



**GOVERNMENT OF THE PUNJAB  
PLANNING & DEVELOPMENT BOARD  
(PUBLIC BUILDINGS SECTION)**

**WORKING PAPER FOR PDWP**

**Project Profile:**

<b>1.</b>	<b>Project Title :</b>	Construction of Administrative Tower-A at Old P&D Building site, Lahore
<b>2.</b>	<b>Location :</b>	Lahore
<b>3.</b>	<b>Sponsoring Agency :</b>	Government of the Punjab, S&GAD Department, Lahore
<b>4.</b>	<b>Executing Agency:</b>	Infrastructure Development Authority of Punjab (IDAP)
<b>5.</b>	<b>Operation &amp; Maintenance:</b>	Government of the Punjab, C&W Department, Lahore
<b>6.</b>	<b>Name of the Relevant Department (s)/Stakeholder(s) invited in Pre-PDWP</b>	i. S&GAD Department, Government of the Punjab ii. Infrastructure Development Authority of Punjab (IDAP) iii. Finance Department, Government of the Punjab
<b>7.</b>	<b>Name of sector's Specialists/Consultant/Advisors/Expert invited in Pre-PDWP</b>	i. Technical Section, P&D Board ii. Consultant (ID), P&D Board
<b>8.</b>	<b>Project Cost:</b>	Cost before Pre-PDWP: Rs. <b>4,327.936 Million</b> Cost after Pre-PDWP: Rs. <b>4,020.401 Million</b>
<b>9.</b>	<b>Source of Financing</b>	ADP 2024-25 at GS No. 7958
<b>10.</b>	<b>Period of Implementation</b>	<b>Till June 2027 (27 Months)</b>

**11. Brief Description :**

The instant project involves the construction of a high-rise twin-tower building to accommodate key administrative departments of Punjab Government currently housing and operating their offices in rented buildings. The site, covering 32.54 kanals, is located at off Lower Mall Road on Nabha Road, near the P&D Building and Civil Secretariat. The building will have 11 floors (Ground plus ten) and two already constructed basements for parking. A light gauge steel shed will be provided at the roof level for the plant room. Priority will be given to house the attached departments/wings of the P&D Board, along with other departments and offices. The building will feature offices for Secretaries, Special Secretaries, Additional Secretaries etc. as well as meeting and committee rooms, open-floor plans for staff, toilets, kitchen, combined daycare facility, and a prayer hall.

A scheme titled "Re-Construction of the Old P&D Building, Lahore" was approved in principle during the 63<sup>rd</sup> PDWP meeting held on 06.06.2023, at a cost of **Rs. 5,867.610 million**. The approval included only Tower A with two basements, with provision of foundation designed to allow the future construction of a other tower.

Project titled "Construction of Administrative-A at old P&D Building Site, Lahore was approved by SCCFD in its 21<sup>st</sup> meeting held on 19.12.2024 for inclusion in ADP 2024-25 at the cost of **Rs. 4061.62 million**. Accordingly, S&GAD submitted a proposal for the "Construction of Administrative Tower A at the Old P&D Building site, Lahore", at a cost of **Rs. 4,327.936** million for presentation before the PDWP's consideration.

## **12. Project Objectives:**

- **Consolidation of Government Departments:** The project's primary objective is to bring together multiple government departments under one roof to improve coordination and collaboration among them.
- **Increased Efficiency and Productivity:** By providing a centralized location for government departments, the new multistorey building can reduce inefficiencies and enhance productivity in their operations.
- **Cost Savings:** The project should reduce the government's operational costs by minimizing rent expenses for office space scattered throughout the city and reducing maintenance costs.
- **Improved Public Service Delivery:** The building should provide a modern, accessible, and user-friendly environment for citizens and stakeholders to access public services, thereby enhancing their satisfaction.
- **Sustainable Design:** The project should incorporate sustainable design features that minimize energy consumption, water usage, and carbon footprint.
- **Compliance with Regulations:** The new building should comply with all local laws and regulations, including zoning, building codes, and accessibility requirements.
- **Safety and Security:** The building should provide a safe and secure environment for occupants and visitors, with features such as fire exits, emergency alarms, and CCTV cameras.
- **Timely Delivery:** The project should be completed within the defined timeline to ensure that government departments can move into the new building without disrupting their operations.

## **13. Project Scope:**

The site has a total area of 32.54 kanals.

Proposed Building is G+10.

Total Covered area of the proposed building. **128,430 sft**

**Ground Floor: (10,708+6,133=16,841 SF)**

- Reception lobby
- Day Care
- Board Room
- Executive Waiting Room
- Public Waiting area

**First Floor: (10,464 SF)**

- Cafeteria
- Commercial Kitchen
- Prayer Hall

**Office Floors (1<sup>st</sup> to 10<sup>th</sup> floor, 10,464 SF) Includes:**

- Officers' Rooms with Allied Facilities
- Open Office Workspaces for Junior Staff
- Meeting Rooms
- Allied Facilities
- A dedicated floor common facilities as Cafeteria & Prayer area

**SOFT SERVICES****Design & Engineering Services****1. Architectural Design**

- Building Design
- Interior Design

**2. Structural Design**

- Civil
- Structure

**3. Mechanical Design**

- HVAC
- Plumbing
- Firefighting
- Public Health

**4. Electrical Design**

- Power Design
- Lighting Design
- Extra Low Voltage (ELV) Design

**Design Validation by Third Party**

- Third-Party Validation of Structural Design & MEP

**14. Covered Area Statement:**

<b>Sr. No.</b>	<b>Floor of Main Building</b>	<b>Covered Area Tower-A</b>
1.	Ground Floor	16,841
2.	1 <sup>st</sup> Floor	10,464
3.	2 <sup>nd</sup> Floor	10,464
4.	3 <sup>rd</sup> Floor	10,464
5.	4 <sup>th</sup> Floor	10,464
6.	5 <sup>th</sup> Floor	10,464
7.	6 <sup>th</sup> Floor	10,464
8.	7 <sup>th</sup> Floor	10,464
9.	8 <sup>th</sup> Floor	10,464
10.	9 <sup>th</sup> Floor	10,464
11.	10 <sup>th</sup> Floor	10,464
12.	Plant Floor	6,949
13.	Veranda	7,301
	<b>Total Covered Area</b>	<b>135,731</b>

**15. Sector issues:**

Existing building is very old constructed and insufficient to meet the requirements of the departments.

## 16.Sector Strategy:

Project is in line with sector strategy. Purpose-built infrastructure will be constructed to provide conducive environment to Government Servants for optimal functioning and service delivery to general public.

## 17.Relationship of the Project with sectorial Policy/Growth Strategy, 2023.

The scheme is in line with sectorial Policy.

## 18.Breakdown of cost estimate:

(Rs. in million)				
Sr. No.	Description	Cost before Pre-PDWP	Cost after Pre-PDWP	Excess/ Saving
<b>A</b>	<b>CAPITAL COMPONENT</b>			
<b>1</b>	<b>Tower A Building</b>			
A	Structural Works	489.990	489.990	0
B	Architectural Works	501.040	501.040	0
C	Plumbing Works (Fixtures)	19.416	19.416	0
D	Plumbing Works	58.578	58.578	0
E	HVAC Works	789.091	789.091	0
F	Fire Fighting Works	82.333	82.333	0
G	Electrical Works	571.150	571.150	0
H	Elevators Works	95.918	95.918	0
I	Generators Works	231.042	231.042	0
J	Fire Alarm System	34.008	34.008	0
K	Public Address System System	62.496	62.496	0
L	Building Signage	3.522	3.522	0
M	ICT Passive	36.922	36.922	0
	<b>Tower-A Building Total</b>	<b>2,975.506</b>	<b>2,975.506</b>	<b>0</b>
<b>2</b>	<b>EXTERNAL WORKS</b>			
A	Hard & Soft Landscape 2% of building cost	34.832	0	(34.832)
B	External Sewerage Network	17.809	1.754	(16.056)
	External Water Supply System	0	3.605	3.605
C	External Electrical Works	244.519	244.519	0
D	Feeder Connections (01 Nos.)	50.000	50.000	0
	<b>External Works Total</b>	<b>347.160</b>	<b>299.878</b>	<b>(47.282)</b>
	<b>Sub Total (A):</b>	<b>3,322.667</b>	<b>3,275.384</b>	<b>(47.282)</b>
<b>B</b>	<b>REVENUE COMPONENT</b>			
i	ICT (Active, & Internet connectivity)	134.577	84.121	(50.456)
ii	ICT (End User Devices)	169.410	51.808	(117.602)
iii	Furniture Cost (Loose / Moveable)	209.139	209.139	0
	<b>Sub Total B:</b>	<b>513.125</b>	<b>345.067</b>	<b>(168.058)</b>
	<b>Sub Total (A+B):</b>	<b>3,835.792</b>	<b>3,620.452</b>	<b>(215.340)</b>
<b>C</b>	<b>MISCELLANEOUS</b>			
i	IDAP fee (Design Phase & Execution Phase) @ 3%	115.074	72.409	(42.667)
ii	Resident Consultant supervision Fee @ 2%	73.393	65.508	(7.885)
iii	Structural/MEP Design Vetting, etc. 0.2 % on Sub Total A	6.645	0.000	(6.645)
iv	PRA Sales Tax on services @ 16% on Fees (i+ii+iii)	31.218	0.000	(31.218)
v	PRA Sales Tax on Construction works @ 5% on Sub Total A	166.13	163.77	(2.364)
vi	Contingencies @3% on Sub Total A	99.680	98.262	(1.418)
	<b>TOTAL :</b>	<b>4,327.936</b>	<b>4,020.401</b>	<b>(307.535)</b>

## 19. Pre-PDWP Deliberations:

The instant project was discussed in Pre-PDWP meeting held on **06.02.2025** under chairmanship of Member (ID), P&D Board. Observations raised by P&D Board and responses of sponsoring agency are juxtaposed:-

Sr. No.	Observations	Annotated Replies	Remarks of the P&D Board
1.	Cost of the project may rationalized to the cost approved by SCCFD Rs.4061.62 million.	The cost has been increased due to the addition of End User Devices (ICT component) as per client requirements. However, the cost has been rationalized without compromising the scope of the project.	Noted.
2.	Proposed designs, floor plans and covered areas may be justified on the basis of the requisite sanction strength of departments. Covered areas of current office buildings of the departments may also be shared. Which departments will be housed in Tower-A Building?	Priority will be given to the P&D Board's attached departments in consultation with S&GA Department. Moreover, S&GA Department will share occupation plan floor wise.	Forum may decide the final occupation plan.
3.	02 Nos of 1000KVA and 01 Nos of 500KVA Diesel generators are included in the PC-I. Capacity of generator may be shared, it may support critical load only.	Generator sizing is done as per the demand load of the building. Only critical loads are taken into consideration during design phase. All three generators will work in combined capacity and in synch on 80% of their load capacity.	Noted.
4.	Cost of following components may be rationalized: <ul style="list-style-type: none"><li>➤ ICT works (Rs.303 million)</li><li>➤ External Electrical works (Accumulative cost Rs.244 million)</li><li>➤ Feeder connector (Rs.50 million)</li></ul>	01. ICT Cost is rationalized. 02. External Electrical works includes HT/LT rooms including equipment, Power transformers, MV/LV power cables and external lightening. 03. Feeder connection cost is taken provisionally. Final cost is as per the actual demand notice of LESCO.	Noted.
5.	Keeping in view of Government Instructions and the Country's Trade Deficit, locally available building materials should be preferred over imported materials.	Noted.	Noted.
6.	Provision of false ceiling may be revisited/deleted to enhance hygiene standards within the building. Further provision of aluminium ceilings, deodar wooden false ceilings and laminated wooden ceiling in certain areas may be revisited.	We don't have deodar wood and aluminium ceiling, mostly we have seamless gypsum board ceiling and for higher officials / meeting rooms we are using veneered (wood) ceiling over GI framing. Ceiling is provided to conceal suspended services, cable trays and ducting.	Noted.
7.	Laptops, LEDs, Desktop, Rs. 169.409 million may be taken in	Contractor profit is not added in ICT End User & Active	Noted.

<b>Sr. No.</b>	<b>Observations</b>	<b>Annotated Replies</b>	<b>Remarks of the P&amp;D Board</b>
	revenue. The contractor's profit in this account may be deleted.	Equipment's.	
<b>8.</b>	Similarly, furniture amounting to Rs. 209 million may also be taken in the revenue site. The contractor's profit/ overhead in this part may be deleted.	Contractor profit is not added in the Furniture component	Noted.
<b>9.</b>	Rates of revenue items may also be rationalized e.g. rate of the executive table @ Rs. 492500 and chair @ 95500 required rationalization.	Design and Quotations are attached.	Noted.
<b>10.</b>	The cost of tower building and external works is Rs. 3,322 million i.e. Rs. 24474/Sft which is very much on higher side and required to be rationalized.	The cost taken is as per the design and 1st Bi-annual 2025 MRS rates. Non MRS items taken are quotation based attached.	Noted.
<b>11.</b>	IDAP fee may be reduced to 2%. PRA @16% on consultancy may be deleted as not valid change.	Please note that IDAP Authority / Board (which includes the representative of P&D and Finance Department) reserves the right to determine departmental charges for projects. The IDAP Board approved 3% IDAP fee to be charged for this project. Minutes of meeting are attached.	The IDAP fee for Tower C is also set at 2%; the same rate may be applied to Tower A of the old P&D Building.
<b>12.</b>	Cost/ sqft of civil works, HVAC and MEP work may be worked according to a covered area to the air conditioner and massive services provided.	Per sqft cost summary is attached.	Noted.
<b>13.</b>	Provision of 2% soft and hard landscape of Rs. 34 million may be justified.	Deleted	Noted.
<b>14.</b>	The provision of 50 million for feeder connectors may be justified with a demand notice.	As demand notice will be issued after the entire electrical system design and implementation during the construction phase.	Noted.
<b>15.</b>	Partition wall shall be of brick masonry instead of block being cheaper / economical.	Block masonry is opted due to ready availability of block, in case of shortage contractor manufacture on site, quality and testing is assured on site by the consultant. Bricks availability and quality assurance between batches of delivery remains an issue therefore not opted for construction.	Noted.
<b>16.</b>	The provision of false ceiling may be restricted to HVAC area otherwise may be deleted.	False ceiling is only for HVAC areas, pantry, stores, Mechanical, Electrical, IT areas are not included.	Noted.
<b>17.</b>	Justification for deodar wood false ceiling may be given.	Rough wood framing with veneer board is proposed on for higher officials and conference rooms	Cost may be rationalized.

<b>Sr. No.</b>	<b>Observations</b>	<b>Annotated Replies</b>	<b>Remarks of the P&amp;D Board</b>
<b>18.</b>	HVAC & Electrical design of the building may be provided.	Electrical Drawings attached. HVAC Drawings attached.	Noted.
<b>19.</b>	Provision of air curtains may be justified.	Provision of air curtains is taken to save energy and to prevent from flying insects (flies, mosquitoes, etc.)	Noted.
<b>20.</b>	What's the justification for the septic tank? Sewerage may be connected to trunk lines directly.	Septic Tank provision has been deleted. The cost has been amended in PC-I summary.	Noted.
<b>21.</b>	Justification for pumping of sewerage may be given.	No provision of pumping is taken in the instant PC-I.	Noted.
<b>22.</b>	External drainage plans may be provided. Whether existing trunk sewer can take sewerage of two blocks in the premises. Detail in this regard may be provided.	The external sewage/drainage will be pumped to the Lower Mall drain and provision taken in Tower C PC-I. The coordination process was already in progress, and approval from WASA has been sought. Updated External Sewerage/Drainage Plans are attached.	Noted.
<b>23.</b>	Traffic analysis of the area may be provided. How does these two buildings will impact a traffic? A traffic plan may also be provided.	The Traffic Impact Study for this project is currently in the submission phase with TEPA for NOC approval. The report and relevant data will be shared once finalized by TEPA.	Noted.
<b>24.</b>	For N.S items rate analysis, quotations including revenue items may be provided.	Attached.	Noted.

## **20.Environmental Appraisal:**

Sponsors should get the IEE / EIA cleared from the EPD which is mandatory under Environmental Protection Act 1997 and the regulation 2000

### **Recommendations:**

The scheme is placed before PDWP at the rationalized cost of **Rs. 4,020.401 million** for consideration.

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