



**GOVERNMENT OF THE PUNJAB
PLANNING & DEVELOPMENT BOARD
(Public Buildings Section)**

WORKING PAPER FOR PDWP

PART-A

Project Profile:

1.	Project Title :	Construction of Multi-Story 08-Nos. Courts for AD&SJs and 16-Nos. Courts for Civil Judges at District Headquarter Sheikhpura
2.	Location:	Kachehri Road, Civil Lines, Sheikhpura
3.	Sponsoring Agency :	Lahore High Court, Lahore.
4.	Executing Agency:	Communications & Works Department
5.	Operation & Maintenance:	Communications & Works Department
6.	Project Cost	Printed Cost: Rs. 965.7 Million Cost before Pre-PDWP: Rs. 1027.810 Million Cost after Pre-PDWP: Rs. 886.181 Million
7.	Name of the Relevant Department(s)/Stakeholder(s) invited in Pre-PDWP	i. Lahore High Court, Lahore ii. C&W Department, Government of Punjab iii. Environment Protection Department, Government of the Punjab iv. Finance Department, Government of the Punjab v. Architecture Department, Government of the Punjab
8.	Name of sector's Specialists/Consultant/Advisors/Expert invited in Pre-PDWP	i. Technical wing, P&D Board ii. Consultant (ID), P&D Board
9.	Source of Financing	ADP 2024-25 at G.Sr.No.2758 with an allocation of Rs.50 million
10.	Period of Implementation	31 Months till June 2027

11. Brief Description:

There are acute shortage of proper Courts at District Headquarters Sheikhpura. Only 21-Nos. proper Courts are available against the sanctioned strength of 40-Nos. in which 8-Nos. Courts established in the District Administration Complex and the same will be returned to the District Administration after construction of additional Courts. There is deficiency of 27-Nos. Courts at District Headquarter Sheikhpura. Existing courts complex have become insufficient and also lacks necessary facilities and does not commensurate with the decorum and dignity of an institution which provides justice to the people.

Due to unavailability of proper Courts, the Judicial Officers face great inconvenience. Therefore, the land measuring 11-Kanals and 13-Marlas was transferred in favour of Judiciary for construction of additional Courts. Layout and line plans of the scheme in question were approved

by the Hon'able Chief Justice. In light of these considerations, the Lahore High Court has submitted a PC-I amounting to **Rs. 1027.810 million** that encompasses the construction of courts, for consideration of PDWP.

Instant project was discussed in 55th PDWP meeting held on 24.12.2024 at the cost of Rs. 802.942 million under the Chairmanship of Chairman, P&D Board and deferred with the following decisions:

- i. Proposed site may be reviewed in context of access road and parking, to avoid future inconvenience.
- ii. Requirement of water supply infrastructure for the project shall be decided by considering the capacity of MC Sheikhpura.
- iii. Adoption of frame structure for AD&SJ courts shall be finalized in the light of justification proffered by Chief Engineer (Central).

Now, LHC has submitted the PC-I in light of decision of PDWP at the cost of **Rs. 924 million** for consideration of PDWP.

12. Scope of work

Major Components in scope of work are as under:

1.	AD&SJ Courts Block = Double Storey 8-Nos. Courts
2.	Civil Judge Courts Block = 16-Nos. Courts. (Ground + 4 Floors)
3.	Litigants Shed
4.	Guard Room
5.	Security Post / Watch Wall Post
6.	Security Wall 9" thick 8' Height with Razor Cut Wire
7.	M.S Jangla on Boundary Wall
8.	Main ornamental Gate & Gate Pillar i/c 02-Nos. Wiked Gates.
9.	Earth filling & Fiber Shed
10.	Tubewell Chamber with Tubewell boring
11.	OHR 10,000 gallons
12.	Passenger Lift Capacity 1000 KG (Ground to 3 rd Storey) (03 Nos.)
13.	Passenger Lift Capacity 1000 KG (Ground to 5 th Storey) (04 Nos.)
14.	Provision of non-clogging centrifugal pump

13. Covered Area Statement:

1	Construction of Addition Session & Civil Courts Block	08	Nos.
i.	Ground Floor	10500	Sft
ii.	First Floor	10500	Sft
iii.	2 nd Floor Mumty	1026	Sft
2	Construction of Civil Courts Block	16	Nos.
i.	Ground Floor	10211	Sft
ii.	First Floor	9870	Sft
iii.	2 nd Floor	9870	Sft
iv.	3 rd Floor	9870	Sft
v.	4 th Floor	9870	Sft

vi.	Mumty	1552	Sft
3	Construction of Litigent Shed		
i.	Ground Floor	3104	Sft
4	Construction of Guard Room		
i.	Main Building	365	Sft

14. **Sector issues:**

Due to acute shortage of courts and non-availability of proper courts, the Judicial Officers face great inconvenience.

15. **Sector Strategy:**

The scheme is in line with sector Policy and with Goal-16 of SDGs – Peace, Justice, and Strong Institutions.

16. **Relationship of the Project with Sectoral Policy / Growth Strategy, 2023.**

The scheme is in line with sector strategy.

17. **Breakdown of Capital Cost:**

(In PKR Millions)

Sr. No.	Description of items.	Cost before Pre-PDWP	Cost after Pre-PDWP
1	Construction of Addition Session & Civil Courts Block		
i.	Ground Floor	90.300	90.300
ii.	First Floor	62.318	62.318
iii.	2 nd Floor Mumty	6.040	6.040
iv.	Extra Rate for Deeper Foundation 3'	2.898	2.898
v.	Provision of Dise/ Courts Ketehra 2'-6" Height Consisting of Master Ballaster of Shishsam Wood Complete	8.246	8.246
vi.	Provision of Architectural Feature as per C.A Elevation Drawings	3.675	3.675
vii.	Providing and laying fair face Gutka cladding laid in(1:2) cement / red posso mortar having ¼" thick groove finish/c cost of 8 SWG wirein shape of 8 placed horizontally and vertically at 36" and 18" c/c respectively	2.652	2.652
	Total A	176.129	176.129
2	Construction of Civil Courts Block		
i.	Ground Floor	95.218	95.218
ii.	First Floor	58.578	58.578
iii.	2 nd Floor	60.622	60.622
iv.	3 rd Floor	62.665	62.665
v.	4 th Floor	64.579	64.579
vi.	Mumty	9.594	9.594
vii.	Extra rate for Deeper Foundation 3'	2.818	4.697
viii.	Provision of Dise/ Courts Ketehra 2'-6" Height Consisting of Master Ballaster of Shishsam Wood Complete	16.492	16.492
ix.	Provision of Architectural Feature as per C.A Elevation Drawings	3.574	3.574
x.	Providing and laying fair face Gutka cladding laid in(1:2) cement / red posso mortar having ¼" thick groove finish/c cost of 8 SWG wirein shape of 8 placed horizontally and vertically at 36" and 18" c/c respectively	5.941	5.941

Sr. No.	Description of items.	Cost before Pre-PDWP	Cost after Pre-PDWP
	Total B	380.081	381.960
3	Construction of Litigant Shed		
i.	Ground Floor	22.218	22.218
ii.	Extra rate for Deeper Foundation	0.428	0
iii.	Providing and laying fair face Gutka cladding laid in(1:2) cement / red posso mortar having ¼" thick groove finish i/c cost of 8 SWG wire in shape of 8 placed horizontally and vertically at 36" and 18" c/c respectively	0.900	0.900
	Total C	23.546	23.118
4	Construction of Guard Room		
i.	Main Building	2.235	2.235
ii.	Extra rate for Deeper Foundation	0.101	0
	Total D	2.336	2.235
5	Construction of Security Post / Watch Wall Post 5-Nos.	16.173	16.173
	Total E	16.173	16.173
	Total (A-E)	598.265	599.615
6	Construction of Security Wall 9" thick 8' height above plinth	9.097	9.097
7	Providing and fixing anti-climb high security galvanized razor cut wire having double sharp four U-shaped pointed 0.5mm thick (22mmx15 mm barbs) spaced @ 33mm c/c clad over 2.5 mm dia high tensile Core wire making coil fencing of specified diameter @ 4" c/c fixed on 2'-3" high M/S angle iron post embedded in base of PCC i/c the cost of 2No. bars 3/8" dia welded horizontally with angle iron posts, binding wire, painting of posts, etc complete in all respects	0.627	0.627
8	Construction of Main Ornamental Gate & Gate Pillar i/c 02-Nos Wiked gates.	1.937	1.937
9	Construction of Gate & Gate Pillar i/c Wiked gate.	0.647	0.647
10	Earth Filling & Fiber Shed	6.932	6.932
11	Construction of Tube well Chamber	0.969	0.969
ii.	Extra rate for Deeper Foundation	0.050	0.050
12	Cost of Tube well Boring 600' Deep with 1-cusec Vertical line Shaft Turbine Pump (KSB) DWT with 200 ft head, column setting, electric moter 3-phase 40 HP (Siemens) complete in working order	20.896	9.752
13	Design and construction of RCC overhead reservoir of 10,000 gallon	6.200	6.200
14	Provision of Traction, Passenger Lift Capacity 1000 Kg, 13 Passengers with Doppler ES MS, Width 90 x Height 2000, Straight, Automatic Sliding, VVVF, Leaf two Panels Standard, inox satin Antimagnetic, Light curtain etc complete in all respect	61.200	141.600
b)	----do---- (For Ground to 5 th Storey)	141.600	0
15	Provision of Non-Clogging Centrifugal Pump (KSB), with electric moter 3-phase 10 HP (Siemens) complete in working order	3.500	3.500
	Total F	253.655	181.311
	Total (A-E +F)	861.920	780.925
	Add 10% External Development	89.740	53.534
	Sub Total	959.823	834.458
	Add 5% P.S.T	47.991	41.722
	Add Wapda Connection Charges	15.000	10.00
	Add Sui Gas Connection Charges	5.000	0.000
	Net Total	1027.814	886.181

PART-B**18. Pre-PDWP Deliberations:**

Instant project was discussed in Pre-PDWP meeting held on 19.12.2024 under chairmanship of Member (ID), P&D Board. Observations raised by P&D Board and responses of sponsoring agency are juxtaposed:-

Sr. No.	Observations	Replies	Remarks of Pre-PDWP
A.	Comments of Public Building, P&D Board		
1.	Additional rates for structure and foundation Rs.1035/Sft and 721x3/sft are taken without technical recommendations of BRS & P&D of Building. These are to be deleted at this stage.	There is 5 storey building. Hence, the frame structure is required.	Frame structure for civil courts may be retained being 5 storey building. Whereas, the same may be deleted for ADSJ courts being ground + first floor till the recommendations of the BRS.
2.	2nd Floor Mumty with covered area 1026 with frame structure having Rs.6.04 million is to be rationalized.	The item is line with the architectural drawings.	The amount shall be rationalized being the ground + first structure.
3.	Extra rate for Deeper Foundation is to be deleted. (3' Feet)	The rate has been deleted.	Noted
4.	Extra rate of Rs 350/sft for Architectural Feature is to supported with rate analysis.	The provision has been added according to the typical elevation of Courts.	Noted
5.	Provision of Earth filling is to be deleted.	Needful has been done	Noted
6.	OHR with 10,000 Gln and 1 cusec turbine is to be justified with water consumption.	Requirement has been finalized as per prevailing per capita consumption	MC Sheikhpura is responsible for provision of water supply in its jurisdiction. Hence, MC shall be approached in this regard.
7.	1000 Kg capacity 3 No. lift and 4 No. lift up to 5 storey is to be justified.	Lift for ADSJ court has been deleted being the ground plus first floor.	Noted.

Sr. No.	Observations	Replies	Remarks of Pre-PDWP
8.	External Development charges needs to be reduced to 10%.	Needful done	Noted
B.	Comments of Consultant (ID) P&D Board:		
9.	Whether standard design for ASJ and civil courts has been adopted. What's allocation of area for each court.	Its standard design.	Noted.
10.	Additional 5% area for G.F and F.F and subsequent floors may be deleted.	The area is being provided by the Architect for smaller variation.	
11.	Provision of extra for deeper foundation may be deleted.	Deleted	Noted
12.	Addl for Architectural factors may be deleted.	The provision has been added according to the typical elevation of Courts.	Noted
13.	Excavated earth from foundation may be re-used instead of additional amount of Rs.6.9 million on this account.	Earth work worth of 3.460 million is added which is required as per site requirement	Noted
14.	¼ Cusec tube well may be installed instated of 1 Cusec.	Requirement has been finalized as per prevailing per capita consumption	MC Sheikhpura is responsible for provision of water supply in its jurisdiction. Hence, MC shall be approached in this regard.
15.	Provision of R.CC reservoir may be reduced to 5000 Gallon on the basis of 35 gallon/ capacity/ day consumption and 1/6 th of storage factors for criteria notified by Public Health Engineering Department.	Requirement has been finalized as per prevailing per capita consumption	MC Sheikhpura is responsible for provision of water supply in its jurisdiction. Hence, MC shall be approached in this regard.
16.	External development charges may be reduced to 10% as per P&D analysis.	Rationalized to 10 %.	Noted

Sr. No.	Observations	Replies	Remarks of Pre-PDWP
	Also indicate drainage plow/disposal of sewage.		
17.	40% weightage and 13.75 extra in rate analysis may be deleted.	The rate has been verified by the SE and vetted by the Chief Engineer considering all the parameters for determination of rate.	40 % wastage shall be reduced to 10 % for rate analysis of wooden court katehra.

19. **55th PDWP Deliberations:**

Instant project was discussed in 55th PDWP meeting held on 24.12.2024 at the cost of Rs. 802.942 million under the Chairmanship of Chairman, P&D Board and deferred with the following decisions:

- i. Proposed site may be reviewed in context of access road and parking, to avoid future inconvenience.
- ii. Requirement of water supply infrastructure for the project shall be decided by considering the capacity of MC Sheikhpura.
- iii. Adoption of the frame structure for AD&SJ courts shall be finalized in the light of the justification proffered by the Chief Engineer (Central).

20. **Site Visit from Lahore High Court and Recommendations of BRS Report:**

In light of the deliberations and decision of the 55th PDWP, delegations from the Lahore High Court visited the project site on 31.12.2024 and 16.01.2025 to assess the access road and parking facilities for the proposed development. It was found that the site is accessible via a 15-foot-wide main road and a 25-foot-wide station road, which are sufficient to meet the project's requirements. Furthermore, the BRS report, submitted on 24.01.2025, recommends a framed structure for a three-story Sessions Court Block and a five-story Civil Court Block. The foundation for both buildings could be either RCC strip footing or isolated column footing.

21. **Recommendation:**

PC-I of the instant project at rationalized cost of **Rs. 886.181 million** is placed before PDWP for consideration.
