

DIRECTORATE OF FINANCE AND ADMIN
FINANCE BRANCH

ITEM NO:01 CONFIRMATION OF MDA'S ANNUAL BUDGET ESTIMATES 2016-17

BACKGROUND:

The Annual Estimated Budget 2017-18 and Actual 2016-17 has been cleared by the Finance Sub Committee. The Governing Body of MDA is empowered to approve the Annual Budget Estimates of MDA (UD Wing).

AIM:

2. To seek the formal approval of Annual Budget Estimates of MDA (UD Wing) for the year 2017-18 and Actual 2016-17.

DETAILS:

3. The Annual Budget Estimates of MDA (UD Wing) for the year 2017-18 as well as Revised Budget 2016-17 have been discussed and finalized in the meeting of Finance Sub Committee held on 20-05-2017 in MDA. The minutes of the said meeting are enclosed at **ANNEX-A**. All the observations of Finance Sub Committee have been incorporated in the Budget Estimates 2017-18.

4. As approved by the Finance Sub Committee, total component of Annual Budget Estimates 2017-18 comes to Rs.8443.135 million **ANNEX-B**.

PROPOSAL:

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

RECOMMENDATIONS:

6. The above proposal is submitted for approval please.

DIRECTORATE OF FINANCE & ADMINISTRATION
ADMIN BRANCH

ITEM NO:02 **A. REVISION OF BASIC PAY SCALES & ALLOWANCES OF CIVIL SERVANTS OF THE PUNJAB GOVERNMENT (2017)**
B. GRANT OF INCREASE IN PENSION TO CIVIL PENSIONERS OF PUNJAB GOVERNMENT

AIM:

To revise the Pay Scales and Allowances of MDA / WASA employees in compliance with 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.2-1/2017 dated 14-07-2017 (**ANNEX-C**), has sanctioned Revision of Basic Pay Scales & Allowances with effect from 1st July, 2017 @ 10% to all Civil Servants of Government of the Punjab after including 50% ad-hoc relief (already being drawn) in the basic pay.

(B) No.FD.SR-III/4-170/2017 dated 14-07-2017 of Finance Department (**ANNEX-D**), has granted increase in pension @ 10% of net pension with effect from 01st July, 2017 until further order to all civil pensioners of Government of the Punjab. The 15% increase in pension as allowed vide Para 1 of Finance department's circular letter No. FD.SR.III-4-108/2010(A) dated 15-10-2010 shall be discontinued for those who would retire on or after 01-07-2017. MDA has adopted Punjab Civil Service Pension Rules for its retired employees including its Agency and paying pension as per above said Rules 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 retired employees of MDA and its Agency with effect from 01-07-2017.

PROPOSAL:

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

RECOMMENDATIONS:

4. The above proposal is submitted for approval please.

DIRECTORATE OF FINANCE & ADMIN
ADMIN BRANCH

ITEM NO:03 ADJUSTMENT OF ADVANCE OF RS.10,11,600/- ON MEDICAL TREATMENT IN ABROAD OF MR. MUHAMMAD ANWAR, THE THEN DIRECTOR FIANCÉ & ADMIN MDA

AIM:

To regularize the matter of treatment in abroad and adjustment of advance drawn.

EXISTING ARRANGEMENTS:

2. Mr. Muhammad Anwar Ch the then Director Finance & Admin/BS-19 MDA now working in PHA Multan was suffering from some unknown disease. He was examined by the Senior Doctors of Nishtar Hospital Multan after getting admission and he remained admit for about two months but the disease could be diagnosed. On his request, the MS Nishtar Hospital Multan constituted a Medical Board of senior Doctors which examined him but could not diagnose the actual disease for his treatment. The then he got admission in Agha Khan University Hospital Karachi where he remained under treatment for a period of one week where he could not be treated properly. Subsequently on the request of Mr. Muhammad Anwar Ch. a reference was submitted to the Secretary, Government of the Punjab, Health Department dated 19-8-2010 with the request to constitute a Special Medical Board of senior doctors for his examination and treatment. The Secretary, Health Department constituted a Special Medial Board in Services Hospital Lahore comprising the senior doctors / experts vide notification No.SO(PH)11-354/2010 dated 13-10-2010. The officer was admitted in Services Hospital Lahore on 29-11-2010 where he remained under treatment up to 15-12-2010. After detail examination and carrying out numerous tests, Medical Board of Services Hospital submitted the report to Secretary Health Department vide No.MS.5700/SH dated 28-12-2010 with the conclusion "undermined autoimmune disorder". No further proposal given by the Special Medical Board for the officer continue his treatment nor any recommendations have been made by the board for further course of action. This office again referred the case to the Special Medical Board through the Health Department to examine whether treatment abroad of his disease is possible at MDA's expense. On the request of this office, the Health Department constituted again Special Medical Board for examination of Mr. Muhammad Anwar Ch. the then Director (F&A) MDA, Multan. The Special Medial Board discussed the case thoroughly and proposed that patient may be sent to Tertiary Care Hospital Specialized in Tropical like General Hospital Singapore and approximate cost for the travelling and treatment was intimated about 15000 Singapore dollars (**ANNEX-E**). On the

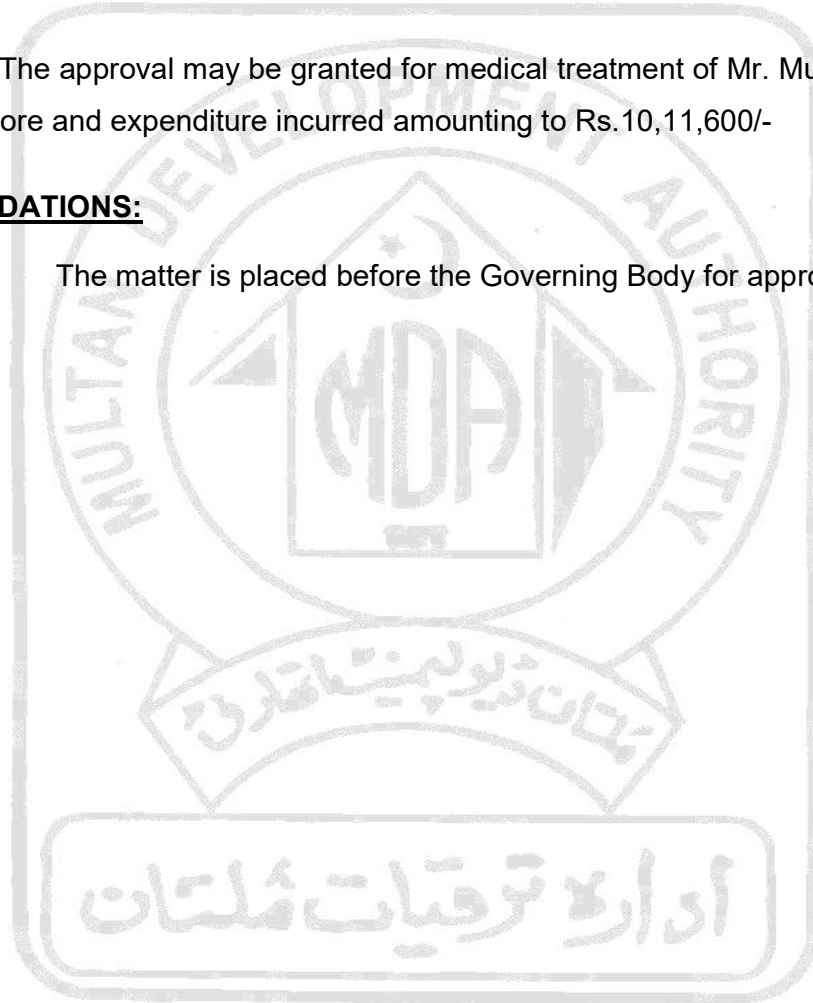
advice of Special Medical Board, sanction is hereby accorded to grant 15000 Singapore dollar (Pakistani Rs.10,11,600/-) as advance on account of treatment charges and to travel abroad to Singapore by the Director General MDA, Multan (**ANNEX-F**). After treatment from abroad he submitted vouched account for adjustment of advance drawn by him but Resident Director Audit MDA objected that the amount on account of medical charges spent on treatment abroad be got regularized from the Governing Body of MDA.

PROPOSAL:

3. The approval may be granted for medical treatment of Mr. Muhammad Anwar Ch. In Singapore and expenditure incurred amounting to Rs.10,11,600/-

RECOMMENDATIONS:

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



DIRECTORATE OF FINANCE & ADMIN
ADMIN BRANCH

ITEM NO:04 ADDITION/DELETION IN MDA (APPOINTMENT & CONDITIONS OF SERVICE) REGULATIONS, 2016 – AMENDMENT IN METHOD OF PROMOTION OF TELEPHONE OPERATOR/BS-9 TO CALL CENTRE OPERATOR/BS-14

AIM:

To make amendment in the Schedule of Service Regulations, 2016 for promotion of “Telephone Operator/BS-9” to the post of “**Call Centre Operator/BS-14**” keeping in view of the present requisition of services of that incumbent.

DETAIL/EXISTING ARRANGEMENTS:

2. In Multan Development Authority, a telephone exchange was set up which has been converted into digital telephone exchange. For the purpose, two posts of Telephone Operator/BS-9 were approved in the schedule of establishment. Method of recruitment was specified but there was no promotion channel of the said posts. Telephone Operator has been working for last 25-30 years. To give the incentive to the incumbent(s) of this isolated post, promotion channel was created in the year, 2016, according which they were to be promoted as Telephone Technician/BS-11. According to the Schedule of Service Regulations 2016, the existing method of promotion of Telephone Operator/BS-9 to the post of Telephone Technician/BS-11 is reproduced as under:-

EXISTING

S#	NAME OF POST	PAY SCALE	APPOINTING AUTHORITY	MINIMUM QUALIFICATION FOR INITIAL APPOINTMENT	METHOD OF RECRUITMENT	AGE LIMIT
1	Telephone Technician	BS-11	Director Admin	-	By promotion from amongst the Tele. Attendant (BS-5) on seniority-cum-fitness basis with at least 7 years' service as Tele. Attendant.	

3. As the work of Telephone Technician/BS-11 is of technical nature and requires certification, therefore, the Telephone Operators are not qualified for the said technical post. Therefore, it is proposed that a post of Stenographer/BS-14 in the office of the Executive Engineer (Headquarters) MDA, which is lying vacant, may be re-designated as “**Call Centre Operator/BS-14**” on the analogy of Lahore Development Authority (**ANNEX-G**) and shifted to Directorate of Finance & Administration. The method of recruitment/promotion may be approved as under:-

PROPOSED:

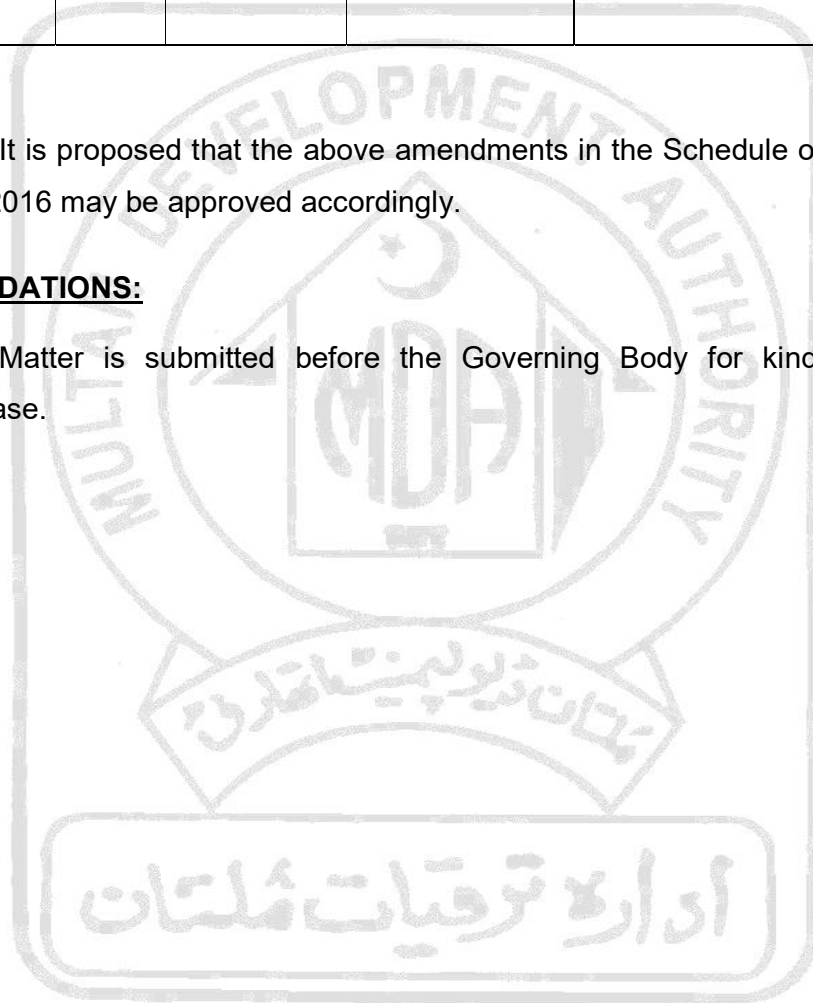
S#	NAME OF POST	PAY SCALE	APPOINTING AUTHORITY	MINIMUM QUALIFICATION FOR INITIAL APPOINTMENT	METHOD OF RECRUITMENT	AGE LIMIT
	Call Centre Operator	BPS-14	Director Admin	--	By promotion on the basis of seniority cum fitness from amongst the Telephone Operator/BS-9 with at least 10 years service as such.	

PROPOSAL:

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

RECOMMENDATIONS:

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



DIRECTORATE OF FINANCE & ADMIN
ADMIN BRANCH

ITEM NO:05 DISCONTINUATION OF REMUNERATION OF TECHNICAL ADVISOR, METRO BUS PROJECT, MULTAN

AIM:

To approve the resignation letter of Advisor (Technical).

DETAIL/ EXISTING ARRANGEMENTS:

2. The services of Mr Sabir Khan Sadozai were placed on deputation basis at the disposal of the Director General, MDA for Metro Bus project. On attaining the age of superannuation, he was retired from service with effect from 09-10-2015. He was appointed as Technical Advisor, Metro Bus Project by the Governing Body of MDA in its 67th Meeting held on 06-10-2015 with monthly remuneration of equal to BS-20 up to 30-06-2016, vide notification No. 251/Admin/MDA dated 17-10-2015 as the Project was yet to be completed. After that the period of appointment was further extended up to 30-06-2017.
3. He requested that the project has been completed successfully, inaugurated and handed over to Punjab Mass Transit Authority for operations. Also the audit has been completed. He further mentioned that he did not feel obliged to get paid every month for very less to do, therefore, he urged MDA to stop paying him henceforth. If MDA needs any technical advice regarding Metro Bus Project, he will be there **(ANNEX-H)**.

PROPOSAL:

4. It is proposed that the request of Mr Sabir Khan Sadozai (Technical Advisor), MDA regarding discontinuation of remuneration may be accepted.

RECOMMENDATIONS:

5. The matter is placed before the Governing Body for acceptance of his request regarding discontinuation of remuneration with effect from 31-03-2017.

DIRECTORATE OF FINANCE & ADMIN
ADMIN BRANCH

ITEM NO:06 CHANGING OF NOMENCLATURE OF THE POST OF OFFICE SUPERINTENDENT/BS-17 BY SUPERINTENDENT FINANCE-II/BS-17 AND SHIFTING FROM ESTATE & LAND MANAGEMENT TO FINANCE & ADMINISTRATION DIRECTORATE

AIM:

There is only one post of Superintendent Finance. The single incumbent is unable to dispose off the official business, received from all over the Directorates of MDA. To facilitate the Finance Wing in running the official business smoothly & efficiently.

DETAIL/ EXISTING ARRANGEMENTS:

2. Finance Branch, MDA is working for all over the Directorates of MDA. There is huge work to deal in the cases, particularly of Engineering, Town Planning and Estate & Land Management Directorates. Besides this, preparation of Budget is an independent and important task. Currently, there is only one post of Superintendent Finance, MDA which is not sufficient to look-after the all the financial matters of the department including Budget.

PROPOSAL:

3. It is proposed that the nomenclature of one post of Office Superintendent/ BS-17 in Estate & Land Management Directorate, MDA may be changed as Superintendent Finance-II and may be shifted to Finance Wing for smooth functioning of financial as well as audit related matters. The nomenclature of the existing post of Superintendent Finance may be changed as Superintendent Finance-I

RECOMMENDATIONS:

4. The matter is placed before the Governing Body for consideration/ approval please.

DIRECTORATE OF FINANCE & ADMIN
ADMIN BRANCH

ITEM NO:07 ADDITION/DELETION IN THE MDA (APPOINTMENT & CONDITIONS OF SERVICE) REGULATIONS, 2016

AIM:

To change, rectify and create recruitment/ promotion channel, of the following posts:-

- i. Executive Engineer/BS-18
- ii. Assistant Director (Legal)/BS-17
- iii. Sub Divisional Officer/BS-17
- iv. Assistant Director (Computer/BS-17)
- v. Office Superintendent/BS-17
- vi. Superintendent Enforcement/BS-16
- vii. Telephone Technician/Bs-11
- viii. Driver MT/BS-4

2. DETAIL OF EXISTING/PROPOSED ARRANGEMENTS:

i. STAFF OFFICER (TECHNICAL)/ EXECUTIVE ENGINEER/ DEPUTY DIRECTOR ENGINEERING/BS-18'

In the MDA (Appointment & Conditions of Service) Regulations, 2016 the qualification of initial recruitment for the post of Staff Officer (Tech)/ Executive Engineer / Deputy Director Engg/BS-18 is as under; which is required to be amended. The proposed amendment is given below:-

EXISTING	PROPOSED
M.Sc/MS in Civil Engineering in Structural/ Construction/PM fields with at least 5 years' experience. Registered with PEC.	Master of Science in Construction Engineering & Management / Structural Engineering with 5 years experience in any Public/ Private Sector. Registered with PEC

ii. ASSISTANT DIRECTOR (LEGAL)/BS-17

In the MDA (Appointment & Conditions of Service) Regulations, 2016 the method of recruitment/Promotion of the post of Assistant Director Legal is as under; which is required to be amended. The proposed amendment is given below:-

EXISTING	PROPOSED
By promotion from Litigation Officer/ Prosecutor on the basis of seniority-cum-fitness with at least 5 years' experience after completion of Mandatory Promotion Training.	By promotion from Litigation Officer/ Prosecutor on the basis of seniority-cum-fitness with at least 5 years service after completion of Mandatory Promotion Training.

iii. SUB DIVISIONAL OFFICER/ASSISTANT DIRECTOR TECHNICAL/BS-17

In the MDA (Appointment & Conditions of Service) Regulations, 2016 the method of recruitment/ promotion of the post of Sub Divisional Officer/Assistant Director Engineering/BS-17 is as under; which is required to be amended in accordance with the Government of the Punjab, S&GA Department's Notification No. SOR-III

(S&GAD)1-5/ 2002 dated 25-08-2011 (**ANNEX-J**). The proposed amendment is given below:-

EXISTING	PROPOSED
i. 70% by initial recruitment; ii. 10% by promotion on the basis of seniority-cum-fitness from amongst Sub-Engineers with not less than 3 years' service possessing qualification prescribed for initial recruitment. In case no such incumbent is available then this vacancy shall be filled by initial recruitment. iii. 20% by promotion on the basis of seniority-cum-fitness from amongst Senior Sub-Engineers/MTS who have been placed in BS-16 after clearing the Sub-Engineers Professional Examination & have put in 5 years' service as Senior Sub-Engineer BS-16.	i. 70% by initial recruitment; ii. 10% by promotion on seniority-cum-fitness basis from amongst Sub-Engineers possessing qualification of BE/B.Sc Engineering/AMIE in the relevant discipline/B.Tech (Hons); provided that those with BE/B.Sc. (Engg)/AMIE degree shall have three years experience while those who possess B.Tech (Hons) degree shall have five years experience. iii. 20% by promotion on the basis of seniority-cum-fitness from amongst Senior Sub-Engineers/MTS who have been placed in BS-16 after clearing the Sub-Engineers Professional Examination & have put in 5 years' service as Senior Sub-Engineer BS-16.

iv. **ASSISTANT DIRECTOR (COMPUTER/BS-17)**

In the MDA (Appointment & Conditions of Service) Regulations, 2016 the method of recruitment/Promotion of the post of Assistant Director Computer/BS-17 is as under; which is required to be amended. The proposed amendment is given below:-

EXISTING	PROPOSED
i. 50% by initial recruitment; ii. 50% by promotion from amongst Assistant Programmers/Software Designers/ BS-16 who are graduate with 5 years' service as such on seniority-cum-fitness after clearing Dept. Promotion Exam. iii. Turn shall be on alternate basis. 1 st appointment shall be through initial recruitment.	i. 50% by initial recruitment; ii. 50% by promotion from amongst Assistant Programmers/BS-16 who are graduate with 5 years' service as such on seniority-cum-fitness after clearing Dept. Promotion Exam. iii. Turn shall be on alternate basis. 1 st appointment shall be through initial recruitment.

v. **OFFICE SUPERINTENDENT/BS-17**

In the MDA (Appointment & Conditions of Service) Regulations, 2016 the method of Promotion of the post of Office Superintendent/BS-17 is as under; which is required to be amended. The proposed amendment is given below:-

EXISTING	PROPOSED
By promotion on the basis of seniority-cum-fitness from amongst the Office Assistants/Head Clerks/PRO who are graduate with at least 5 years' service as such after clearing departmental promotion exam.	By promotion on the basis of seniority-cum-fitness from amongst the Office Assistants/Head Clerks with at least 5 years' service as such after clearing departmental promotion exam.

vi. **SUPERINTENDENT ENFORCEMENT/BS-16**

In the MDA (Appointment & Conditions of Service) Regulations, 2016 the method of recruitment of the post of Superintendent Enforcement/BS-16 is as under; which is required to be rectified. The rectification is given below:-

EXISTING	PROPOSED
i. 50% by initial recruitment or Retired Army NCO/JCO. ii. 50% by promotion from amongst the Enforcement Inspector BS-11 on seniority-cum-fitness basis with at least 10 years as such after clearing Dept. Promotion Exam.	i. 50% by initial recruitment or Retired Army NCO/JCO. ii. 50% by promotion from amongst the Enforcement Inspector BS-10 on seniority-cum-fitness basis with at least 10 years as such after clearing Dept. Promotion Exam.

vii. **TELEPHONE TECHNICIAN/BS-11**

In the MDA (Appointment & Conditions of Service) Regulations, 2016 the method of recruitment of the post of Telephone Technician/BS-11 is as under; which is required to be amended. The proposed amendment is given below:-

EXISTING	PROPOSED
By promotion from amongst the Telephone Operators on seniority-cum-fitness basis with at least 5 years' service as Tele. Operator.	By initial recruitment with 6-months Certificate of Telephone Technician from Government recognized institute with one year experience in the relevant field

7. **DRIVER MT/BS-04**

In the MDA (Appointment & Conditions of Service) Regulations, 2016 the method of recruitment of the post of Driver MT/BS-04 is as under; which is required to be amended. The proposed amendment is given below:-

EXISTING	PROPOSED
By initial recruitment (Middle Pass possessing valid LTV driving license).	i. 80% by initial recruitment. (Middle Pass Possessing valid LTV ii. 20% by promotion on the basis of seniority-cum-fitness from amongst the employees of MDA from BS-1 to BS-3 who are possessing valid L.T.V driving license with at least 5-years experience.

PROPOSAL

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

RECOMMENDATIONS

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

DIRECTORATE OF FINANCE & ADMIN
ADMIN BRANCH

ITEM NO:08 RE-DESIGNATION OF POST OF SOFTWARE DESIGNER/ BS-16 AS ACCOUNTANT/BS-16 AND SHIFTING TO THE DIRECTORATE OF TE & TP

AIM:

There is one post of Software Designer/BS-16. The post was included in the SNE/Budget of MDA in the year, 2016. The job description of Software Designer/BS-16 is covered in the job description of Assistant Director (Computer)/BS-17. No recruitment has been made against this post. Therefore, to meet the deficiency of the Post of Accountant/BS-16, the post of Software Designer/BS- is required to be re-designated as Accountant/BS-16.

DETAIL/ EXISTING ARRANGEMENTS:

2. In the MDA (Appointment & Conditions of Service) Regulations, 2016 there is a post of Software Designer/BS-16 which is to be filled in by initial recruitment. The job description of Software Designer/BS-16 is covered in the job description of Assistant Director (Computer)/BS-17. No recruitment has been made against this post. There is shortage of posts of Accountants/BS-16. Therefore, it is proposed that the post of Software Designer/BS-16 may be re-designated as Accountant/BS-16 and shifted to TE & TP Directorate.

PROPOSAL:

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

RECOMMENDATIONS:

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



DIRECTORATE OF TOWN PLANNING

ITEM NO:10 DEVELOPMENT / LAUNCHING OF MDA CITY HOUSING SCHEME, MULTAN

BACKGROUND:

Multan City is facing shortage of housing units. To overcome this shortage MDA is presently planning to develop "MDA City" Housing Scheme. This is much required as land prices, in Multan have become extremely high and housing has gone beyond the purchasing power of the middle class. The intervention of the MDA at this stage, through development of the MDA City Scheme is expected to rationalize the prices and make available moderately priced plots for the middle class. This housing scheme may include the sustainable development through provision of parks, greenbelts, plantation, nurseries, solar system, gym khana, golf club, Five Star Hotel, solid waste management, security system, apartments, commercial areas, mosque, school, college, petrol pump etc.

AIM:

2. To overcome the increasing Housing Demands of Multan City.

DEVELOPMENT OF SCHEME

There is need of a large size housing schemes on the area along Northern Bypass, Bosan Road and Nawabpur Road etc. Bearing Mouza Buch Khusro Abad, Kot Mahrah, Mauza Saleh Mahey, Basti Nou, Bahadar Pur, Neel Kot, Nandla, Benda, Buch Mubarak, Seer Kharad, Taraf Mubarak, and Taj Pur Sandila having almost 1000 Acres because most of the area along these sides has been proposed as residential area in the Master Plan 2008-2028. MDA CITY Housing Scheme will be proposed in this area because Northern Bye Pass passing along this scheme and Metropolitan Zone-I proposed Multan Master Plan 2008-28.

The Multan Development Authority may adopt the Defense Housing Authority (DHA), Faisalabad Development Authority (FDA) and Lahore Development Authority (LDA) methodology that acquisition of the private land through negotiation by returning 25% of land in shape of developed plots to the land owners in order to make them share holder in the benefits of the scheme i.e. joint venture. The negotiation will be through property dealer / agent. Property dealer / agent will be registered with MDA on the pattern of LDA. 1% of land in shape of developed plot will be given to the property dealer / agent. 50% development charges will be recovered from the land owner. Compulsory acquisition may also be exercised only for small pockets where black mailing will be involved in accordance with the current policy.

TERMS AND CONDITIONS

The scheme should be developed on the following terms and conditions;

- The percentage of the land to be returned to the land owners should be 25% of their land surrender to MDA for scheme;
- Restriction of the building construction period for the land owner should be waived;
- Transfer fee not be charged from the land owner on first transfer or their General Power of attorney to their nominees;
- The application may be invited from the general public & balloting will be done as per Fatima Jinnah Town Pattern;
- Price of plots including development charges etc. may be determined after land costing and Development cost by the Estate & Engineering Directorates;
- Applicants may be required to deposit Rs. 500 per Marla as processing fee (Not Refundable) with the application and remaining payment may be made in 03 years easy instalments;
- Reasonable number of smaller plots may be carved out for low income groups (3-5 Marla Plots).

PROPOSAL:

The Governing Body of MDA is requested:

- To allow launching the MDA City along Northern Bypass, Bosan Road and Nawabpur Road etc, on an area approximately 1000 Acres on the model of the DHA, FDA City & LDA City and with the terms & conditions as enlisted above in Mouza's Buch Khusro Abad, Kot Mahrah, Mauza Saleh Mahey, Basti Nou, Bahadar Pur, Neel Kot, Nandla, Benda, Buch Mubarak, Seer Kharad, Taraf Mubarak, and Taj Pur Sandila.
- To accord the approval of publishing the public notice via print media for general public, investor, shareholder etc to show their expression of interest by offering the land for the development of the scheme;

RECOMMENDATIONS:

Working paper is placed before the Governing Body for approval please.

DIRECTORATE OF TOWN PLANNING

ITEM NO:11 MINOR CHANGES IN THE LAYOUT PLAN OF FATIMA JINNAH TOWN HOUSING SCHEME PHASE-I & PHASE-II

PART (A)

BACKGROUND:

Fatima Jinnah Town Housing Scheme situated at Vehari Road near General Bus stand Multan was initially launched in year 2003. Later, the Governing Body of MDA in its 47th meeting held on 29.07.2006 allowed to launch phase-II of Fatima Jinnah and accordingly was approved on 11.08.2007. The layout Plan both phases finalized and executed at site but need some changes for its uplifting for betterment of its allottees.

AIM:

2. To make the Fatima Jinnah Town more livable, beautiful and secure.

DETAILS/EXISTING ARRANGEMENTS:

3. Although the layout plan of the Fatima Jinnah Town Housing Scheme was prepared by the professional and same executed at site but need some minor changes to uplift the living environment of the Scheme. After the detailed survey of the scheme and consultation with authority, following minor changes are being proposed in the scheme.

- i. Roundabouts / Islands at Electric Pole Points
- ii. Shifting of main Commercial area adjacent of playground and / or construction of boundary wall around exempted / Katchi Abadi
- iii. Renovation of the main entry gates of the scheme
- iv. Patch Works
- v. Development of the Parks & Open spaces etc.
- vi. Offer be given to the occupants of Katchi Abadi near main commercial area for shifting from main commercial area by obtaining structure cost and plot otherwise boundary wall be constructed around the abadi.
- vii. An association of residents shall be established and subsequent infrastructure development in Fatima Jinnah Housing Scheme shall be done with the consultation of that association.

PROPOSAL:

4. The Governing Body is requested to constitute a committee comprising on following members to meet listed task;

- | | |
|--------------------------------------|------------|
| 1. Additional Director General | (Convener) |
| 2. Director Town Planning | (Member) |
| 3. Director Engineering | (Member) |
| 4. Director Estate & Land Management | (Member) |
| 5. Deputy Director (Legal) | (Member) |

PART (B)

5. Moreover, it is submitted that in the 72nd meeting of Governing Body under item No. 17 (put up by Estate & Land Management), it was decided that a committee of MDA for allocation and Haji Ehsan-ud-Din Qureshi, MPA and Mr. Shahzad Maqbool Bhutta will also be member of Allocation Committee for the accommodation of affectees who were affected by the exclusion of land of Ashraf Rice Mills & Abdul Aziz & Sons and the land acquired from Mr. Nasir Qureshi is under litigation. But, it is worth mention over here that above matter does not fall under the mandate of Allocation Committee because

affected plots are already allotted through balloting. For this purpose, it is proposed that under the supervision of two MPAs Mr Shahzad Maqbool Bhutta and Haji Ehsan-ud-Din Qureshi balloting process may be executed and extra plots of Fatima Jinnah Town Phase-I & II may be allotted to effectees. However the list of affected plots due to short fall, list of plots due to exclusion of area from scheme and the list of balance / extra plots is attached as **(ANNEX-M)**.

RECOMMENDATIONS:

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



DIRECTORATE OF TOWN PLANNING
ARCHITECTURE BRANCH

ITEM NO:12 UPDATING THE REGISTRATION OF ARCHITECT'S REGULATIONS 1978

BACKGROUND

The Directorate of Town Planning MDA has been involved in regulating and uplifting the built environment of Multan in collaboration with the registered architects from last 40 years. The Registration of Architects Regulations 1978 was introduced on 10th July 1978. Many of the items listed in the regulations were either modified or were withdrawn from time to time. But the document was not updated which left loopholes in the implementation of the correct rules. The issue was raised by the practicing architects and stakeholders, requesting revision of the regulations in the light of the previous orders and present requirements.

AIM:

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

DETAILS/EXISTING ARRANGEMENTS:

The MDA Registration of Architects Regulations 1978 was subject to repealed after the approval of PCATP Ordinance 1983. In this regard item no. 5 in the 36th Authority meeting was approved. But the regulations were not clearly updated. According to the PCATP Ordinance 1983 and Government orders, letter NO. SO (P) 9-29/94 dated: 23.10.2000, only PCATP is liable to register architects and no authority shall pursue dual licencing respectively. Under the Light of the above documents the category of licencing needs to be redefined while the renewal of enlistment of PCATP registered architects shall be made charge free. For which the proposal is as under.

PROPOSAL

- It is proposed that the changes approved in agenda item no. 5 of 36th Governing Body meeting and letter NO. SO (P) 9-29/94 dated: 23.10.2000 shall be completely incorporated. Moreover, the conditions for the enlistment of architects under category A, B and C and Registration Renewal Performa (as detailed out in (**Annex-N**) shall be revised considering PACTP criteria (2016 and 2017), (**Annex-O**)
- Applications shall be submitted in Architecture Branch for further processing and approval from Competent Authority.
- MDA shall not charge any enlistment or renewal fee.

- The enlistment shall be valid for the category and year for which it is issued.
- The enlistment shall be liable to be renewed after 31 December of each calendar year.
- The regulations of shareholdings of Partners/stakeholders of a firm shall be in accordance to the "Regulations For Conduct and Practice of Architecture and Town Planning Firms, 2017".

RECOMMENDATIONS

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



DIRECTORATE OF URBAN PLANNING

ITEM NO:13 DECLARATION OF AREA OUTSIDE THE LIMIT OF MDA AND MASTER PLAN 2008-28 AS INTERCITY SERVICE AREA FOR APPROVAL OF PRIVATE HOUSING SCHEME IN THE CITY DISTRICT MULTAN

BACKGROUND:

Currently, MDA processing the Private Housing Scheme & Land Sub Division within the Jurisdiction of Master Plan by adopting the Punjab Private Housing Scheme & LSD Rules 2010. The Government of the Punjab issued amendment vide Notification No. SOR(LG)38-2/2004 dated 06.11.2013 according to which MDA will entertain the application for Preliminary Planning Permission of Housing Scheme within City District Multan. The Master Plan of the Multan 2008-28 prepared by NESPAK comprises on 566 sq.KM which did not cover the entire City District. Directorate of the Urban Planning facing problem for cases submitted in MDA for approval of the Housing Scheme beyond the limits of Master Plan because Land uses of the area beyond the Limits are not available.

AIM:

2. To clarify the Land use of the area beyond the Master Plan and facilitation of General Public.

DETAILS/EXISTING ARRANGEMENTS:

3. Presently, there is no prescribed Land Use of the area beyond the limits of the Master Plan because MDA is exercising its Function within the limits of the 566 Sq.KM. Number of Developer asking about approval of the scheme beyond the Limits of MDA and some have submitted written request as well because it has to be approved by MDA in compliance to above referred Notification.

PROPOSAL:

4. To comply the direction of Government, it is very necessity of the time to declare the area beyond the limits of Master Plan as intercity Service area. MDA will recover 01% of Land use Conversion charges for conversion of the Intercity Service area (area beyond the limits of the Multan Master Plan 2008-28) to Residential area as per clause 56(c) of Land Use Rules 2009.

RECOMMENDATIONS:

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

DIRECTORATE OF URBAN PLANNING

ITEM NO:14 RELEASING OF BANK GUARANTEE / MORTGAGED PLOTS AGAINST EXECUTION OF DEVELOPMENT WORKS IN THE PRIVATE HOUSING SCHEME

BACKGROUND:

As per Rule-17 of Punjab Private Housing Scheme & LSD Rules 2010 a developer have to execute a mortgage deed of 20% percent for a Housing Scheme and 10% for farm Housing Scheme of saleable area as security for completion of development work OR a performance bond consisting of a performance agreement and a bank guarantee respectively and the amount of bank guarantee shall be equivalent to total cost of development works but there is no clarity in Rules 2010 and previous Rules which were implemented by MDA time to time that who will release the bank guarantee/mortgaged plots if the developer completes the development work.

AIM:

2. To clarify the Rules and facilitation of General Public.

DETAILS/EXISTING ARRANGEMENTS:

3. As per Rule 17(f)(i)(ii) of Punjab Private Housing Scheme & LSD Rules 2010, the MDA mortgaged 20% saleable area in Private Housing Schemes OR get Bank Guarantee from the Developer equal to the cost of the Development, which are dully released at the completion of the Development works. The Development Works done in the scheme are assessed by the Assessment Committee, comprising on following members.

- | | |
|---|----------|
| 1. Director Urban Planning MDA | Convener |
| 2. Director Engineering MDA | Member |
| 3. Executive Engineer MDA (Concerned) | Member |
| 4. Executive Engineer WASA (Water Supply) | Member |
| 5. Executive Engineer WASA (Sewerage) | Member |
| 6. Deputy Director UP MDA (Concerned) | Member |

4. The Assessment Committee submits the report pertaining to Development Works to Director Dealing with Private Housing Scheme & LSDs. As per Punjab Private Housing Scheme & LSD Rules 2010, the Development Authority will release the Mortgage Plots in proportion to Development Work vide Rule 36(a)(b)(c)(d)(e) but not clarify that who will release the plots.

PROPOSAL:

5. Governing Body is requested to delegate the power to Additional Director General, MDA Multan for releasing the bank guarantee/mortgaged plots after receiving the assessment report from the assessment committee in accordance with proportion defined in Rule No. 36(a)(b)(c)(d)(e) of Punjab Private Housing Scheme & Land sub-Division Rules 2010.

RECOMMENDATIONS:

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

DIRECTORATE OF ESTATE & LAND MANAGEMENT

ITEM NO:15 EXTENSION IN PERIOD OF PAYMENT OF ENHANCED AMOUNT IN RESPECT OF HOUSING SCHEME FATIMA JINNAH TOWN PHASE-I & II, MULTAN INCLUDING JOURNALIST BLOCK (BLOCK-J)

AIM:

Aim of the agenda is to extend the payment period of enhanced amount + development charges upto 31-12-2017 to the allottees of Fatima Jinnah Town Phase-I & II, Multan and Journalists Block (Block-J)

DETAIL:

2. The Governing Body in its 59th Authority Meeting held on 09-07-2012 enhanced the rate of development charges to the tune of Rs.17559/- per marla for Fatima Jinnah Town Phase-I and Rs.24500/- per marla in respect of Fatima Jinnah Town Phase-II, Multan according to revised PC-I of Engineering Directorate, MDA. The Governing Body in its 72nd Authority Meeting held on 11-02-2017 vide item No.13 extended the date of recovery upto 30-06-2017. As per record, against a demand of Rs.1460 million, only Rs.755 million (approximately) has been received upto June 2017 leaving a balance of Rs.705 million against the allottees. Notices have been issued to the allottees through pumkphlet/compaign for payment of said amount.

PROPOSALS:

3. As explained above the development works at site have been completed 98% approximately while the basic amenities are not yet completely functional and this fact is main hurdle in recovery of enhanced charges and on the said basis, the Governing Body has also waived off building period to the allottees under table item No.02 in 72nd Authority Meeting held on 11-02-2017 and directed Director Engineering to complete the Development work in the said Housing Scheme and issue completion certificate in this regard to proceed further. As the development work is still incomplete and Director Engineering has not yet issued its completion certificate, therefore it is proposed that extension in payment period may be extended upto 31-12-2017.

RECOMMENDATIONS:

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

DIRECTORATE OF ESTATE & LAND MANAGEMENT

ITEM NO:16 ENHANCEMENT IN RATES OF NADRA VERIFICATION FEE FROM THE PURCHASERS OF PLOTS IN MDA SCHEMES

AIM:

To ensure the transparency in the transfer of plots.

DETAIL:

It was decided in the 72nd Authority Meeting held on 11-02-2017 under item No.19 that Rs.30/- may be recovered from purchaser of plot per case for verification of CNIC through NADRA link. It has come in practice that some time verification has to be conducted many times due to link down of NADRA or person having more than one CNIC. Furthermore, there are also other charges including FED, line rent / internet charges of PTCL that were overlooked in the previous agenda of 72nd Authority Meeting. Therefore, it is proposed that the verification fee may be enhanced to Rs.500/- per transfer case to meet the expenditure of NADRA and PTCL so that MDA could have escaped from the financial burden in this regard. For reference purpose, the expenditure incurred in the last three months is placed at **(ANNEX-P)**.

PROPOSALS:

MDA may be authorized to recover the amount Rs.500/- per transfer case from the purchaser of plots in respect of CNIC / online verification through NADRA link.

RECOMMENDATIONS:

The House is requested to approve the above proposal please.

DIRECTORATE OF ESTATE & LAND MANAGEMENT

ITEM NO:17 RECTIFICATION OF DATES AND RENT OF LEASE PERIOD IN EARLIER DECISION OF 72ND AUTHORITY MEETING REGARDING MDA PROPERTIES / SHOPS LOCATED AT VARIOUS SITES IN MULTAN CITY

The matter regarding extension in lease period of MDA's properties/shops was placed vide item no. 12 in the 72nd Governing Body Meeting of MDA held on 11-02-2017. After detailed discussion house approved the item, however in the proposal at Serial No. (4-iii,v) of the agenda item, some clerical / phonographic mistake was committed which is required to be rectified as under:-

Proposal in previous agenda duly approved	Rectification Required from House
<p>iii. The tenancy agreement may be executed with the tenants / occupant of Car Parking, Hussain Agahi at the agreed rate of increase i.e. 25% for a period of 11 months on the analogy of Zakariya Shopping Centre Hussain Agahi, Multan (from 01-01-2017).</p>	<p>iii. As the previous lease period was extended with 25% increase in rent upto 31-05-2017. Therefore, the mistake was committed in the dates and rent of lease period which may be read as under:- The tenancy agreement may be executed with the tenants / occupant of Car Parking, Hussain Agahi for a period of 11 months on the analogy of Zakariya Shopping Centre w.e.f 01-06-2017. However, 10% annual increase in rent will be made w.e.f. 01-07-2017.</p>
<p>v. The tenancy agreement may be executed with the tenants / occupants of shops at Ladies Park, Gulghast Colony, Multan and Ghanta Ghar, Multan on the increase of annual rent @ 10% for a period of 11 months, on the analogy of Zakariya Shopping Centre (from 01-01-2017).</p>	<p>v. As the previous lease period was expired on 30-06-2017. Therefore, the mistake was committed in the dates of lease period which may be read as under:- The tenancy agreement may be executed with the tenants / occupants of shops at Ladies Park, Gulghast Colony, Multan and Ghanta Ghar, Multan for a period of 11 months on the analogy of Zakariya Shopping Centre with 10% annual increase in rent w.e.f. 01-07-2017.</p>

Besides above, at present as per clause 9 of agreement executed between tenants and MDA, the tenants may transfer his tenancy in the name of any other person with the approval of MDA after depositing advance transfer fee equal to two months' rent or Rs. 25,000/- (whichever is higher) for commercial shops / basements except residential rooms for which the advance transfer fee is Rs. 10,000/-. Thereafter, new tenant is required to execute new tenancy agreement with MDA after depositing advance security fee equal to three months rent.

PROPOSAL:

House is requested to approve the above rectification/proposal in principle.

DIRECTORATE OF TRAFFIC ENGINEERING & TRANSPORT PLANNING

ITEM NO:18 APPROVAL OF GUIDELINES FOR THE ISSUANCE OF NOC REGARDING TRAFFIC IMPACT ASSESSMENT STUDY (TIAS) OF NON-RESIDENTIAL BUILDINGS UNDER PUNJAB BUILDING AND ZONING REGULATIONS 2007

BACKGROUND:

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 storey and above”.

NOC regarding Traffic Impact Assessment Study of Non-residential buildings is being issued by Traffic Engineering & Transport Planning Directorate MDA in the jurisdiction of all Building Control Agencies functioning in District Multan i.e., MDA, Municipal Corporation Multan / District Council Multan and PHATA etc. in compliance of the decisions of MDA Governing Body made in its 66th and 69th meetings held on 15-08-2015 and 02-06-2016 under item No.12 & 13 of the agenda respectively. For the guidance of the Consultants / Traffic Engineers, Directorate of Traffic Engineering & Transport Planning MDA has formulated guidelines to conduct TIAS of non-residential buildings.

AIM:

TIAS Guidelines formulated by Directorate of Traffic Engineering & Transport Planning MDA should be followed for the guidance of Consultants / Traffic Engineers and to fulfill the technical requirements more precisely according to local conditions of Multan City as well as Multan District.

PROPOSAL:

TIAS guidelines to conduct TIAS of non-residential buildings in the jurisdiction of Multan Development Authority Multan and all other Building Control Agencies working in District Multan are placed before the Governing Body for consideration and approval please. The booklet containing Guidelines for the issuance of NOC regarding Traffic Impact Assessment Study (TIAS) of non-residential buildings under Punjab Building and Zoning Regulations 2007 is enclosed at **ANNEX-Q**.

DIRECTORATE OF ADMIN & FINANCE
WASA (MDA) MULTAN

ITEM NO:19 CONFIRMATION OF WASA (MDA) MUTLAN ANNUAL BUDGET ESTIMTES 2017-18

BACKGROUND:

The Annual Budget Estimates 2017-2018 and Actual/Revised Budget 2016-2017 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.

AIM:

2. To seek the formal approval of Annual Budget Estimates of WASA (MDA) Multan for the year 2017-18 and Actual/Revised Budget 2016-17.

DETAILS:

3. The Annual Budget Estimates of WASA (MDA) Multan for the year 2017-18 as well as Actual/Revised Budget 2016-17 have been discussed and finalized in the meeting of Finance Sub Committee held on 20.05.2017 in MDA Multan. The Minutes of the said meeting are enclosed at **(ANNEX-R)**. All the observations of Finance Sub Committee have been incorporated in the Budget Estimates 2017-18.

4. As approved by the Finance Sub Committee, Total component of Annual Budget Estimates 2017-2018 comes to Rs.3124.075 Million **(ANNEX-S)**.

PROPOSAL:

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

RECOMMENDATIONS:

6. The above proposal is submitted for approval please.

DIRECTORATE OF WATER SUPPLY
WASA (MDA) MULTAN

ITEM NO:20 EXCHANGE OF LAND FOR INSTALLATION OF TUBEWELL FOR WATER SUPPLY AT NAQSHBAND COLONY

BACKGROUND:

A tubewell was installed at Naqshband Colony by the PHE Department prior to creation of WASA Multan and after on the WASA took over possession of water works / tubewell measuring 210 sft. At present the above tubewell is not operative and the owner of land, Mr. Muhammad Shuja-ud-Din Khan s/o Salah-ud-Din Khan has come forward with the request that the said land may be handed over to him as it was allotted by him on temporary basis for the public interest. He has given an undertaking that in case the possession of land is given to him then he will be ready to provide substitute land for the installation of tubewell nearby the site of abundant tubewell. If the proposal of land owner is accepted by MDA, the WASA will get substitute land measuring 240 sft for the installation of tubewell in the above locality.

AIM:

2. Installation of tubewell for water supply of locality of Naqshband Colony is the basic facility for public without financial involvement of WASA regarding the acquisition of land on the above site.

PROPOSAL:

3. The matter for the approval of above proposal for the exchange of land to install tubewell may be considered.

RECOMMENDATIONS:

6. It is recommended that the matter may please be placed before the Governing Body of MDA for its approval.