

DIRECTORATE OF FINANCE AND ADMINISTRATION  
ADMIN BRANCH

AGENDA NO. 01

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**DIRECTORATE OF FINANCE AND ADMINISTRATION**  
**ADMIN BRANCH**

**AGENDA NO. 02**

**BACKGROUND: APPOINTMENT OF MR. KHALID PARVEZ (XEN/BS-18) AS ADVISOR (TECHNICAL)/BS-18**

**AIM:**

To appoint Mr. Khalid Parvez (XEN/BS-18) as Advisor (Technical) for Metro Bus Project for smooth completion of the Mega Project.

**DETAILS/EXISTING ARRANGEMENTS:**

2. Section 9 of the Punjab Development of Cities Act, 1976, provides as “The Authority may appoint such officers, advisors, experts, consultants and employees, as it considers necessary for the efficient performance of its functions on such terms and conditions as it may deem fit”.

3. Punjab Metro Bus Authority (PMA) has authorized Multan Development Authority to execute Metro Bus Project Multan. Mr. Khalid Parvez (XEN/BS-18) was posted on the Project by C&W Department in MDA on deputation basis. The officer has retired from Government service on 03-02-2016 on attaining the age of superannuation. The said officer was engaged as Director Engineering-II in Package I & II of Metro Bus Project which is in its completion phase as this phase is the most critical as well. Since the Metro Bus System is a flagship and mega project of the Punjab Government and it is almost 75% completed. It is not appropriate to change the technical team that has initiated the project as it would seriously hamper the project progress.

4. It is, therefore, proposed that Mr. Khalid Parvez may be appointed as Advisor (Technical) from 04-02-2016 to 30-06-2016 for which emoluments and other benefits shall be as permissible to an officer of BS-18 and the remuneration as per last pay drawn. He will perform functions as may be assigned to him by the Governing Body of Authority or DG MDA in connection with the Metro Bus Project.

**PROPOSAL:**

5. The matter is placed before the Governing Body of MDA with the request to allow MDA to appoint Mr. Khalid Parvez (XEN/BS-18-Retired) as Advisor (Technical)/BS-18 from 04-02-2016 to 30-06-2016.

**RECOMMENDATIONS:**

6. The above proposal is submitted for consideration and approval please.

**DIRECTORATE OF FINANCE AND ADMINISTRATION**  
**ADMIN BRANCH**

**AGENDA NO. 03**

- BACKGROUND:** (A) UP-GRADATION OF THE POST OF JUNIOR CLERK, SENIOR CLERK, ASSISTANT/HEAD CLERK, SUPERINTENDENT  
(B) UP-GRADATION OF THE POST OF QASID AND DAFTRI  
(C) TIME SCALE PROMOTION TO EMPLOYEES IN BS-5 TO 16

**AIM:**

To upgrade the clerical staff in compliance of Government policy.

**DETAILS/EXISTING ARRANGEMENTS:**

2. 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 circulars:

**(A)** No.FD.PC.39-14/77(Pt.IV)(APCA/2008)(Provl.) dated 04-01-2016 of Finance Department (**ANNEX-A**), circulated by HUD&PHE Department, Government of the Punjab vide No.SO(A)4-3/2016 dated 12-01-2016, has upgrade the posts of Junior Clerk, Senior Clerk, Assistant / Head Clerk and Superintendent, in relaxation of ban on up-gradation of posts, with effect from 01<sup>st</sup> January, 2016.

**(B)** No.FD.PC.39-14/77(Pt.IV)(APCA/2008) dated 01-01-2016 of Finance Department (**ANNEX-B**), circulated by HUD&PHE Department, Government of the Punjab vide No.SO(A)4-3/2016 dated 08-01-2016, has upgrade the posts of Qasid from BS-2 to BS-3 and Daftri BS-2 to BS-4 with effect from 01<sup>st</sup> January, 2016.

**(C)** No.FD.PC.39-14/77(Pt.IV)(APCA/2008) dated 04-01-2016 of Finance Department (**ANNEX-C**), circulated by HUD&PHE Department, Government of the Punjab vide No.SO(A)4-3/2016 dated 01-01-2016, has upgrade all technical / non-technical employees holding posts in from BS-5 to BS-16 which are isolated / stagnant (i.e. having no promotion prospects), and have 10 years service to their credit in the respective pay scale, to next pay scale with effect from 01<sup>st</sup> January, 2016.

**PROPOSAL:**

3. The matter is placed before the Governing Body of MDA with the request to adopt above said three policies for MDA/WASA employees.

**RECOMMENDATIONS:**

4. The above proposal is submitted for approval please.

**DIRECTORATE OF FINANCE AND ADMINISTRATION**  
**ADMIN BRANCH**

**AGENDA NO. 04**

**BACKGROUND: MEDICAL TREATMENT FACILITY**

**AIM:**

To provide the free of cost treatment to the child of low paid employee of MDA Mr. Muhammad Sharif suffering from chronic disease of Coma.

**DETAILS/EXISTING ARRANGEMENTS:**

2. MDA is an autonomous body and has framed (Appointment & Conditions of Service) Regulations, 1980 in exercise of the powers conferred under Section 44 of the Punjab Development of Cities Act 1976. The service rules of Government of Punjab are applicable mutates mutandis are applicable on the employees of MDA as per provisions existing in Rule 22 of the Service Regulations. The medical facility has been provided to its employees in accordance with West Pakistan Government Servants (Medical Attendance Rules, 1959. As per above rules, the family of government servant shall be entitled free of charge to medical attendance and the treatment on the scale and under the conditions allowed to government servants himself at a hospital. An employee of this organization named Muhammad Sharif s/o Ghulam Sarwar Naib Qasid has made a request that he may be facilitated with free of charge treatment to his ailing son who is abnormal and not in position to earn himself and to bear expenses for his treatment. The son of the said employee is fully dependent and all expenses on his treatment are being borne by himself. Now MDA has stopped to provide free medical facility to his son as he has become overage beyond 24 years. The employee of this organization is class-IV employee and not in position to bear heavy expenses on treatment of his son as due to prolong illness as recorded by the Medical Office of MDA which are reproduced as under:-

*“Son of Muhammad Sharif Naib Qasid examined. He has got head injury about 1 ½ years back and gone into coma. Now by the treatment he is recovering but at now he is not able to speak, walk, etc. As his age is 24 years. According to policy he cannot be dependent. But according to his disease condition he is not able to perform his usual works. As his father Mr. Sharif is very poor and medicines are costly. He cannot afford that. He is totally dependent on his father. Monthly expenditure on his medicine is approximately Rs.8000/-”*

**PROPOSAL:**

3. The matter is placed before the Governing Body of MDA with the request to allow MDA to bear the expenses on the treatment of son of above employee till his recovery or one year whichever is earlier.

**RECOMMENDATIONS:**

4. The above proposal is submitted for consideration and approval please.

**DIRECTORATE OF FINANCE AND ADMINISTRATION**  
**ADMIN BRANCH**

**AGENDA NO. 05**

**BACKGROUND: ENHANCEMENT OF FINANCIAL POWERS OF ADDITIONAL DIRECTOR GENERAL, MDA AND DEPUTY DIRECTOR ADMINISTRATION, MDA**

**AIM:**

To ensure speedy disposal of purchases which are delayed due to long channel for approval.

2. To make local purchase in case of emergency by obtaining at least three quotations up to Rs.1,00,000/- (One lac) by Additional Director General, MDA.

3. To make local purchase in case of emergency by obtaining at least one quotation up to Rs.15,000/- (Fifteen thousand) by Deputy Director.

**DETAILS/EXISTING ARRANGEMENTS:**

4. The Governing Body of MDA in its 47<sup>th</sup> meeting held on 29-06-2006 approved the powers delegated to Additional Director General regarding incurring the expenditure up to Rs.50,000/- (Fifty thousand only). Since the rates of items have increased, the delegated powers are not commensurate with the present requirement and often it has been observed that necessary purchases are delayed and affected the smooth functioning of the office.

5. The Governing Body of MDA in its 56<sup>th</sup> meeting held on 23-11-2010 approved the powers delegated to Deputy Director (Administration) regarding incurring the expenditure up to Rs.5,000/- (Five thousand only). Since the rates of items have increased, the delegated powers may be reviewed.

**PROPOSAL:**

6. The matter is placed before the Governing Body of MDA and it is proposed that the existing powers as mentioned above may be reviewed and increased from Rs.50,000/- to Rs.1,00,000/- with three quotations to the Additional Director General, MDA and Rs.5,000/- to Rs.15,000/- with single quotation to the Deputy Director Administration, MDA.

**RECOMMENDATIONS:**

7. The above proposal is placed before the forum for consideration / discussion please.

**DIRECTORATE OF FINANCE AND ADMINISTRATION**  
**ADMIN BRANCH**

**AGENDA NO. 06**

**BACKGROUND: ADDITION/DELETION IN APPOINTMENT & CONDITIONS OF SERVICE (REGULATIONS), 1980 – METHOD OF RECRUITMENT OF ELECTRICAL MACHINE SUPERVISOR/BS-10**

**AIM:**

For maintenance and up-keeping of machines of MDA running by the electric power.

**DETAILS/EXISTING ARRANGEMENTS:**

2. A post of Electric Machine Supervisor/BS-10 is existing in the approved budget of MDA since long. The services of the incumbent of the said post is required for the maintenance and up-keeping of MDA machines running by electric power. But the method of recruitment for the said post was not prescribed. Therefore, it is proposed that the method of recruitment may be approved and included in the Schedule of MDA Service Regulations, 1980. The proposed method is as under:-

“By promotion from amongst the Electricians/BS-6 on seniority-cum-fitness basis with at least ten years service as Electrician in MDA”.

**PROPOSAL:**

3. The matter is placed before the Governing Body of MDA with the request to approve the above method of recruitment for the post of Electrical Machine Supervisor/BS-10.

**RECOMMENDATIONS:**

4. The above proposal is submitted for consideration and approval please.

## DIRECTORATE OF ESTATE & LAND MANAGEMENT

### **AGENDA NO: 07**

### **ENHANCEMENT IN RATE OF EXCESS AREA IN SHAH RUKNE ALAM PHASE-II, MULTAN**

#### **BACKGROUND:**

Enhancement in rate of excess area from Rs.9,000/- 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.

#### **AIM:**

2. Aim of this agenda is to apprise the Governing Body about the recommendations of the committee constituted in the last 66<sup>th</sup> authority meeting regarding the matter cited in the subject.

#### **DETAIL:**

3. The above matter was placed before the 66<sup>th</sup> Authority Meeting held on 15-08-2015 and after thorough discussion the Governing Body decided as under:

“The Body showed concern over the never-ending process of adjustment of registry holders in Shah Rukne Alam Colony. It was decided that a committee comprising the following will examine the whole matter in detail and will give its recommendations within fifteen days:

- |                                    |          |
|------------------------------------|----------|
| 1. Ms. Khaula Amjad, MPA           | Chairman |
| 2. The Director Engineering, MDA   | Member   |
| 3. The Director Town Planning, MDA | Member   |
| 4. The Director E&LM, MDA          | Member   |

4. In compliance of the above decision of Governing Body, the case has thoroughly been examined by the committee in its meeting held on 14-12-2015 and complete detail of adjusted, un-adjusted/pending cases as well as the cases subjudiced in the Court at **ANNEX-D** was discussed. The minutes of the meeting at **ANNEX-E** have been approved by the Addl. Director General MDA. The Committee after examining the whole case agreed with the verdict of the decision earlier taken in this regard and recommended to discourage the never ending process of adjustment of registry holders in Shah Rukne Alam Housing Scheme accordingly.

#### **PROPOSAL:**

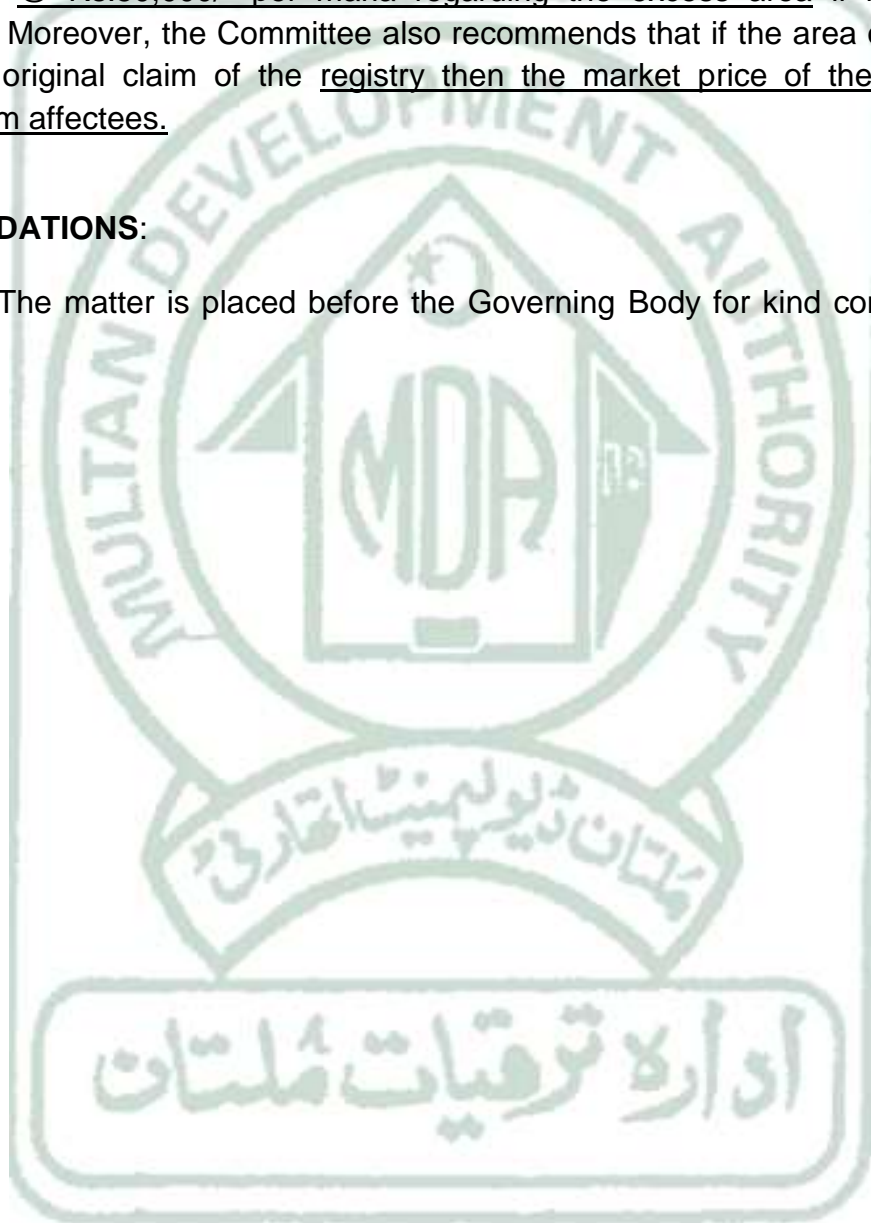
5. All the affected occupants / registry holders having the sale deed prior to 1984 in the said area may be called upon through publication in the newspapers as well as through individual notices to come forward within 30 days from the date of publication along with their claims and entitlement/documents well prescribed for this purpose. After receipt of above said claims/documents, the committee already constituted for the said

purpose shall consider their cases under Adjustment Plan as per Government instructions communicated vide No.SO(I&C)-HP&EP-16-1/86 dated 29-12-1994. If the affectees, occupants / registry holders do not submit their claims within the time given above, MDA will be at liberty to demolish the structure existing at site within the scheme and take over the possession back for accommodating the original allottees who are waiting since long for possession. After the time given above, no claim from any affectee, occupant / registry holder shall be entertained.

6. The committee after detailed discussion recommends the proposed enhancement @ Rs.50,000/- per marla regarding the excess area if involved in the adjusted plot. Moreover, the Committee also recommends that if the area of adjusted plot exceeds the original claim of the registry then the market price of the area shall be recovered from affectees.

**RECOMMENDATIONS:**

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





## DIRECTORATE OF ESTATE & LAND MANAGEMENT

### **AGENDA NO: 08**

### **EXTENSION IN PERIOD OF PAYMENT OF FATIMA JINNAH TOWN PHASE-I & II, MULTAN**

#### **BACKGROUND:**

Extension in period of payment of enhanced development charges / cost of land in respect of housing schemes Fatima Jinnah Town Phase-I & II, Multan.

#### **AIM:**

2. Aim of this agenda is to extend the payment period up to 30-6-2016 to the allottees of Fatima Jinnah Town Phase-II.

#### **DETAIL:**

3. The Governing Body in its 59th Authority Meeting held on 09-07-2013 enhanced the rate of development charges to the tune of Rs.17,559/- per marla for Fatima Jinnah Town Phase-I and Rs.24,500/- per marla in respect of Fatima Jinnah Town Phase-II according to revised PC-I of Engineering Directorate, MDA. The Governing Body in its 65th Authority Meeting held on 26-06-2015 vide item No.12 extended the date of recovery up to 31-12-2015. As per record, against a demand of Rs.1460 Million, only Rs.595 Million have been received up to January, 2016 leaving a balance of Rs.868 Million against the allottees. Notices have been issued to the allottees for payment of said amount.

#### **PROPOSAL:**

4. As explained above the development works at site have been completed 90% approximately while the basic amenities especially electricity are not yet functional and this fact is main hurdle in recovery of enhanced charges. Therefore, it is proposed that extension in payment period may be extended up to 31-12-2016.

#### **RECOMMENDATIONS:**

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

## DIRECTORATE OF ESTATE & LAND MANAGEMENT

### AGENDA NO. 09

#### ENHANCEMENT OF FEES AND PENALTIES

##### **BACKGROUND:**

Prevailing rates of fees were approved by MDA's Governing Body in its 58<sup>th</sup> Authority Meeting held on 23-01-2012, hence required revision.

##### **AIM:**

2. Enhancement of the existing rates of fees for balancing the current incurring expenses of MDA.

##### **DETAILS:**

3. The prime sources of MDA's income are the fees of approved Building plan, housing schemes and the imposition of penalties on account of committing of violation of the sanctioned building plans etc. The existing rates were last time revised in the year 2012. Meagre resources of MDA would not be sufficient in future to meet even the Establishment and Utility charges. For balancing the income & expenditure the current rates of the fees are required to be revised.

4. In this regard, a committee was constituted by the Addl: Director General MDA comprising of the following members.

1. The Director F&A MDA.
2. The Director E&LM MDA.
3. The Director Town Planning MDA.
4. The Director Engineering MDA.
5. The Deputy Director Legal MDA.

5. The revised rates duly recommended by the committee and approved by the Director General MDA are given below:-

##### **TOWN PLANNING DIRECTORATE:**

###### **a. Building Plan Approval Fee**

Description	Existing Rates	Proposed Rates
Residential plots	Rs.3/- per SFT	Rs.5/- per SFT
Commercial plots	Rs.7/- per SFT	Rs.10/- per SFT
Industrial plots	Rs.5/- per SFT	Rs.7/- per SFT
Possession delivery fee	Rs.200/- per marla	Rs.300/- per marla
Completion certificate fee	Rs.200/- per marla	Rs.300/- per marla
Construction of boundary wall	Rs.500/ per plot	Rs.200/- per marla
Plan copying fee	Rs.40/- Sft.	Rs. 100/- per Sft.
certificate fee regarding area	Rs.10,000/-	Rs.15000/-
NOC fee for petrol pumps etc.	Rs.20,000/-	Rs.30,000/-

###### **b. Compounding of violations of sanctioned building plans.**

i) Unauthorized & illegal construction that forms an integral part of the authorized building but violates space regulation:		
a) On the ground floor	150/sq.ft	250/sq.ft (Res) 350/sq.ft (Com)
b) On the 1st and subsequent floor	226/sq.ft	350/sq.ft (Res) 500/sq.ft (Com)

ii) Unauthorized construction that does not violate space regulation but is in excess of the limit prescribed for covered area.		
a) On the ground floor.	90/sq.ft	136/sq.ft (Residential) 1462/sq.ft (Commercial)
b) On the 1st and subsequent floor.	136/sq.ft	140/sq.ft (Residential) 917/sq.ft (Commercial)
iii) Construction of any form including excavation for construction prior to approval of building plan.	1500/- compounding fee plus 300/- per day	Rs.2000/- compounding fee plus Rs.500/- per day if offence is continued after service of Notice.

**c. Private Housing Scheme**

Planning permission fee	Rs.5000/-	Rs.500/- per Kanal
Sanction fee	Rs.1000/- per kanal	Rs.3000/- per kanal

**d. Land Sub Division**

Planning permission fee	Rs.1000/-	Rs.500/- per Kanal
Sanction fee	Rs.20,000/- per unit/plot	Rs.30,000/- Unit / Plot

**ESTATE & LAND MANAGEMENT DIRECTORATE:**

i) Transfer fee 1 to 5 marla (Res)	Rs.10000/-	i) Rs.15000/- and additional Rs.3/- (three only) per sq.ft of covered area as per completion certificate in case of constructed house.
ii) Transfer fee above 5 marla (Res)	Rs.2000/- per marla	ii) Rs.4000/- per marla and additional Rs.3/- (three only) per sq.ft of covered area as per completion certificate in case of constructed house.
i) Transfer fee 1 to 5 marla (Com)	Rs.10,000/-	i) Rs.20000/- per shop
ii) Transfer fee above 5 marla (Com)	Rs.2000/- per marla	ii) Rs.500/- per sq.yd.
Site Plan	Rs.50/- per plot	Rs.500/- per plot
NOC for loan fee	Rs.500/-	Rs.5000/-
Agreement form fee	Rs.100/-	Rs.500/-
Application form for plot transfer	Rs.100/-	Rs.500/-
Copy form fee	Rs.10/-	Rs.20
Copy fee	Rs.100/- per page	Rs.200/- per page.

➤ All the rates shall be effective immediately and increase of 10% per year in future is also proposed.

**RECOMMENDATION:**

The above proposal is placed before Governing Body for the approval of revised rates.

## DIRECTORATE OF ESTATE & LAND MANAGEMENT

### AGENDA NO. 10

#### INTRODUCTION OF NEW HEADS FOR FEE COLLECTION ON THE PATTERN OF OTHER AUTHORITIES

**AIM:**

Adoption of new fees trends, as already in practice in Lahore Development Authority.

**DETAILS:**

2. Since its inception, MDA introduced certain heads and imposed fees to generate revenue. After that no new heads were ever identified to increase the receipt of the authority.

3. In this regard, a committee was constituted by the Addl: Director General MDA comprising of the following members.

1. The Director F&A MDA.
2. The Director E&LM MDA.
3. The Director Town Planning MDA.
4. The Director Engineering MDA.
5. The Deputy Director Legal MDA.

4. The members deliberated upon the LDA's fees schedule and thrashed out unanimously following heads, as already adopted in LDA, along with proposed fees to be adopted in MDA

### TOWN PLANNING DIRECTORATE

#### **Building Plan Approval Fee**

Description	Proposed Rates
Residence plot combination	Rs.1000/- P.marla for both plots.
De-combination of residential plot	Rs.1000/- per marla for both plots.
Commercial plot/shop combination	Rs.10000/- for additional shop
De-combination of commercial plot/shop	Rs.10000/- per shop
Clearance certificate of Plot	Rs.200 per marla.
Change of side passage of residence plot	i) Rs.10,000/- upto 10 marla ii) Rs.15,000/- above 10 marla upto 01 Kanal iii) Rs.20,000/- above 01 Kanal
Processing fee for case of commercialization (non-refundable)	i) Rs.10,000/- upto 04 Kanal ii) Rs.20,000/- above 04 Kanal
Late application fee for issuance of completion certificate.	Rs.500/- per marla

### ENGINEERING DIRECTORATE

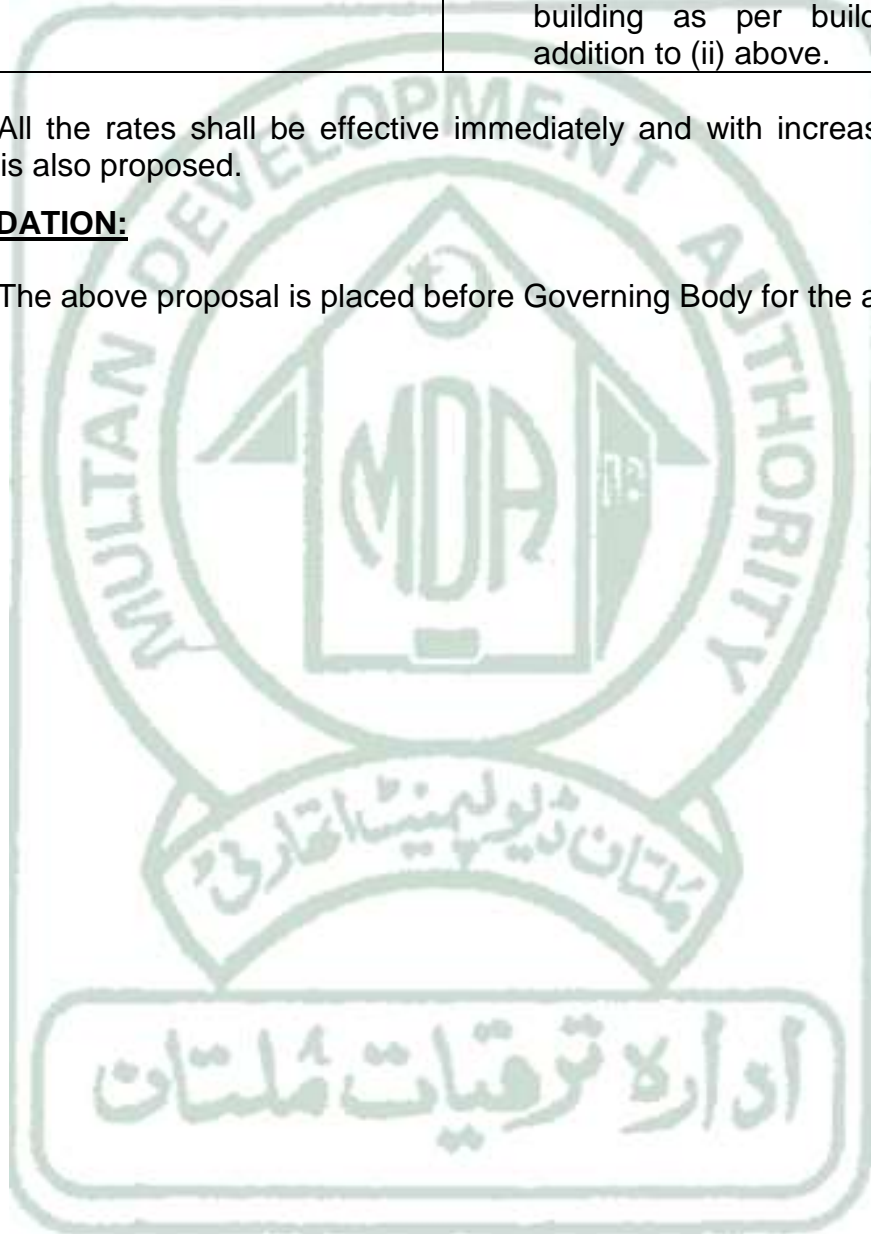
Fee for issuance of NOC regarding Traffic Impact Assessment Study of non-residential buildings.	i) Minimum fee for the developments having total area of plot equal to 04 kanal but total No. of storeys do not exceed four =Rs.20,000/-
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- ii) For the development having total area of plot more than 04 kanal or total No. of storeys exceed four, NOC fee shall be charged at the following rates whichever is higher:
- a) @ Rs.5000/- per addl. Kanal of the total area of plot of the proposed development in addition to (i) above, OR
  - b) Rs.5000/- per addl. Storey of the building as per building plan in addition to (ii) above.

5. All the rates shall be effective immediately and with increase of 10% per year in future is also proposed.

**RECOMMENDATION:**

6. The above proposal is placed before Governing Body for the approval.



## DIRECTORATE OF ESTATE & LAND MANAGEMENT

### **AGENDA NO: 11**

### **ROOMS RENT OF ZAKARIYA SHOPPING CENTRE**

#### **SUBJECT / BACKGROUND:**

There are 48 shops and 76 rooms in Zakariya Shopping Centre Hussain Agahi, Multan was initially rented out in the year 1982. In the year 2001, the Building was leased out to a group of rentees but after laps of 1½ year they surrendered the building and it was again rented out in the year 2003 for a period of 10 years. On the expiry of said period, the department started recovery from rentees through its staff. The Governing Body of MDA in its 64<sup>th</sup> meeting held on 18-10-2014 fixed the reserve monthly rent Rs.600,000/- per month with the direction to issue public notice for renting out the building through open auction. The advertisement appeared in the press but the shopkeepers/rentees obtained stay order, however, the department started recovery from them at the reserved monthly rent Rs.6,00,000/- per month which has been increased with the passage of time @ 10% after expiry of 12 months period as per rent policy.

#### **AIM:**

2. The department wants to regularize the allotment of rooms and shops in favour of present occupants after charging security amount equal to 6 months rent and execution of lease/rent agreement with them for a period of 11 months.

#### **DETAIL:**

3. The rooms and shops were lastly leased out in the year 2003 for a period of 10 years to Mr. Shujaat-Ullah s/o Qudrat-Ullah @ Rs.110,000/- per month with 10% annual increase in monthly rent. The contractor during lease period made attempts to eject some rentees and there started from Civil Court to High Court and ultimately, the contractor get a decree in his favour that he is competent for ejection of any rentee from building without obtaining prior permission from department. Therefore, at the end of lease period the rentees were changed.

#### **PROPOSAL:**

4. At present the rentees of rooms and shops are running their daily business without any security amount/token money with the Department and there is no lease/rent agreement with them. The Department is of the view that the present occupant/rentees may be regularized by charging six month rent in advance as security/token money and regular lease/rent agreement may be executed with them for a period of 11 months. Moreover, as most of the residential rooms are being used by the occupants for commercial activities/store purpose, it is therefore, proposed that 70 residential rooms may be rented as commercial basis and commercial rent may be charged from the occupants. Remaining six rooms may be reserved for in-service employees of MDA and residential rent may be charged from them.

#### **RECOMMENDATIONS:**

5. The House is requested to approve the proposal please.

## DIRECTORATE OF TOWN PLANNING

### AGENDA NO: 12

### DECLARATION OF UN-DECLARED 7 ROADS OF MULTAN CITY UNDER MDA CONTROLLED FOR LAND USE CONVERSION

#### BACK GROUND:

Illegal Land use conversion on MDA controlled Roads is carried out by the different owners without approval of MDA and MDA is can neither recover Land Use Conversion fee nor approved the building plan due to residential status of the road and not declared for land use conversion.

#### AIM:

- To regularize illegal Land Use Conversion on MDA controlled Roads.

#### DETAILS/EXISTING ARRANGEMENTS:

- It is submitted that many roads of Multan City under MDA controlled having illegal commercial activities were placed as Agenda Item in District Planning & Design Committee under the Chairmanship of Commissioner Multan Division, Multan held on 07-03-2015. The committee discussed and decided that:-

*“The committee discussed the case in detail. After detail deliberation, it was decided that MDA will conduct a survey of those road which have turned commercial by more than 50%. The report will be submitted in the next meeting of DP&DC for further consideration”.*

On the direction of committee, MDA conduct a survey of illegal activity of 6 roads under MDA control. Out of six roads, the following 3 roads have more than 50% illegal Land Use Conversion:

1.	Hassan Parwana Colony Main 60' wide road.	100%
2.	Link Road from Jinnah Chowk to Northern Bypass except the plots of Co-operative Housing Societies falling on link road from Jinnah Chowk to Northern Bypass.	60%
3.	Gujjar Khadda Road (from Derra Adda to Cantt Limit)	90%

Similarly following three Roads have more than 20% illegal conversion.

4.	60 ft wide road of Shah Rukn-e-Alam Colony	20%
5.	Old Shujabad Road	20%
6.	70 ft wide road of New Shah Shamas Colony	20%
7.	Similarly Askariya Bye Pass Road has very much potential for land use conversion and illegal land use conversion is taking place.	5%

After conducting detail survey, the case was put up in next District Planning & Design Committee held on 1st October, 2015. The Committee decided that:

*“The Committee decided three roads having more than 50% Land Use Conversion, so recommendation will be forwarded to government for allowing land use conversion on these roads”.*

4. In compliance of District Planning & Design Committee decision dated 01-10-2015. The case was forwarded to Secretary HUD&PHE Department, Government of Punjab, Lahore. The Secretary has directed to solicit approval from Governing Body MDA.

**PROPOSAL:**

5. Governing Body is requested to allow Land Use Conversion on above mentioned seven Roads to boost up MDA recovery and regularize the illegal land use conversion.

**RECOMMENDATIONS:**

6. The matter is placed before governing body with the request to may allow Land Use Conversion on above seven (7) roads, so that the land use conversion fee may be recovered from defaulters.





## DIRECTORATE OF TOWN PLANNING

**AGENDA NO: 13**

### **AMENDMENTS IN PUNJAB PRIVATE HOUSING SCHEMES AND LAND SUB DIVISIONS RULES, 2010**

#### **BACK GROUND:**

The subjected working paper was placed in the 67<sup>th</sup> Governing Body meeting held on 6-10-2015 as Agenda Item No. 5 and it was deferred with the direction that:

*“House approved the item with direction that the matter should be got vetted by Governing Body”*

#### **AIM:**

2. Multan City is a rich heritage with narrow streets. Presently, most of the roads are narrow and less than 60 ft. Therefore, MDA cannot approve the Private Housing Scheme and Land Sub Division on roads less than 60 ft as per Punjab Private Housing Schemes and Land Sub Division Rules, 2010. Lahore Development Authority has amended these rules as per requirements. MDA is also going to adopt the amended rules of LDA for Private Housing Scheme and Land Sub Division.

#### **DETAILS/EXISTING ARRANGEMENTS:**

3. In compliance of the Governing Body decision the amended Rules for Private Housing Schemes and Land Subdivision was prepared by the Directorate of Town Planning and it has been placed on MDA website for obtaining observations from members of Governing Body, civil society and other stakeholders. For this purpose, information has been forwarded to all the members of Governing Body, civil society and stakeholders for obtaining observations on the amended private housing schemes and land subdivisions Rules/Regulations 2015. Observations received have been incorporated in the amended regulations. Moreover, workshop has also been held for obtaining observations about these amendments from the stake holders, civil society of Multan and their observations has been incorporated.

4. In compliance of the Governing Body direction the amended Rules are again submitted before the Governing Body for its consideration.

#### **PROPOSAL:**

5. Governing Body is requested to allow to adopt the LDA amended rules.

#### **RECOMMENDATIONS:**

6. The working paper placed before the Governing Body for approval.

## DIRECTORATE OF TOWN PLANNING

### **AGENDA NO: 14**

#### **AMENDMENTS IN MDA BUILDING & ZONING REGULATIONS 2007**

#### **BACK GROUND:**

Presently MDA is following Building & Zoning Regulations, 2007. In the changing scenario there is a dire need to amend the said Regulations considering the city demand. LDA has already amended their Regulations and implemented after approval from Governing Body.

#### **AIM:**

2. There are number of clauses which create problems for construction at site. MDA has declared various control roads in the jurisdiction of MDA and has framed special Bye Laws for these control roads, furthermore, MDA has notified the Multan Master Plan 2008-2028. The bye laws of Master Plan needed to be incorporated in these Regulations. It will enhance the recovery of MDA.

#### **DETAILS/EXISTING ARRANGEMENTS:**

3. MDA is presently following Building & Zoning Regulations, 2007. Most of the clauses are out dated and not meet with the modern construction. Considering this point LDA has already made amendment in the said Bye Laws. On the same pattern MDA are going to framed MDA Building & Zoning Regulations incorporated the LDA bye laws also. The bye laws have been placed on MDA website for obtaining observations from members of Governing Body, civil society and other stakeholders. Intimation letter has also been forwarded to all the members of Governing Body, civil society and stakeholders for obtaining observations on the amended Building & Zoning Regulations, 2007. Observations received have been incorporated in the amended Building & Zoning Regulations, 2007.

#### **PROPOSAL:**

4. Governing Body is requested to approve the amended Rules & Regulations (ANNEX-F).

#### **RECOMMENDATIONS:**

5. The working paper placed before the Governing Body for approval.

## DIRECTORATE OF TOWN PLANNING

### **AGENDA NO: 15**

### **BUILDING CONTROLLED ROAD ON METRO BUS ROUTE**

#### **BACK GROUND:**

MDA is already controlling following segment of the road on the Metro Bus Route:-

1. Bosan Road from Chungi No.9 to MDA Limit.
2. Vehari Road from BCG Chowk to General Bus Stand.
3. Multan Bypass from General Bus Stand to Chowk Kumharanwala.

#### **AIM:**

2. Area in between from Chungi No. 9 to BCG Chowk is not being control by MDA. To exercise effective control on important road of Metro Bus Routes on missing segment.

#### **DETAILS/EXISTING ARRANGEMENTS:**

3. Metro Bus Route is starting from Baha-ud-Din Zakariya University and end point Chowk Kumharanwala via General Bus Stand, BCG Chowk, Chungi No. 14, Hafiz Jamal Road, Chowk Daulat Gate, Afshar Chowk, Water Works Road, Chungi No.9 up to BZU. The segment in between from Chungi No.9 to BCG Chowk via Chowk Daulat Gate, Hafiz Jamal Road, Chungi No.14 is not being controlled by MDA. The said portion has been widened up to 100 ft and presently being controlled by TMA. MDA is entrusted in exercise effective control on important roads of the city so that construction activity are allowed strictly in accordance with the building approved regulation which in term facilitate the citizens of the Multan. The remaining Metro Route from Chungi No.9 to BCG Chowk is not presently controlled by MDA.

4. Controlled area along ROW of this segment is proposed as under:-

1. 300 ft from the center of the proposed road on the either side with 30 ft set back from Chungi No.9 to Chowk Afshar and 20 ft set back from Afshar Chowk to BCG Chowk via Daulat Gate Chowk, Hafiz Jamal Road, Chungi No.14 up to BCG Chowk.
2. One time construction may be allowed to all buildings which has been partially acquired or demolished for Metro Bus. But no addition will be allowed without adherence to existing bylaws.
3. Land conversion will be allowed as per rule.
4. Time line for one time construction/repair and for installation of shutter may be allowed till commencement of Metro Bus Service. After commencement of service, no construction will be allowed without approval of Building Plan and fulfillment of codal formalities.

#### **PROPOSAL:**

5. Working paper is placed before the Governing Body Meeting of MDA to allow building control of the mentioned segment by declaring controlled road of MDA.

#### **RECOMMENDATIONS:**

6. The working paper placed before the Governing Body for approval.

**DIRECTORATE OF ENGINEERING**  
**TRAFFIC & TRANSPORTATION ENGINEERING CELL MDA**

**AGENDA NO: 16**

**ISSUANCE OF NOC REGARDING TRAFFIC IMPACT ASSESSMENT  
STUDY REGARDING NON-RESIDENTIAL BUILDINGS UNDER PUNJAB  
BUILDING AND ZONING REGULATIONS 2007**

**BACK ROUND:**

MDA has adopted "Punjab Building and Zoning Regulations 2007" and all the building plans i.e. residential, commercial, non-residential etc. are being processed according to these regulations. According to clause No. 10.3.3.(h) of these regulations:

"The prospective builder shall conduct a Traffic Impact Assessment Study for the construction project if the project falls within any of the following conditions. The builder shall acquire a NOC from the Traffic Engineering Agency:

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

2. Governing Body of MDA has approved following amendment in clause No. 10.3.3. (h) of MDA Building and Zoning Regulations, 2007 in its 66<sup>th</sup> meeting held on 15-08-2015 under item No.12 of the agenda:-

"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 Traffic Engineering Agency is established in Multan".

3. In compliance of the above mentioned decision of MDA Governing Body (GB), NOC regarding Traffic Impact Assessment Study of **Non-Residential Buildings** is now to be issued by Traffic & Transportation Engineering (T&TE) Cell of Engineering Directorate of MDA in the area of jurisdiction of MDA.

**AIM:**

4. Aim of this agenda is to further streamline the procedure of issuance of NOC regarding Traffic Impact Assessment Study of non-residential buildings in the area of jurisdiction of MDA by formulating TIA Study guidelines, registration of consultants and fixation of appropriate fee.

**PROPOSAL:**

5. For Implementation of the decision of MDA Governing Body mentioned above, following actions have been initiated by Directorate of Engineering MDA:-

1. Standard Operating Procedures (SOPs) for issuance of NOC regarding Traffic Impact Assessment Study of non-residential buildings in the area of jurisdiction of MDA have been prepared and got approved from Director General MDA. The process of issuance of NOC has been started accordingly.
2. The Guidelines for conducting Traffic Impact Assessment Study of non- residential buildings and issuance of NOC in the area of jurisdiction of MDA are under preparation which will be got approved from the Director General MDA.
3. The procedure for registration of firms/consultants for conducting Traffic Impact Assessment Study of non-residential buildings are under preparation which will be got approved from the Director General MDA.
4. The following fee for issuance of NOC regarding Traffic Impact Assessment Study of non-residential buildings in the area of jurisdiction of MDA has been approved by Director General MDA:-
  - i) A minimum fee of Rs.20,000/- shall be charged for the developments having total area of plot equal to 4 Kanal but total No. of storeys do not exceed four.
  - ii) For the developments having total area of plot more than 4 Kanal  
**OR**  
Total No. of storeys exceed four, NOC fee shall be charged at the following rates whichever is higher:-
    - a) @ Rs.5,000/- per Kanal of the total area of plot of the proposed development  
**OR**
    - b) @ Rs.5,000/- per storey of the building as per building plan.

**RECOMMENDATION:**

6. The above mentioned actions initiated by Directorate of Engineering MDA for implementation of the decision of MDA Governing Body on the subject matter are placed before the Governing Body of MDA for kind consideration and approval.

## DIRECTORATE OF ADMIN: & FINANCE WASA (MDA) MULTAN

### **AGENDA NO: 17**

#### **ADDITION/DELETION IN APPOINTMENT & CONDITIONS OF SERVICE (REGULATIONS), 1980 – METHOD OF RECRUITMENT OF ASSISTANT DIRECTOR ACCOUNTS/BS-17**

#### **BACKGROUND:**

The post of Assistant Director Accounts (BS-17) along with other posts were created while re-organization of Recovery Cell by the Governing Body of MDA in its 46<sup>th</sup> authority meeting held on 30-07-2005. The working paper regarding method of recruitment for newly created posts was sent to the Director Finance & Admn: MDA, Multan vide this office letter No.4029/Admn/WASA dated 16-09-2006 wherein, the qualification for the said post was proposed as under to include in the agenda of 48<sup>th</sup> Authority Meeting:-

“MBA (Finance) M.Com/M.Sc Economics **or statistics**, and experience hand to which due weightage will be given”.

While re-typing of working paper by UD Wing MDA the words “**or statistics**” was not added in the qualification of the said post due to the clerical mistake and the Governing Body of MDA in its 48<sup>th</sup> meeting held on 25-09-2006 under item No.06 approved the qualification for the post of Assistant Director Accounts as under:-

“MBA Finance, M.Com, M.Sc Economics and experience hand to which due weight will be given”.

#### **AIM:**

2. Addition of words “**or statistics**” in qualification in method of recruitment for the post of Assistant Director Accounts (BS-17) is required as mentioned in original working paper previously forwarded by this Agency.

#### **DETAILS/EXISTING ARRANGEMENTS:**

3. At present, the incumbent of the post of Assistant Director Accounts is performing his duty in Recovery Directorate WASA Multan.

#### **PROPOSAL:**

4. The words “**or statistics**” may be added in the qualification in method of recruitment for the post of Assistant Director Accounts (BS-17) as proposed qualification mentioned in the working paper previously forwarded by this office vide letter No.4029/Admn/WASA dated 16-09-2006.

#### **RECOMMENDATIONS:**

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

## DIRECTORATE OF ADMIN: & FINANCE WASA (MDA) MULTAN

### AGENDA NO: 18

#### CREATION OF POST OF ESTATE SUPERVISOR BS-14 AND CARE-TAKER BS-7 IN WASA MULTAN

#### BACKGROUND:

WASA (MDA Multan was created in April, 1992 and since its inception the posts of Estate Supervisor and Caretaker have not been provided in the sanctioned budget of WASA, Multan.

#### AIM:

2. Aim of this agenda is to control/supervise the land properties of WASA Multan as well as to supervise the store/T&P items etc. The creation of these posts will be beneficial for better functioning of this Agency.

#### DETAILS/EXISTING ARRANGEMENTS:

3. At present, the duties of Estate Supervisor and Care-Taker are being performed by the Head Clerks of Admin Branch, WASA, Multan.

#### PROPOSAL:

4. The post of Estate Supervisor and Caretaker may be created in WASA with the following method of recruitment mentioned against each:-

<b>ESTATE SUPERVISOR</b>	
Pay scale	BS-14
No. of post to be created	02
Appointing authority	Director Admn: & Finance, WASA, Multan.
Minimum qualification	---
Age limit	---
<b>Existing</b> method of recruitment approved in MDA, Multan.	By promotion on the basis of seniority-cum-fitness from amongst the Site Inspectors BS-11 having at least five years service as such.
<b>Proposed</b> method of recruitment for WASA	By promotion on the basis of seniority-cum-fitness from amongst the Senior Clerk BS-09 having at least 07 years service as such.
<b>CARE TAKER</b>	
Pay scale	BS-10
No. of post to be created	01
Appointing authority	Director Admn: & Finance, WASA, Multan.
Minimum qualification	B.A/B.Sc or retired JCO/NCO of Pak Army.
Age limit	18 – 25 years
Method of recruitment	By initial recruitment

#### RECOMMENDATIONS:

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

## DIRECTORATE OF ESTATE & LAND MANAGEMENT

### AGENDA

#### TABLE ITEM NO. 01

### PAKTURK INTERNATIONAL SCHOOLS AND COLLEGES (PTISC)

#### BACKGROUND

PakTurk International Schools and Colleges (PTISC) is a private chain of Turkish educational institutions established since 1995 for pursuit of quality education in Pakistan. As of 2015, 25 branches of PakTurk International Schools and Colleges are operating in Pakistan including Multan where they are operating since 2002 with 2 branches in rented buildings.

2. PTISC acquired 0.96 Acre land from MDA Multan through Schools Education Dept. in 2012 and started construction building in 2013 and by March 2014 once almost 90% grey construction of building was completed, they were asked by the MDA to stop further work due to noncompliance of certain formalities. Since then their building structure is in MDA established Model Town.

#### AIM

3. To purchase the PakTurk School Building in existing condition on exchange basis.

#### EXISTING ARRANGEMENTS

4. It's a 5 Storey including Ground Floor building having covered area of **58750** Sq.Ft. The estimated cost of present building is approx. 80 – 90 Million. If this building is bought for MDA, it would be a valuable asset for MDA in future. MDA either may convert it into new office setup or may lease out on commercial basis by which it will be a continuous source of income for MDA.

#### PROPOSAL

5. Following proposal is submitted for the consideration:-

- MDA shall buy building as it is from PTISC after the payment of grey construction as per mutually agreed amount.
- MDA shall return price of acquisition of existing plot to Schools Education Deptt or Provide alternate Plot to location of PakTurk international cag educational Foundation choice (i.e. WAPDA Town).
- This arrangement shall be got approved from the Government.
- MDA may keep it for its office use or may lease it out for educational, health or commercial purposes as deemed appropriate and in best interest of Organization.

#### RECOMMENDATIONS

6. The above proposal is submitted for consideration and approval, please.



## WATER & SANITATION AGENCY, MULTAN

### AGENDA

#### TABLE ITEM NO. 02

### WATER SUPPLY CONNECTION FEE, SEWERAGE CONNECTION FEE AND SUPERVISION FEE

#### BACKGROUND:

1. Water & Sanitation Agency is striving hard to meet its operation and maintenance expenditures. Recovery of sewerage and water charges is the main source of income to WASA, Multan. Unfortunately tariff has not been revised since 2004, but the expenditures have increased almost five times since then.

#### AIM:

2. The aim of this agenda is to ensure provision of better water supply, sanitation and drainage facilities to the residences of private housing schemes and land sub-divisions and increase the revenue of WASA, Multan.

#### PROPOSAL:

3. It is proposed that water supply connection fee, sewerage connection fee and supervision fee may be compositely increased and allowed to be implemented with immediate effect from Rs.20,000 per acre to Rs.100,000/- per acre.

#### RECOMMENDATIONS:

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

