



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

WORKING PAPER FOR PDWP

Project Profile:

1.	Project Title :	Establishment of Enforcement Stations of PERA in Punjab (New Construction / Rehabilitation of Existing Buildings (Umbrella PC-I))
2.	Location :	Across Punjab at division, district and tehsil level
3.	Sponsoring Agency :	I&C Wing, Government of the Punjab, S&GAD Department, Lahore
4.	Executing Agency:	Government of the Punjab, C&W Department, Lahore
5.	Operation & Maintenance:	Government of the Punjab, C&W Department, Lahore
6.	Name of the Relevant Department (s)/Stakeholder(s) invited in Pre-PDWP	i. S&GAD Department, Government of the Punjab ii. C&W Department, Government of the Punjab iii. Finance Department, Government of the Punjab
7.	Name of sector's Specialists / Consultant / Advisors / Expert invited in Pre-PDWP	i. Technical Section, P&D Board ii. Consultant (ID), P&D Board
8.	Project Cost:	Cost before Pre-PDWP: Rs. 9593.854 million Cost after Pre-PDWP: Rs. 9,209.431 million
9.	Source of Financing	G.Sr.No.3453 of ADP Allocation of Rs.1000 million
10.	Period of Implementation	16 Months Till June 2026

11. Brief Description :

Effective implementation of government policies and laws is the cornerstone of good governance and societal well-being. It allows policymakers to achieve desired goals and results particularly when addressing complex challenges. In this regard, the formation of Punjab Enforcement & Regularity Authority (PERA) has been approved through Provincial Assembly act. This authority would set the principles of good governance by ensuring the implementation of law, provision of justice, and countering corrupt practices with iron hands. It would, indeed, put the province on the corridors of unfathomable glory and success. Establishment of Enforcement Stations is defined in act of the authority as under:

- The Government shall, by notification, establish or declare any place or premises, not including a police station, generally or specially, to be an Enforcement Station for the purposes of the Act.
- There may be one or more Enforcement Stations for each Sub-Division having such territorial jurisdiction as may be specified by the Government.
- Each Enforcement Station shall consist of:
 - a. One Sub Divisional Enforcement Officer

- b. Enforcement officer
 - c. Investigation Officers
 - d. Sergeants
 - e. Support Staff
- The Authority may also appoint such additional persons at each Enforcement Station as may be required for carrying out the purposes of the Act, in such manner and on such terms and conditions as may be prescribed.
 - The employees of Enforcement Stations shall wear such uniform, carry such weapons and shall display such identification cards or badges with their uniform as may be prescribed.
 - Each Enforcement Station shall be provided marked vehicles and motorbikes.
 - The Authority may frame regulations for supervision and administration of Enforcement Stations and its employees.

After approval of the Act (*ibid*), Punjab Enforcement & Regularity Authority (PERA) Authority in its first meeting held under the chairpersonship of the Honorable Chief Minister, Punjab on 02.12.202 decided that initially, 154 Enforcement Stations of the PERA are to be established across Punjab (one in each Tehsil). A scheme titled "Civic Enforcement Centers in Punjab" at a total cost of Rs.4.5 billion along with allocation of Rs.1.000 billion appearing at GS No.3453 is already included in ADP 2024-25. initially, the plan was to set up as many Enforcement Stations as possible in existing government buildings, identified by district administrations for each tehsil, and for remaining construct new ones. Based on field visits, stakeholder meetings and technical scrutiny in collaboration with C&W Department, PERA proposed the following mechanism for creation of Enforcement Stations in 154 Tehsils of Punjab:

1. Converting 8 existing buildings into permanent ESs through M&R as agreed by C&W Department amounting to Rs.0.384 billion.
 2. Converting 26 existing buildings into permanent ESs, as identified by the concerned District Administration by adding the scope in the current ADP scheme No. 3453 with a tentative cost of Rs.1.384 billion
- Construction of 120 new ESs in the remaining Tehsils of Punjab in two phases:
1. Phase 1. Creation of new ESs in 85 Tehsils of Punjab by changing nomenclature of the current development scheme No. 3453 with an approximate cost of Rs.8.593 billion, as per the estimates provided by C&W Department
 2. Phase 2. Creation of new ESs in the remaining 35 Tehsils of Punjab in Next Financial Year through a new ADP scheme.

The Provincial Cabinet in its meeting held on 11.02.2025, considered and approved the following proposal, with the direction that the requisite funds would be provided through inter/intra sectoral re-appropriation within the Development portfolio of the ADP 2024-25 by the P&D Board:

“Change of nomenclature of the development scheme reflected in the ADP 2024-25 at GS No.3453 from “Civic Enforcement Centers in Punjab” to “Establishment of Enforcement Stations of PERA in Punjab (New Construction / Rehabilitation of existing government buildings) along with enhancement of the cost from Rs.4.5 billion to Rs.9.977 billion)

Deputy Commissioners identified the atleast 2 Kanal Government Land for the said purpose. After identification of sites, C&W Department being executive agency prepared design and Layout Plan for the subject scheme. Prototype Design & Layout Plan devised by C&W Department (Designed attached with PC-I). C&W Department was also requested to furnish Rough Cost Estimates for construction of the said offices under their jurisdiction.

After approval of the Provincial Cabinet, C&W Department furnished umbrella PC-I amounting to **Rs.9,593.854 million** for placing the case before the PDWP being relevant competent forum for consideration / approval.

12. Project Objectives:

- Execution of local and Special Laws
- Ensuring Price Control
- Eviction of State Land
- Counter Hoarding Practices
- Removal of Public Nuisance
- Facilitating Public

The effective implementation of laws will facilitate public at large. It would rebuild the trust of the common man on the law.

13. Project Scope:

- Establishment of 80 new stations
- Establishment of 23 enforcement stations through Rehabilitation of existing buildings
- The Umbrella PC-I consist of 103 sub-schemes, which shall be approved the relevant competent forum once the Umbrella PC-I is cleared by the PDWP.

Typical design of a enforcement station is as under:

Ground Floor:

Incharge Office (21'x15'), Retiring Room (15'x9'), Bathroom (9.9"x5') & Dressing (5'x5'), Control Room (15'x15'), Waiting / Reception (38'x26'), Staff Hall No.1 (15'x27'), Staff Hall, No.2 (15.7"x10'), Interview Room (11.10"x17'), Female detention Room (13'x17'), Male detention Room (13'x17'), FIR Staff (13'x17'), Bathroom Block (Male & Female), Stair Well (22'x15'), Parking for Vehicle & Motorcycles.

1st Floor:

Barracks No.1 (31'x16'), Lounge (15.7"x10'), Barracks No.2 (15'x27'), Barracks No.3 (15'x27'), Washroom Block for Staff, Dining Hall (14'x17'), Kitchen (7.7"x17'), Store (15'x17').

14. Covered Area Statement:

Sr. No.	Floor of Main Building	Covered Area
1.	Ground Floor	4900 Sft
2.	1 st Floor	4000 Sft
	Total Covered Area for 01 Enforcement Station	8900 Sft
	Total Covered Area for 108 Enforcement Stations	1,602,000 Sft

15. Sector issues:

Effective implementation of government policies and laws is the cornerstone of good governance and societal well-being.

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)

A- ABSTRACT OF COST ESTIMATE FOR SUB-SCHEMES REGARDING RENOVATION / REHABILITATION OF BUILDINGS						
Sr. No.	District	No. of Tehsils	Tehsil Name	Cost before Pre-PDWP	Cost after Pre-PDWP	Savings / Excess
Punjab Buildings Department, Central Zone						
1	Kasur	01	Chunian	53.773	53.773	-
2	Faisalabad	02	Jaranwala	68.85	68.85	-
			Samundri	79.644	79.644	-
3	T.T Singh	01	Pir Mahal	79.558	79.558	-
4	Okara	02	Depalpur	46.928	46.928	-
			Renala Khurd	49.767	49.767	-
Total Central Zone		06		378.520	378.520	
Punjab Buildings Department, North Zone						
5	M.B. Din	01	Phalia	43.94	40.609	(-) 3.331
6	Attock	01	Hazro	49.828	50.779	0.951
7	Khushab	01	Khushab (Jaurabad)	61.64	62.785	1.145
8	Bhakkar	02	Bhakkar	71.528	72.871	1.343
			Kallur Kot	70.928	72.241	1.313
Total North Zone		05		297.864	299.285	
Punjab Buildings Department, South Zone						
9	Bahawalpur	01	Yazman	64.335	64.335	-
10	Bahawalnagar	01	Bahawalnagar	41.224	41.224	-
11	Rahim Yar Khan	03	Khanpur	28.777	28.777	-
			Liaqatpur	26.906	26.906	-
			R.Y. Khan	30.447	30.447	-
12	Multan	01	Jalalpur Pirwala	45.827	45.827	-
13	Lodhran	01	Lodhran	60.333	60.333	-
14	Khanewal	02	Khanewal	69.29	69.29	-
			Kabirwala	71.402	71.402	-
15	Vehari	01	Burewala	79.327	79.327	-
16	Rajanpur	01	Rojhan	33.870	33.870	-

A- ABSTRACT OF COST ESTIMATE FOR SUB-SCHEMES REGARDING RENOVATION / REHABILITATION OF BUILDINGS						
Sr. No.	District	No. of Tehsils	Tehsil Name	Cost before Pre-PDWP	Cost after Pre-PDWP	Savings / Excess
17	Layyah	01	Layyah	33.571	33.571	-
Total South Zone		12		585.309	585.309	
Sub-Total (A)		23		1,261.693	1,263.114	

B- ABSTRACT OF COST OF ESTIMATE FOR SUB-SCHEMES REGARDING CONSTRUCTION OF NEW BUILDINGS						
Sr. No.	District	No. of Tehsils	Tehsil Name	Cost	Cost after Pre-PDWP	Savings / Excess
Punjab Buildings Department, Central Zone						
1	Lahore	10	Model Town	92.033	92.033	-
			Lahore Cantt.	90.636	90.636	-
			Lahore City	107.977	107.977	-
			Raiwind	107.911	107.911	-
			Shalimar	91.205	91.205	-
			Ravi Town	107.977	107.977	-
			Saddar	111.152	111.152	-
			Nishtar Town	111.428	111.428	-
			Wagha Town	110.439	110.439	-
			Allama Iqbal Town	122.543	112.490	-10.053
2	Kasur	02	Kasur	95.330	95.330	-
			Pattoki	95.330	95.330	-
3	Sheikhupura	04	Sheikhupura	112.189	112.189	-
			Ferozwala	107.835	107.953	0.118
			Muridke	107.835	107.953	0.118
			Sharqpur	109.306	109.306	-
4	Nankana Sahib	01	Nankana Sahib	114.79	114.79	-
			Sangla Hill	114.766	0.000	- 114.766
5	Faisalabad	03	Faisalabad City	105.494	105.484	-0.01
			Faisalabad Saddar	109.499	109.499	-
			Chak Jhumra	87.851	87.851	-
6	Jhang	02	Jhang City	80.292	80.292	-
			Shorkot	83.081	83.081	-
7	T.T Singh	02	T.T Singh	93.488	93.488	-
			Kamalia	93.52	93.52	-
8	Chiniot	02	Chiniot	100.000	100.000	-
			Bhowana	113.032	113.032	-
9	Sahiwal	02	Sahiwal	87.745	87.745	-
			Chichawatni	90.012	90.012	-
10	Okara	01	Okara	91.238	91.238	-
11	Pakpattan	01	Pakpattan	106.746	106.746	-
Total Central Zone		30		3,152.680	3028.087	
Punjab Buildings Department, North Zone						
12	Gujranwala	03	Gujranwala City	98.686	97.972	-
			Gujranwala Saddar	100.661	99.985	-
			Kamoke	96.763	96.013	-
13	Wazirabad	01	Wazirabad	99.726	99.042	-

**B- ABSTRACT OF COST OF ESTIMATE FOR SUB-SCHEMES REGARDING
CONSTRUCTION OF NEW BUILDINGS**

Sr. No.	District	No. of Tehsils	Tehsil Name	Cost	Cost after Pre-PDWP	Savings / Excess
14	Sialkot	03	Sialkot	106.671	100.643	-
			Sambrial	107.729	101.363	-
			Daska	107.250	102.143	-
15	Gujrat	02	Gujrat	106.467	95.497	-
			Kharian	93.297	92.974	-
16	Hafizabad	02	Hafizabad	97.069	96.968	-
			Pindi Bhattian	97.069	96.968	-
17	Rawalpindi	04	Rawalpindi Cantt	91.222	89.787	-
			Rawalpindi City	97.234	92.214	-
			Taxila	99.201	96.247	-
			Gujar Khan	102.224	97.940	-
18	Murree	01	Murree	100.547	97.430	-
19	Attock	02	Fateh Jang	76.931	76.603	-
			Hassanabdal	76.931	76.603	-
20	Jhelum	02	Jhelum	97.968	95.41	-
			Dina	108.842	93.435	-
21	Chakwal	02	Chakwal	97.19	96.613	-
			Kallar Kahar	102.472	101.843	-
22	Talagang	01	Talagang	87.77	89.916	-
23	Sargodha	05	Sargodha	108.863	104.76	-
			Bhalwal	99.193	98.937	-
			Bhera	98.229	97.955	-
			Shahpur	99.377	99.125	-
			Sahiwal	98.167	97.892	-
			Silanwali	99.377	0.000	- 99.377
24	Khushab	02	Quaidabad	90.924	90.718	-
			Naushera	92.729	92.373	-
25	Mianwali	01	Essa Khel	105.558	0.000	- 105.558
			Mianwali	105.603	103.045	-
26	Mankera	01	Mankera	96.43	96.362	-
Total North Zone		32		3,344.370	3,064.776	
Punjab Buildings Department, South Zone						
27	Bahawalpur	03	Bahawalpur City	88.261	88.261	-
			Bahawalpur Saddar	90.739	90.739	-
			Ahmedpur East	89.03	0.000	- 89.030
			Hasilpur	86.331	86.331	-
28	Bahawalnagar	02	Chishtian	101.513	101.513	-
			Haroonabad	102.394	102.394	-
29	Rahim Yar Khan	01	Sadiqabad	93.148	93.148	-
30	Multan	01	Shujaabad	90.759	90.759	-
31	Lodhran	01	Kahrar Pacca	87.732	87.732	-
32	Khanewal	01	Mian Channu	94.329	94.329	-
33	Vehari	01	Vehari	94.277	94.277	-
34	D.G Khan	02	D.G Khan	86.062	86.062	-
			Koh-e-Suleman	85.291	85.291	-

B- ABSTRACT OF COST OF ESTIMATE FOR SUB-SCHEMES REGARDING CONSTRUCTION OF NEW BUILDINGS						
Sr. No.	District	No. of Tehsils	Tehsil Name	Cost	Cost after Pre-PDWP	Savings / Excess
35	Taunsa	01	Taunsa	92.627	92.627	-
			Vehova	92.627	0.000	- 92.627
36	Rajanpur	01	Jampur	83.415	83.415	-
37	Muzaffargarh	02	Muzaffargarh	93.74	93.74	-
			Alipur	93.525	93.525	-
38	Kot Addu	01	Kot Addu	94.112	94.112	-
39	Layyah	01	Karor	95.199	95.199	-
Total South Zone		18		1,835.111	1,653.454	
Sub-Total (B)		80		8,332.161	7,746.317	
Resident supervision (C)				0.000	200.000	200.000
Grand Total (A+ B+C)		103		9,593.854	9,209.431	(387.715)

19. Pre-PDWP Deliberations:

Instant project was discussed in Pre-PDWP meetings held on 11.03.2024 and 14.03.2025 under chairmanship of Member (ID), P&D Board. Observations raised by P&D Board and responses of sponsoring agency are juxtaposed: -

Sr. No.	Comments of P&D Board	Replies by Sponsoring Agency	Remarks of Pre-PDWP
Estimates for New Construction of Buildings			
i.	All enforcement station of PERA have the same floor plan but cost varies in the range of Rs. 122.543-M Allama Iqbal Town, Lahore to Rs: 76.931 M in Hassan Abdal, Attock. The department is to clarify why such large variance in cost is occurring if scope of work is similar.	It is submitted that the architectural plan as well as the specifications are same in rough cost estimate. However, the difference in costs in Allama Iqbal Town is primarily due to following factors:- In Allama Iqbal Town, the additional cost is due to additional land area designated for PERA station. Initially 4-Kanal land was allocated for the construction of PERA station, therefore the length of boundary wall as well as the cost of external development was more than the other stations. Later on the client department reduce the land area up to 2-Kanal similar to other PERA stations. Now the rough cost estimate for allama Iqbal town rationalized up to Rs 112.49(M)	Noted

Sr. No.	Comments of P&D Board	Replies by Sponsoring Agency	Remarks of Pre-PDWP
		Local site conditions i.e. depth of NSL from adjacent Road Level, Considering the Cost of land in Lahore, one storey future extension is proposed in PERA stations due to which additional cost of foundation and additional cost of Frame Structure is added in Rough cost estimate.	
ii.	Per Sft Cost of construction for each Station is to be made part of PC-I.	Noted.	Noted
iii.	The provision of gypsum false ceiling is to be deleted as per P&D guidelines.	Noted. The provision of the gypsum false ceiling will be deleted in compliance with the P&D guidelines.	Noted
iv.	The Provision of Resident supervision is to be made part of PC-I.	Noted.	Noted
v.	The provision of 1" granite slab in stair case is to be rationalized.	Noted. The provision of granite slab is already rationalized and provision of 3/4" thick Granite for tread and 1/2" thick Granite for riser in staircase has been proposed in Rough Cost Estimate and the rates are based on MRS issued by Finance Department.	Noted
vi.	Standard dimension tiles are to be use in all offices.	The 2x2 Tile flooring is proposed in Rough Cost Estimate. No additional item is proposed for flooring and the same shall be meet with Plinth area Rates.	Noted
vii.	WAPDA Charges may be justified with demand notice.	The demand notice is issued upon completion of the building, based on the electrical load calculation. Thereafter, WAPDA rates are revised on a quarterly basis and	Noted

Sr. No.	Comments of P&D Board	Replies by Sponsoring Agency	Remarks of Pre-PDWP
		may vary at the time of transformer installation	
viii.	In detention room, investigation room, and dining hall cast-in-situ terrazzo floor is to be used.	Noted.	Noted
ix.	In washrooms standard C&W glazed tiles are to be used. In addition, gypsum false ceiling is to be deleted.	Noted. In Rough cost estimates standard ceramic tiles are selected for all washrooms as per the MRS schedule.	Noted
x.	Prefabricated PVC vanities are to be deleted in all washrooms.	Noted. No Provision is made in Rough cost Estimate.	Noted
xi.	External decks/path ways/ drive ways may be finished in most economical manners.	Noted.	Noted
xii.	The Rough cost estimate of each scheme is to be made part of PC-I	Noted. The rough cost estimate of each scheme will be included as part of the PC-I, as required.	Noted
Estimates for Renovation / Rehabilitation of Buildings			
i.	The scope of work in Nos. 23 PERA buildings is to be made part of PC-I.	Noted	Noted
ii.	The rough cost estimate of each scheme is to be made part of PC-I.	Noted. The rough cost estimate of each scheme has been submitted to Client Department for making as part of the PC-I, as required.	Noted
iii.	The provision of resident supervision is to be made part of PC-I.	Noted	Noted
iv.	Structural stability reports before and with implementation of proposed intervention be provided.	Noted. Structural Stability Certificates attached.	Noted
v.	Coloured pictorial evidences may be provided for each scheme.	Noted Pictures attached.	

Sr. No.	Comments of P&D Board	Replies by Sponsoring Agency	Remarks of Pre-PDWP
vi.	Per Sft cost of rehabilitation with comparison of new construction per Sft cost is to be given.	Noted. Generally the cost of new construction varies 2.5 to 3 times the rehabilitation cost.	Noted
vii.	Useful design life of existing buildings is to be provided by executing agency.	Noted	Noted
viii.	Client Department & Executing Agency to quantify the increase in useful design life of the structures as a result of the proposed rehabilitation work to be done.	Noted In general, useful design life will be increased from 10 to 15 years after proposed rehabilitation.	Noted
ix.	The Client department is to share year wise M&R budget for the for the buildings included in rehabilitation scheme with as per approved yard stick and indicate cost of M&R.	Relates to Client Department.	Noted
x.	Executing agency to reply whether structural stability report has been sought for every building chosen for rehabilitation.	Noted The structural stability report has been provided by concerned XEN's.	Noted
xi.	The credit of dismantled material made part of the cost estimate is to be re-viewed & enhanced.	Noted	Noted
xii.	The rate analysis of Non-scheduled items (adopted in the scope of rehabilitation) to be attached in the cost estimate.	Noted for Compliance.	Noted
xiii.	The rate analysis of Non-scheduled Imported items is to be made part of cost estimate, and it is recommended that	Noted for Compliance.	Noted

Sr. No.	Comments of P&D Board	Replies by Sponsoring Agency	Remarks of Pre-PDWP
	these items may be replaced with local MRS items.		
xiv.	The provision of false ceiling may be deleted as per directions of P&D Board.	False ceiling has been retained in the reception area only, while it has been omitted from the rest of the space.	Noted
xv.	Use of granite use may be justified.	The staircase is a high traffic area. The Granite is a highly durable natural stone that resists wear and tear, making it ideal for such type of high-traffic areas.	Noted

21. Recommendations:

The umbrella scheme is placed before PDWP at the cost **9,209.431 million** for consideration.