price of plots. The above mentioned rate is not compatible with prevailing market rates. Therefore, it is proposed that rate of excess area may be enhanced upto Rs.50,000/- per marla. However, concessional rate of Rs.3500/- per marla as determined by the Government shall remain applicable to the extent of 3 Marla plot / land.

The matter is placed before the House for approval.

## **ITEM NO.10 STRENGTHENING OF LEGAL CELL**

Legal Cell in MDA is under great pressure due to huge quantum of court cases. At present around 1100 cases are being dealt with by the cell. The existing strength of this section is not sufficient to cope with the current requirements. In addition, Government of Punjab has launched Metro-Bus project which is assigned to MDA for execution and huge land is being acquired for this project which will, is likely to cause increase in litigation already pending in various courts of law. Therefore, in order to cope with the current as well as future requirements, it has become necessary to increase the number of staff by creating the following posts.

1. One more post of Assistant Director (Legal) BS-17 so that one Assistant Director (Legal) may deal cases pending in Civil/Session courts while the other may pursue the litigation pending in High Court and August Supreme Court of Pakistan.
2. One additional Head Clerk BS-11 (one shall handle the civil cases while the other for High Court and Supreme Court cases).
3. One post of Accounts Clerk BS-11.
4. Four posts of Junior Clerks carrying BS-7.

The above proposal is, hereby, submitted for approval of the house please.

**ITEM NO.11 CONSTITUTION OF COMMITTEE FOR ALLOTMENT OF NUCLEUS HOUSES / 3-MARLA QUARTERS IN HOUSING SCHEME NEW SHAH SHAMS COLONY, MULTAN**

Government of Pakistan launched five point programme during the period 1987-88. Under this programme 236 plots measuring 03-Marla each were provided by MDA in New Shah Shams Colony to the District Administration Multan for construction of houses. These Nucleus houses were constructed by Deputy Commissioner / District Administration through its own sources under the supervision of MDA. On the completion of construction work, the Government of late Muhammad Khan Jenejo Prime Minister of Pakistan was dissolved. With the passage of time, these quarters were illegally occupied. MDA made a lengthy correspondence with the Government of the Punjab and ultimately Government issued instructions for allotment of these quarters to deserving occupants. A criteria for allotment and mode of payment was got approved from the Governing Body of MDA in its 46<sup>th</sup> Authority Meeting held on 30-07-2005 and a committee was constituted to conduct survey and to determine eligibility of occupants for allotment of these quarters. The City District Nazim was the Chairman of the Committee.

The Committee verified 193 occupants for allotment of their quarters. Whereas, the remaining 37 occupants were declared to be ineligible by the committee. The cost of each quarter was fixed to be Rs.75,000/- with down payment of Rs.18,750/- and remaining amount was to be recovered through monthly installments @ Rs.1,563/- per month. It is pertinent to mention here that six quarters were already consumed during the development work / falling in the road area of Housing Scheme.

On the expiry of local Government tenure the Governing Body of MDA in its 55<sup>th</sup> Authority Meeting held on 28-07-2010 reconstituted the Committee comprising following members for re-verification of the eligibility of the remaining 37 occupants.

1. Director General, MDA
2. Ch: Abdul Waheed Arain, MPA
3. Administrator Musa Pak Shaheed Town, Multan

The above committee surveyed 30 remaining quarters as there was stay on other 07 quarters. A report was prepared in which the committee members except the DG declared all 30 occupants deserving and eligible for allotment. However no further action was taken by MDA.

As there are two contradictory survey reports available on record with regard to 30 number occupants, it is proposed that a new committee comprising on following members may be constituted: -

1. Administrator Musa Pak Town, Multan
2. Director Engineering, MDA
3. Director Town Planning, MDA
4. Deputy Director EM-I, MDA
5. Town Municipal Officer concerned.

The mandate of committee will be to check the eligibility of occupants. The eligible deserving occupants will be made allotment on payment of old price of Rs.75,000/- per quarter. As for non eligible occupants they may be allowed to retain their occupation subject to payment of Rs. 250,000 per quarter.

**ITEM NO.12 AMENDMENT IN CLAUSE 10.3.3 (h) OF MDA BUILDING AND ZONING REGULATIONS 2007 (NOC FROM TRAFFIC ENGINEERING AGENCY)**

MDA approved its Building Bye Laws in 2007, according to which Non-residential building plans are approved by High Level Design Committee headed by DCO Multan.

According to the Building Bye Law and Zoning Regulations 2007, Clause 10.3.3(h) “the prospective builder shall conduct a Traffic Impact Assessment study for the construction project if the project falls within any of the following conditions. The builder shall acquire a NOC from the traffic engineering agency.

- i) Non-residential building having plot area of 4 kanals (1673 sqm) or above.
- ii) Non-residential building having 5 storeys and above”.

At present there is no Traffic Engineering Agency functioning in MDA Multan that can issue such NOC, while in LDA, Transportation Engineering and Planning Agency (TEPA) is authorized to issue such NOC within its jurisdiction. There are many cases pending in this office due to want of NOC from Traffic Engineering Agency. As far as TEPA is concerned it has jurisdiction only within the boundary of LDA and is not authorized to issue NOC within the jurisdiction of MDA.

It is therefore proposed that following may be added to clause 10.3.3(h) The builder shall acquire an NOC from the Traffic engineering agency. However if there is no such agency in the area of jurisdiction of MDA, the Traffic & Transportation Engineering Cell of Engineering Directorate of MDA, is authorized to issue such NOC till such time a proper agency is established.

The Governing Body is requested to approve the above proposal.

**ITEM NO.13 REGISTRATION OF PROFESSIONAL DEVELOPERS FOR LAUNCHING PRIVATE HOUSING SCHEMES / LSDs IN JURISDICTION OF MDA**

Private sector is playing an active role in the provision of housing for citizen but the standard and quality is negotiable. According to the Punjab Private Housing Schemes and Land Sub Division Rules 2010,

“Rule No. 2 (ix): Developer means a company or a cooperative society or a firm or an owner of land who intends to develop a scheme or who has developed a scheme after approval.

Rule No. 9 (2)(h): certified title documents having hundred percent ownership rights in favour of the developer.

It is observed that in private sector most of the housing colonies are developed by the developer instead of actual owners of the land. Although Government of the Punjab has amended the rules & policies to make the better quality of housing delivered by private sector but it requires more refining. All the liabilities and responsibilities are obeyed by the owner of the scheme and developer who is actually running it as business is totally out of picture. It is important that we look at this problem and necessary steps are taken to fill this huge gap in the law by enacting our own regulations by making it mandatory that only professional developers registered with MDA will be allowed to launch private housing schemes / land sub-divisions. Following terms & conditions may be approved.

- (i) The developer has a proper office to carry out his business of land development.
- (ii) The developer has sound financial position.
- (iii) The developer is a registered income tax payer.
- (iv) The developer maintains proper record of his business.
- (v) Competent authority for granting such approval is DG MDA.
- (vi) Registration may be cancelled on violation of any of the rules and regulations of MDA.

Working Paper is submitted for placing before the Governing Body for approval please.

**ITEM NO.14 REGULARIZATION OF PLOT NO. 12, HASAN PARWANA COLONY, MULTAN**

Peer Fateh Ali Shah submitted an application on 26-04-1955 to the Chairman Multan Improvement Trust with the statement that he had purchased two plots of one kanal each in Hassan Parwana Colony Multan. He requested that one Plot No.12 may be transferred to Arif Zaman Shah S/O Burkhurdar Shah. The Chairman MIT allowed the transfer of plot No.12 in favour of Mr. Arif Zaman on 27-04-1955 which was confirmed vide resolution No.13 dated 01-11-1957. The possession was delivered on 30-04-1955 and an agreement of sale was also executed with Arif Zaman Shah on 22-08-1955. On 23-07-1971, Mst Kausar Begum D/O Peer Burkhodar Shah submitted an application to the Chairman MIT that she had purchased the said plot from the allottee and she had also got a decree from Senior Civil Judge, Multan in her favour, so plot No.12 may be transferred in her name. The case was referred to Legal Advisor for opinion. The Legal Advisor gave opinion that the plot could not be transferred as the Department was not party in the Civil Suit. The Legal Advisor further reported that the Government decided to charge Rs.15/- per Sq Yard but the record containing said orders was lying with the Anti-Corruption Department since 1958. A letter bearing No.1776/MIT dated 20-03-1972 was issued to Deputy Superintendent Anti Corruption Police Multan for return of record but no response was received. As such the record is not available with MDA.

The procedure of allotment in the instant case has been shown as auction but as per record, no auction took place, which shows that allotment was made fake. Therefore, it requires regularization by charging the cost of plot according to valuation table plus 10% penalty being illegal occupation under "Disposal of Land by the Development Authorities (Regulations) Rules 2002".

The matter is placed before the Governing Body for decision please.

## **ITEM NO.15 DECISION REGARDING HEIGHT CHARGES OF MULTAN TRADE CENTER LMQ ROAD MULTAN**

The building plan of Multan Trade Center on an area of 85 marla on LMQ Road opposite MEPCO Center Multan was approved by competent authority on 30-6-2007 for 6 floors with height 35 ft. (2 basement for parking, lower, ground, first & 2<sup>nd</sup> floor) according to the Building Regulations 2005.

Again the owner submitted revised building plan for 08 floors including already constructed 03 floors (height 61'-6"). This revised building plan was also approved by High Level Design committee in its meeting held under the chairmanship of DCO Multan on 19-9-2009.

Meanwhile the owner/developer added 02 extra floors and took height of the plaza to 85' and committed violations of the approved building plan (approved height 61'-6"). According to Building Regulations 2005 clause 60 the prescribed building height allowed was 70 ft. On this act notices were served and demolition order was also issued to LCO on 8-2-2011 for removing of the 02 extra floors above 70 ft.

Meanwhile in Governing Body meeting held on 9-7-2012, Integrated Master Plan of Multan 2008-2028 prepared by the NESPAK (Pvt) was approved and adopted for implementation where permitted height of buildings abutting on LMQ Road over an area above 02 kanal was 120 ft. from Pak Arab Fertilizer to Aziz Hotel (**ANNEX-L**).

After that the developer/owner resubmitted building plan for 10 floors (85 ft height) on 6-9-2012. The submitted building plan was scrutinized by the Building Plan Scrutiny Committee of MDA in its meeting held on 20-9-2012 in the light of Master Plan 2008-2028. According to the Master Plan permitted height on LMQ Road is 120 ft therefore the Building Plan Scrutiny Committee recommended the case and after approval from Director General MDA forwarded the case to High Level Design Committee for consideration.

The High Level Design Committee for the City District Government Multan in its meeting held on 20-12-2013 approved the case as agenda item No. 11 (**ANNEX-M**) height charges were not levied by the High Level Design Committee as according to Master Plan 2008-2028 height on LMQ Road was permitted upto 120 ft. After recovery of fine of Rs. 38,40,916 + scrutiny fee (Rs. 8,90,849) (total Rs. 47,31,765), the building plan was issued on 26-1-2013.

Meanwhile on a complaint lodged by Ehtsham-ud-din Farooqi the Anti-corruption Establishment took up the case of Multan Trade Center and according to their version MDA has not recovered the height charges above 70 ft and committed violation of the rules.

Due to such situation matter was re-considered in MDA and it was decided that the case will be placed in the meeting of Governing Body for decision.

Case is placed before the Governing Body for decision as to whether height charges are payable in this case or not.

**ITEM NO.16 ADDITION/DELETION IN MDA (APPOINTMENT & CONDITIONS OF SERVICE) REGULATIONS, 1980–PROMOTION OF LAND CONTROL OFFICER BS-17**

The incumbent of the post of Land Control Officer MDA has been posted for this specific post. He has no further channel of promotion. The post of LCO and Assistant Director General Cadre carries the same scale i.e. BS-17. No substitute of LCO is available in MDA who can perform the duties of LCO in his absence. This post carries utter importance because of the nature of job. It will be in the justice of things if the post of LCO may be merged with Assistant Directors in general cadre. In this way any Assistant Director of general cadre will be able to perform duties of LCO. Furthermore, the present incumbent will also be able to get promotion in BS-18.

The posts of Deputy Director Admn/Estate Management in BS-18 are existing in the approved budget and method of recruitment of this post as per schedule of Service Regulations, 1980 as under:-

**EXISTING METHOD OF RECRUITMENT:**

Pay scale	Name of the post	Appointing Authority	Minimum qualifications for initial recruitment	Method of recruitment	Age for initial recruitment
18	Deputy Director Admn / Estate Management	Director General	-	By Promotion from amongst the Assistant Directors/Assistant Directors Computer who are graduates with at least 5 years service in grade 17 on the basis of seniority-cum-fitness.	-

As discussed above, no channel of promotion of Land Control Officer is existing. Therefore, it is proposed that the post of Land Control Officer may be added in the existing method of recruitment along with Assistant Directors/Assistant Director Computer:-

**PROPOSED METHOD OF RECRUITMENT:**

Pay scale	Name of the post	Appointing Authority	Minimum qualifications for initial recruitment	Method of recruitment	Age for initial recruitment
18	Deputy Director Admn / Estate Management	Director General	-	By Promotion from amongst the Assistant Directors/ Assistant Directors Computer/Land Control Officer who are graduates with at least 5 years service in grade 17 on the basis of seniority-cum-fitness.	-

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



**ITEM NO.17 ADDITION/DELETION IN MDA (APPOINTMENT & CONDITIONS OF SERVICE) REGULATIONS, 1980 – PROMOTION OF ROAD ROLLER DRIVER TO THE POST OF EXCAVATOR MACHINE OPERATOR BS-9**

MDA has purchased a new Excavator Machine in 2013 with the value of 15 million rupees approximately which is high valued equipment and requires to be operated by a trained and qualified operator. At present this post is not existing in the Schedule of Service Regulations of MDA. The matter has been inquired and it is found that the post of Excavator Machine Operator is existing in the Service Regulations of CDA, Islamabad in BS-9 which was further upgraded in BS-11. It is proposed that the method of recruitment of the post of Excavator Machine Operator may be included in Service Regulations which is as under:-

Pay scale	Name of the post	Appointing Authority	Minimum qualifications for initial recruitment	Method of recruitment through promotion	Age for initial recruitment
9	Excavator machine operator	Director Admn	-	By promotion from amongst the Road Roller/Truck Driver who are middle pass and have at least five years service having experience or trained to operate Excavator Machine.	-

The matter is placed before the Governing Body for consideration and approval including addition in the MDA budget.