



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

**WORKING PAPER FOR PDWP**

**PART-A**

**Project Profile:**

1.	<b>Project Title :</b>	<b>CONSTRUCTION OF PUNJAB REVENUE AUTHORITY (PRA) HEADQUARTER, LAHORE</b>
2.	<b>Location :</b>	Lahore, Punjab
3.	<b>Sponsoring Agency:</b>	Punjab Revenue Authority, Finance Department, Government of Punjab
4.	<b>Executing Agency:</b>	Infrastructure Development Authority of Punjab (IDAP).
5.	<b>Operation &amp; Maintenance:</b>	Punjab Revenue Authority, Finance Department, Government of Punjab
6.	<b>Concerned / Relevant Departments</b>	<ul style="list-style-type: none"><li>• C&amp;W Department, Government of Punjab</li><li>• Environment Protection Department, Government of the Punjab</li><li>• Finance Department, Government of the Punjab</li><li>• Highway Department, Government of Punjab</li></ul>
7.	<b>Project Cost</b>	<b>Submitted PC-I Cost:</b> Rs. 4,419.02 Million
8.	<b>Source of Financing</b>	ADP 2024-25 at GS No. 8116
9.	<b>Period of Implementation</b>	30 Months <b>(Till June 2027)</b>

**10. Brief Description:**

The Punjab Revenue Authority (PRA) contributes to over 60% of the province's Own Source Revenue (OSR). The PRA is responsible for the collection and administration of the Punjab Sales Tax on Services (PSTS), Punjab Infrastructure Development Cess (PIDC) and Punjab Workers Welfare Fund (PWWF) across the province. PRA currently operates its Headquarters, Lahore Commissionerate, and Commissioners Appeals offices in four rented buildings scattered across Lahore. The annual rent for these facilities exceeds Rs 71 million, with a yearly increment of 10%. These scattered premises are inadequate to meet the operational and strategic needs of the PRA. To meet PRA's expansion needs and enhance taxpayer facilitation, ease of doing business, and to accommodate officers and officials of PRA, a dedicated headquarters building is essential. This project involves constructing a purpose-built building that will accommodate the PRA's offices under one roof. The Authority has been allotted 10 Kanals of state land on Walton Road, Tehsil Model Town, Lahore. The building will have 5 floors (Ground plus four) in addition to two dedicated basements for vehicular parking with a total square footage of 157,871 sqft.

## **Project Objectives:**

- Consolidation of the Authority's Headquarters i.e., Lahore Commissionerate' and Commissioner Appeals' offices under one roof to improve coordination and collaboration among them.
- Increased Efficiency and Productivity by providing a centralized location in city.
- 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.
- Energy Efficient Design: The project should incorporate sustainable design features that minimize energy consumption.
- Compliance with Regulations: The new building would comply with all local laws and regulations, including zoning, building codes, and accessibility requirements.
- Safety and Security: The building would 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 would be completed within the defined timeline to ensure that Authority can move into the new building without disrupting their operations.

## **11. Scope of Work:**

The major components are given below:

### **Ground Floor:**

- Entrance Lobby, Reception & Waiting areas -02 (80 persons)
- Board Room (40 persons)
- Tax Facilitation Centre- 8 Stations
- Enforcement Offices - 09
- Assistant Commissioner- 03
- Auditors' Office
- Support Staff Hall (16 persons)
- Daycare

### **First Floor:**

- Enforcement offices - 16
- Additional Commissioners Office -08
- Deputy Commissioners -06
- Support Staff Hall (60 persons)
- Meeting room (25 persons)
- Staff Lounge

**Second Floor:**

- Commissioner Appeals Offices -02
- Hearing Rooms -02
- Commissioner Operations Offices -02
- Tax Economist Office
- Director Legal & Director Policy offices
- Deputy Director Legal Office -02
- Deputy Director Policy Office -02
- Assistant Director Legal Office -02
- Assistant Director Policy -02
- Legal Officers -04
- Support Staff Hall (44 persons)
- Meeting Room (25 persons)
- Executive Lounge & Waiting Areas

**Third Floor:**

- Director Admin Office
- Director IT Office
- Deputy Director Admin -02
- Deputy Director IT -02
- Internal Audit Specialist Office
- Budget & Accounts Office
- Assistant Director IT Office -02
- Program Officer IT-12
- Assistant Director HR Office -02
- Communication Specialist Office
- Admin Office
- Support Staff Hall (48 persons)
- Data Centre/ Control room
- Meeting Room (25 persons)
- Executive Lounge

**Fourth Floor:**

- Chairperson Office + Retiring Room
- Chairperson Staff Office (4 persons)
- Executive Board Room
- Executive Waiting
- Member Offices – 04
- Members' Support Staff Hall – (16 persons)
- ADC HQ & Support Staff Office
- Reserved Offices -04
- Meeting Rooms- 03
- Library
- Support Staff Hall (36 persons)

**Common Facilities on all floors:**

- Archive/ Record Room
- Elevators/ Staircase
- Public/Staff Toilets (Male/Female)
- Kitchen / Pantry
- Electrical/ IT/ AHU Rooms

**12. Sector issues:**

The project involves constructing a purpose-built building that will accommodate the PRA's offices under one roof. The Authority has been allotted 10 Kanals of state land on Walton Road, Tehsil Model Town, Lahore. The building will have 5 floors (Ground plus four) in addition to two dedicated basements for vehicular parking with a total square footage of 157,871 sqft.

**13. Sector Strategy:**

The scheme is in line with sector strategy as well as "Sustainable Development Goal No. 16: Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all".

**14. Relationship of the Project with sectorial Policy/Growth Strategy, 2023.**

The scheme is in line with sectorial Policy.

## 15. Cost Summary:

(Rs. in Million)

Sr. No.	Description	Submitted PC-I Amount
<b>A</b>	<b>CIVIL &amp; MEP WORKS</b>	
<b>1.</b>	<b>Office Building works (Local component)</b>	-
i.	Structural Works	762.215
ii.	Shoring System	29.949
iii.	Architectural Works	652.308
iv.	Plumbing Works	69.464
v.	Plumbing Fixtures	16.418
vi.	HVAC works	520.328
vii.	Fire Fighting Works	88.502
viii.	Electrical Works	475.755
ix.	Elevator Works	166.388
x.	Fire Alarm System	33.579
xi.	Public Address System	68.225
xii.	Generators Works	231.042
xiii.	Solar System 150 KW	27.844
xiv.	ICT Passive	20.454
xv.	Queue Management System	15.546
xvi.	Access Control System	8.885
xvii.	Integrated Building Management System	37.406
	<b>Total Office Building</b>	<b>3,224.308</b>
<b>2.</b>	<b>Ancillary Buildings</b>	
i.	<b>Metering Room</b>	
	Structure	1.726
	Architecture	1.833
	Electrical	18.216
ii.	<b>Guard Room</b>	
	Structure	0.474
	Architecture	1.357
	Electrical	0.757
	Plumbing	-
iii.	<b>Boundary wall and Gates</b>	-
	Structure	18.997
	Architecture	6.350
	<b>Total Ancillary Buildings</b>	<b>49.710</b>
<b>3.</b>	<b>External Works</b>	-
i.	Road works	19.758
ii.	Hard & Soft Landscape works @ 2%	65.480
iii.	External Water Supply Network	12.786
iv.	External Drainage Network	7.221
v.	External Sewerage Network	29.568
vi.	External Signage	2.783
vii.	External Electrical works	65.726

<b>Sr. No.</b>	<b>Description</b>	<b>Submitted PC-I Amount</b>
viii.	External Suigas Network	5.362
ix.	IT Civil Works	1.725
x.	Concerc Pad	1.754
xi.	Fountain	14.765
	<b>Total External Works</b>	<b>226.930</b>
<b>4.</b>	ICT Works (Active, Internet connectivity)	<b>121.091</b>
	<b>Sub Total (A):</b>	<b>3,622.039</b>
<b>B</b>	<b>FURNITURE</b>	-
i	Loose / Moveable Furniture	194.834
	<b>Sub Total (B)</b>	<b>194.834</b>
	<b>Sub Total (A+B)</b>	<b>3,816.873</b>
<b>C</b>	<b>MISCELLANEOUS</b>	
i	IDAP Executing Agency Fee @ 3%	114.506
ii	Resident Consultant supervision Fee @ 2%	76.337
iii	EIA/TIA, topographic survey, Geo Tech Investigation, Structural/MEP Design Vetting, etc. 0.5 % on <b>Sub Total A</b>	18.110
iv	PRA Sales Tax on services @ 16% on Fees	33.433
v	PRA Sales Tax on Construction works @ 5% on <b>Sub Total A</b>	181.102
vi	Contingencies @ 3% on <b>Sub Total A</b>	108.661
vii	Feeder Connection Fee	50.000
viii	Sui gas Connection Fee	20.000
	<b>TOTAL PROJECT COST</b>	<b>4,419.023</b>

#### **16. Pre-PDWP Deliberations:**

Instant project was discussed in Pre-PDWP meeting held on 17.03.2025 under chairmanship of Member (ID), P&D Board. Observations raised by P&D Board and responses of sponsoring agency are juxtaposed: -

<b>Sr. No.</b>	<b>Comments of P&amp;D Board</b>	<b>Replies by Sponsoring Agency</b>	<b>Remarks of Pre-PDWP</b>
<b>Public Building Section</b>			
1	A huge amount of Rs 195 million has been proposed for furniture for the scheme. PRA office is already operational and equipped with furnisher and fixture. Altogether new furnisher in addition to existing furnisher needs to be reviewed / rationalized substantially.	The current office of PRA lacks key facilities such as taxpayer facilitation centers, parking for visotors, conference rooms, seminar hall for taxpayer education, sufficient office space for enforcement officers and audit officers and hearing rooms for commissioner appeals. Additionally, most of the enforcement/audit officers are currently sitting in a common hall due to lack of space and are unable to conduct day-to-day taxpayer hearings. They need dedicated offices for smooth daily operations. This further poses challenges of taxpayers data privacy. Furthermore, PRA is undertaking an aggressive physical expansion plan according to which PRA will expand its base in Lahore and new offices will be opened in	

Sr. No.	Comments of P&D Board	Replies by Sponsoring Agency	Remarks of Pre-PDWP
<b>Public Building Section</b>			
		all districts and major tehsils of Punjab. PRA will utilize the current furniture in these offices. 42 new officers are being hired as part of future expansion. Keeping in view the above, the need for furniture is justified. However, the proposed furniture has been carefully reviewed and rationalized by PRA as per its need.	
2	Why the bar bending schedule has been proposed to be prepared by the Contractor as generally it is done by design directorate of the Executing Agency.	Bar bending schedule is usually prepared by the contractor during project execution. Design office only shares the design requirement and its contractor responsibility to prepare BBS for the project.	
3	PCC solid blocks in addition to hollow blocks need to be explained.	Solid blocks are mostly used in the inside of building and hollow block are mostly used at the periphery.	
4	Why the option of using full body and matt tiles has been opened. Decision needs to be finalized at this stage and rate should be adjusted accordingly.	MRS item has been referred. However, option has been opened for tile unavailability scenarios.	
5	HDF laminated wooden floor may be reviewed in context of durability vis a vis economic effectiveness.	These are proposed only in meeting rooms, executive lounges, members, chairperson and director offices.	
6	ECBC code 2023 limit the glazing of building in context of energy conservation. However, glazing work in the proposed building seems against the recommendations of the code.	Windows have been proposed throughout the building. However, only in entrance lobby and second floor glazing has been used for natural light.	
7	MRS rate of anodized glass is Rs 2887 / sft whereas the item has been made Non-MRS through change and rate has been enhanced to Rs.4326 / sft.	Double glazed Curtain wall is non-MRS item, however, MRS template was used for calculation of rate. The rate also includes tempering, fixing arrangement to cater inter-storey drift.	
8	Use of aluminum door, fire rated door of hollow metal, MS Doors and solid core wooden door should be classified.	Fire rated doors have been used to meet NFPA codal requirement in corridors and emergency exits. Solid core wooden and glazed doors have been used in offices/meeting rooms, MS louvered doors in service areas like electrical rooms and uPVC doors in toilets.	
9	Gypsum ceiling, clip on aluminum ceiling, wooden veneer MDF ceiling has been proposed in the project contrary to instructions of the PDWP.	Gypsum ceiling has been used in corridors where ducts and cables are running, wooden veneer MDF ceiling in executive offices and meeting rooms. All Staff Hall ceilings have been descoped.	

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<b>Public Building Section</b>			
10	Factor of steel needs to be indicated for explaining the quantity of proposed steel.	The factor of steel is based on the past project executed by IDAP; these factor have been used for PC-1 working.	
11	Need of a number of features wall may be reviewed / explained.	These are proposed only in reception area, meeting rooms, members, chairperson and director offices for LED screens and shelves.	
12	Sui gas detection system under the head of Plumbing work should be explained / deleted.	Sui gas detection system.is mandatory for indoor gas supply piping	
13	Use of HVAC should be justified in comparison to VRF system which is less CAPEX and OPEX cost intensive in comparison to the HVAC.	Details of CAPEX and OPEX in financial analysis indicate that VRF system is most economical system among all HVAC systems in terms of initial and operational cost for office building which will operate 8 h/day.	
14	IDAP may highlight its policy regarding the selection of independent split system, VRF and HVAC.	IDAP has already proposed VRF with AHU system. CAPEX and OPEX for different HVAC systems Is attached as <b>Annexure – A.</b>	
15	Electrical works needs to be justified through electric load analysis.	As per the load analysis of the tentative HVAC, Plumbing and power socket loads including lighting and external electrification are incorporated in the design which is based on the NEC codal requirements. Therefore, the selected equipment in the PC-1 form is justified.	
16	Public address system in addition to fire alarm system may be justified.	A Public Address System (PAS) is required along with a Fire Alarm System (FAS) in a multistory building for effective emergency communication. While the FAS detects and signals a fire emergency, the PAS provides clear, real-time voice instructions for safe evacuation, reducing panic and ensuring orderly movement. It enables building-wide or zone-specific announcements, assisting in guiding occupants based on the fire location and exit routes. Additionally, PAS can integrate with the FAS to automatically broadcast pre-recorded or live emergency messages during fire incidents..	
17	Is the queue management system is required for the working of PRA.	PRA deals with an average of 125 walk-in taxpayers daily at its tax facilitation section for resolution of their issues. A queue management system is mandatory to serve the taxpayer in a decent, efficient and organized manner.	
18	The proposed site is situated in WASA service area then why the cost of water supply and sewerage is being added.	The cost includes provisions for water supply and sewerage connections to the external sewerage and drainage networks, along with an independent water source to ensure a permanent supply.	



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<b>Public Building Section</b>			
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<b>Consultant ID</b>			
1	PRA is autonomous body, therefore scheme may be executed from its own funds.	Although PRA is an autonomous body but PRA neither retains any kind of fees / service charges nor maintains its own Fund. All the taxes collected by PRA are deposited in the Provincial Consolidated Fund. In line with PRA Act, PRA is allocated a budget of 2% of the total collection of PRA through regular provincial budget for financial year. This budget is released to PRA on a quarterly basis and the excess amount is surrendered to the Finance Department. It is pertinent to mention that PRA has been utilizing less than 0.5% of PRA's total annual collection. For instance, in FY 2023-24, PRA collection Rs. 240 bn, 2% of which comes to 4.8 bn. PRA is expected to utilize less than 1.5 bn out of it.	
2	Building may be got executed from Buildings Department C&W as per rules of business 2011. Under which law it is being executed from IDAP.	PRA takes pride in its smart and lean tax administration. It requires a purpose-built building as a turnkey solution for its head office. The turnkey solution shall not be limited to civil works but shall also include all design elements including electrical designs, architectural design and finishes, plumbing designs, energy efficiency and HVAC system designs. The project will also involve procurement of these complex technical revenue components, which PRA can't do on its own. These services are not provided by C&W and PRA itself lacks the capabilities to execute such technical procurements. The matter of building the PRA HQ building was first placed before the Authority in its 83rd meeting which approved the selection of IDAP keeping in view the above reasons. Subsequently, summary for the cabinet was initiated wherein it was mentioned that IDAP board has approved to execute the construction of PRA HQ building in its meeting held on 19.08.2024. The estimated cost for construction provided by IDAP was 4,723.116 million. The cabinet approved the inclusion of the scheme in current ADP along with an initial allocation of 2,000 million.	
3	Cost / Sft comes to Rs. 24177/- against Rs. 10000 to 12000 / as per plinth area rates notified by the Chief Engineer Buildings. Reasons	Plinth area rates didn't cater HVAC, Genset, Power cables, Fire Fighting system, Fire alarm system, ICT Passive, Public address system, Building Integrated system, Solar System, Elevators, QMS, etc. All the	

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<b>Public Building Section</b>			
	for higher rates rich specifications may be provided.	components are taken by IDAP in its cost, resulting higher than conventional plinth area rates.	
4	How much staff strength is to be accommodated in this building, which is present arrangement for existing staff.	301 officers/officials will be accommodated in this building. As per present arrangement, PRA has rented 4 buildings across Lahore and the staff is housed in these buildings. Due to lack of space most of the enforcement/audit officers are sitting in halls which impacts their efficiency due to the nature of work.	
5	What is justified for provision of 194.873million of furniture, when furniture is available in existing building? Furniture provision if justified maybe duplicated under head revenue.	The current office of PRA lacks key facilities such as taxpayer facilitation centers, conference rooms, seminar hall for taxpayer education and hearing rooms for commissioner appeals. Additionally, most of the enforcement/audit officers are currently sitting in a common hall due to lack of space and are unable to conduct day-to-day taxpayer hearings. They need dedicated offices for smooth daily operations. Furthermore, PRA is undertaking an expansion plan according to which PRA offices will be opened in all districts and major tehsils of Punjab. PRA will utilize the current furniture in these offices. 42 new officers are being hired as part of the future expansion. Keeping in view the above, the need for furniture is justified. However, the proposed furniture has been carefully reviewed and rationalized by PRA as per its need.	
6	IDAP may be reduced to 2% as per present practice. EIA / Geo-tech fee may be reduced to 0.25% instead of 0.5%.	IDAP fee @ 3% is approved by IDAP board. However, EIA / GT fee has been reduced to 0.25%.	
7	16% PRA for sums included in 2% + 0.5% fee therefore provision of Rs. 33.43 million on this account may be deleted.	PRA @16% is sales tax on services and will be deposited to Punjab Revenue Authority directly. The same provision was approved by P&D in all previous projects of IDAP.	
8	Feasibility study for mega project is mandatory as per Planning Commission Manual, which may be provided.	The Punjab Revenue Authority (PRA) contributes over 67% of the Government of Punjab's own-source tax revenue, yet it lacks a dedicated office building in Lahore. A significant portion of PRA's large taxpayers are based in Lahore, making it essential for the authority to operate from a purpose-built facility. Currently, PRA's offices are scattered across four different buildings, creating challenges in collaboration, coordination, and operational efficiency. Due to space constraints, no single functional unit is housed under one	

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<b>Public Building Section</b>			
		<p>roof. Additionally, PRA incurs an annual rent of over PKR 71 million, with total rental payments exceeding PKR 388 million to date. The projected rental cost for the next five years is approximately PKR 480 million. To enhance taxpayer services and operational effectiveness, a dedicated building is necessary. This facility should include a taxpayer facilitation center, hearing rooms for commissioner appeals, dedicated offices for enforcement and audit officers, and adequate parking for taxpayers. Establishing a centralized office will not only improve service delivery but also result in long-term cost savings. P&amp;D raised this observation earlier on the Summary for Cabinet; however, the Cabinet's approval contains no such requirement. Keeping in view the above, the cost-benefit analysis is clear and PRA feels a detailed feasibility report will be waste of time and resources as the project scope is construction of an office building.</p>	
9	Rate of furnishing items may be justified with provision of quotation further contractors provided overhead is not applicable on goods / revenue items.	Contractor overheads have not been considered for goods / revenue items.	
10	Cost / quantity of furnishing items may be rationalized by the section.	All quantities have been carefully reviewed with the PRA and finalized after multiple discussions and as per the needs of the PRA.	
11	Feeder connection fee Rs 50 million and Sui gas fee may be justified with demand notices.	The cost has been taken provisionally at this stage and will be paid as per actual demand draft.	
12	How O+M cost of Rs 196.492 million will be met, which is added in PC-I?	The O&M cost will be met by PRA's through its own regular budgetary allocation. There is no additional cost burden on the current side. In line with PRA Act, PRA is allocated a budget of 2% of the total collection of PRA through regular provincial budget for financial year. This budget is released to PRA on a quarterly basis and the excess amount is surrendered to the Finance Department. It is pertinent to mention that PRA has been utilizing less than 0.5% of PRA's total annual collection. For instance, in FY 2023-24, PRA collection stood at Rs. 240 bn, 2% of which comes to 4.8 bn. For the current financial year, PRA has been allocated 4,205 million and the estimated expense of PRA will be 1,500 million. Hence, there is no additional non-	

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<b>Public Building Section</b>			
		development footprint of the PRA HQ O&M.	
13	Road X-section and design may be provided.	Road cross-sections and design details are attached as <b>Annexure – B</b> herewith, showing pavement layers, widths, and other details.	
14	5km need for earthwork for back filling may be justified with lead chart.	Attached as <b>Annexure – C</b> .	
15	Excavated Earth may be reused in build-up, roads and green area for its disposed up to 5 km maybe deleted.	Excavated earth will be reused where material is found suitable as per specifications. Usability will be confirmed through lab testing. Any surplus or unsuitable material will be disposed of as needed, hence provision for disposal is retained.	
16	What is justification of underground water tank?	This is mandatory to maintain water reserve in case of borehole malfunction or water connection disturbance.	
17	Bar bending schedule maybe provided to justify the quantity of steel bars.	BBS are usually prepared by the contractor at the IFC stage by contractor. Our steel reinforcement factor are based on the past project IDAP project.	
18	What is the justification of protection board for membrane?	Membrane needs to be secured for long service with protection boards only. Otherwise, it can detach for retaining wall within short time.	
19	What is justification of 3/4" thick commercial ply?	It is used for isolating joint at the junction of frame and block work. It is to optimize the seismic performance of building.	
20	Provision of Engineer fill maybe deleted. Excavated Earth from basement may be used for filling, where required.	Excavated earth from basement can be used for backfilling purposes except loose debris material. Engineered fill material is required as per geotechnical investigation report. Geotech report attached as <b>Annexure – D</b> .	
21	What is justification of execution support system, its rate is included in excavation and MRS, if required. Item may be justified with geo-tech report?	Stable slope can't be achieved on the packages Mall side(road) and Adjacent plot (building is located) due to minimum plot clearance available. To stabilize the adjacent structures/facilities, shoring system must be provided.  As the design and execution of the retention system is a specialized task, it largely depends on the construction methodology adopted by the contractor. Most of components involved in retention systems are non-scheduled items, with multiple designs and execution strategies implemented during the construction process. Furthermore, its execution will be based on the contractor easy/speed of excavation & methodology with its responsibility if any damage occurs during	

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<b>Public Building Section</b>			
		the execution of task.	
22	Brick work maybe used instead of solid concrete block masonry, being cheaper material.	Concrete blocks are generally stronger than standard clay bricks, offering long-term performance and durability. They are larger than brick so faster to install, saving construction time. Provide superior resistance to nearly all types of deterioration caused by moisture, chemicals and corrosion. Hollow blocks make the building energy efficient.	
23	Single glazed windows may be used instead of double glazed.	Double glazing helps maintain a consistent and comfortable indoor temperature leading to energy efficiency and cost savings	
24	Provision of false ceiling maybe restricted to HVAC area / ducting / piping.	False ceiling has been rationalized by descoping from the staff halls.	
25	Laminated wooden flooring may be replaced with item of wooden flooring in MRS.	Laminated wooden flooring is cheaper as compared to MRS wooden flooring item.	
26	Justification for synthetic carpet tiles maybe provided.	Proposed in prayer rooms	
27	Solid wooden doors may be used as per MRS instead of ash wood doors.	Wooden door frame with glazing is not available in MRS. However, MRS input rates have been taken for this item	
28	Provision of aluminum ceiling may be justified.	As it is moisture resistant, therefore proposed in toilets to conceal pipes.	
29	Capacity of underground / OHR may be justified on the basis of criteria of Public health engineering department i.e. water consumption @ 50 gallons / storage/ day and storage @ 1/6th of total demand.	Delete RO plant as P&D recommended to have localized water dispensers	
30	Provision of RO plants not justified on the basis of TDS of water in Lahore.	Delete RO plant as P&D recommended to have localized water dispensers	
31	What is cost / sft of HVAC according to area to be air conditioned?	Per Sft cost of HVAC is 4,018/-	
32	Contractors profit / overhead is not allowed on good, machinery / equipment. N.S may be corrected accordingly.	No contractor overheads has been given on good, machinery, equipment. However, 5% contractor profit is given as per finance department notification.	
33	Provision of 2 Nos. 1000 KVA and one 1500 KVA generator set may be justified/rationalized to minimum requirement. Further UPS system may be deleted, when alternate generator set and solar system is available.	Ups are only required for the critical equipment for the critical equipment back up such as IT center. The rest of the equipment is interim building load requirements as per NEC building codes and standards. Moreover, solar energy relies on daylight and operates through a net metering system for energy	

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<b>Public Building Section</b>			
		management.	
34	Nos. of lifts may be reduced to 3 (2+1) from 6 Nos.	Noted.	
35	Pre cost / pre-fabricated boundary wall maybe constructed, instead of costly RCC wall at the rate of Rs 19 million.	Agreed. Only front boundary wall would be decorative. Rest of the three sides are proposed to be prefabricated.	
36	8 Km lead of earthwork in road maybe justified, earth excavated from excavation may be reused.	5KM lead was taken in roadwork instead of 8km.	
37	Provision of extra slush and dewatering in road work may be deleted, being unjustified.	A minor provision of Rs. 18,000 is included for potential slush/daldal removal near an existing septic tank. It is precautionary and may not be required during execution but is kept to address site conditions if needed.	
38	Electrical resistivity survey is not required as per sub-surface data is available with WASA Lahore.	The Electric Resistivity Survey (ERS) is location-specific, and WASA does not have the required location-specific information available.	
39	There is no need for sewerage collection tank / septic tank sewerage may be disposed in WASA's system.	A sewage collection tank/septic tank has been considered to provide primary treatment in accordance with WASA's norms.	
40	Detail of old building may be provided.	Currently PRA is housed in four residential buildings across Lahore. The total covered area of the four buildings is 41,117 sq feet and the total area of the four buildings is 12 Kanals and 18 marlas. The current annual rent is 71,449,764 which is increased annually by 10%.	
41	Sewage / drainage disposed plan w/c its connection with WASA's system may be provided.	Sewerage and drainage lines will be connected to the existing municipality/WASA lines. Attached as <b>Annexure – E</b> .	

## 17. Recommendation:

Revised PC-I at a cost of **Rs. 4,419.023 million** is submitted for PDWP consideration.