



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

WORKING PAPER FOR PDWP

PART-A

Project Profile:

1.	Project Title :	Construction of Residences for Officials (Grade 1-10) of Lahore High Court, Lahore at Harbanspura, Lahore
2.	Location :	Lahore Cantt.
3.	Sponsoring Agency :	Lahore High Court, Lahore.
4.	Executing Agency:	Communication & Works Department, Government of the Punjab.
5.	Operation & Maintenance:	Communication & Works Department, Government of the Punjab.
6.	Estimated Cost	Before Pre-PDWP = Rs.2618.968 million After Pre-PDWP = Rs.1604.152 million
7.	Source of Financing	ADP 2024-25 at G.S No. 2746 with an allocation of Rs.100 million
8.	Period of Implementation	36 Months till June 2028

9. Brief Description:

The existing number of residences provided by the Government is insufficient as compared to the number of officials (Grade 1-10) of Lahore High Court, Lahore. Therefore, a new housing colony is required to be established to overcome this problem. Accordingly, Lahore High Court has decided to construct residences for officials (Grade 1-10) on the already transferred state land measuring 40-Kanal 13-Marlas at Harbanspura, Lahore as per following scope of work: Construction of 100 residences for officials Grade 1-10 (10 units each comprising ground floor plus four floors); Construction of Masjid; Construction of Residence for Sub Engineer (BS 15- 17); Construction of Tube Well Chamber, Electric & Generator Rooms; Provision of 1 Cusec Discharge Turbine Pump with boring and lowering; Provision of LT/HT Panels; Provision of 1000 kg capacity Passenger Lifts; Construction of OHR of 50000 Gallons capacity. Initially, Lahore High Court has submitted PC-I of the scheme titled "**Construction of Residences for Officials (Grade 1-10) of Lahore High Court, Lahore at Harbanspura, Lahore**" at the cost of **Rs. 2618.968 million**. Instant project was discussed in Pre-PDWP meeting held on 02.05.2024 and following recommendations were made:

- The provision for the commercial market and dispensary may be deleted.
- An additional 5% for architectural features totaling Rs. 81.402 million shall be deleted.

- iii. Provision of 10% external development charges amounting to Rs. 162.805 million will be deleted keeping in view of separate provision of 'external area development charges' amounting to Rs. 105.782 million.
- iv. The component of firefighting/fire alarm system may be rationalized.
- v. Provision of generator (200KVA) will be omitted as the project is for residences.
- vi. Rationalized cost estimate will be submitted by Executing Agency in light of above recommendations.
- vii. Design of the proposed buildings may be reviewed from triple storey to five storeys.

Accordingly, Lahore High Court submitted PC-I of the scheme at the cost of **Rs. 2,370.179 million**. Instant project was discussed in 2nd Pre-PDWP meeting held on 24.09.2024 and following recommendations were made:

- i. The design of the proposed buildings may be revised from 2 residences per floor to 4 residences per floor (Ground + four floors), which would provide 20 residences per block and a total of 5 blocks in the proposed scheme.
- ii. The sponsors shall review the PC-I in light of aforementioned observations and subsequently submit annotated responses.
- iii. The revised design and cost estimate will be submitted by the Executing Agency in accordance with the above mentioned recommendations.
- iv. Cost of the project should be rationalized and should be reduced from the printed cost to have cushion for future price increase.

Therefore, Lahore High Court has submitted PC-I of the scheme titled "**Construction of Residences for Officials (Grade 1-10) of Lahore High Court, Lahore at Harbanspura, Lahore**" at rationalized cost of **Rs. 1604.152 million** for consideration of PDWP.

10. Scope of work

Major Components in scope of work are as under:

- Construction of 100 residences in 5 Blocks (each block comprising 20 units and ground floor plus four floors i.e. 4 units per floor) for officials of Grade 1-10;
- Construction of Masjid;
- Construction of Residence (double storey) for Sub Engineer (BS 15-17);
- Construction of Tube Well Chamber, Electric Security Rooms = 3x;
- Construction of OHR 20000 Gallons;
- Provision of Power Wiring;
- Provision of 1 Cusec Discharge Turbine Pump with boring and lowering;
- Provision of 05 Nos. 1600 kg capacity Passenger Lifts;
- External Development Charges;

11. **Covered Area Statement:**

Sr.	Description of Items	Covered
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No.		Area
A	<u>Buildings / Civil Components</u>	
1	Construction of 100-No Residences for Officials BPS 1-10, Bearing Architectural Scheme No. 519, Sub Scheme No.1, Drawing No.10 (Multistoried) Ground + 4 (5 Storeys).	
i.	Ground Floor 5134 Sft each	25670 Sft
ii.	First Floor 5134 Sft each	25670 Sft
iii.	Second Floor 5134 Sft each	25670 Sft
iv.	3rd Floor 5134 Sft each	25670 Sft
v.	4 th Floor 5134 Sft each	25670 Sft
vi.	Mumty 5 th Floor 485 Sft	2425 Sft
2	Construction of Masjid	
i.	Ground Floor	1470 Sft
3	Construction of Sub Engineer Residence BPS (15-17)	
i.	Ground Floor	1764 Sft
ii.	First Floor	1428 Sft
iii.	Mumty Floor	136 Sft
4	Construction of Tubewell Chamber, Electric Security Rooms	609 Sft
Total Covered Area:		20682 Sft

12. Sector issues:

Acute shortage of courts and non-availability of proper residences and allied facility.

13. Sector Strategy:

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

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

The scheme is in line with sector strategy.

15. Breakdown of Capital Cost:

(Rs. in million)

Sr. No.	Description of Items	Before Pre-PDWP	After Pre-PDWP	Difference
A	<u>Buildings / Civil Components</u>			
1	Construction of 100-No Residences for Officials BPS 1-10, Bearing Architectural Scheme No. 519, Sub Scheme No.1, Drawing No.1,2 (Multistoried) Ground + 4 (5 Storeys)			
i.	Ground Floor	651.554	276.440	375.114
ii.	First Floor	431.662	182.334	249.328
iii.	2 nd Floor	443.719	187.648	256.071
iv.	3 rd Floor	56.208	192.961	-136.753
v.	4 th Floor	0.000	198.275	-198.275
vi.	Mumty 5 th Floor	0.000	18.277	-18.277
2	Construction of Masjid, Bearing Architectural Scheme No. 519, Sub Scheme No.2, Drawing No.1			
i.	Ground Floor	7.844	7.949	-0.105
ii.	Extra cost of Minar / Dome	1.500	2.000	-0.500
3	Construction of Sub Engineer Residence BPS 15-17, Bearing Architectural Scheme No. 519, Sub Scheme No.4, Drawing No.1,2			
i.	Ground Floor	12.909	13.018	-0.109
ii.	First Floor	7.424	7.479	-0.055
iii.	Mumty Floor	0.701	0.694	0.007
4	Construction of Tube Well Chamber, Electric Security Rooms = 3 x 14.25 x 14.25=609Sft			

Sr. No.	Description of Items	Before Pre-PDWP	After Pre-PDWP	Difference
	Ground Floor	8.338	0.000	8.338
	Construction of Commercial Market, Bearing Architectural Scheme No. 519, Sub Scheme No. __, Drawing No.1			
	Ground Floor	1.345	0.000	1.345
	Construction of Tube Well Chamber, Electric Generator Rooms & RO Filter Room = 4 x 14.25 x 14.25=609Sft	4.145	0.000	4.145
		1627.349	1087.075	540.274
	Add 10% External Development Charges	162.590	0.000	162.590
	Add 5% Architecture Features Charges on Rs.	81.370	0.000	81.370
	Total (A)	1871.309	1087.075	784.224
B	Additional & improved specifications items			
1	Construction of O.H.R 50,000/- Gallons complete in all respect.	32.500	16.440	16.060
2	Installation and testing of earthing bore type comprising of 6" dia bore 120' to 130' deep or near water level i/c back filling ramming earthing line shall be made at minimum 6-0" away from bore shall not be less than 10ft earthing electrode copper rod size 10'-0" long 5/8" dia & i/c all accessories kalmi shora, earthing lead consisting of bore standard copper conductor single core 2x95mm and connection to DB	23.005	11.395	11.610
	Supply and Erection of Termination Kit for 120 / 185 / 240 mm sq 3-core 11-KV cable complete in all respect.	2.279	0.000	2.279
3	S/I and Commissioning of 2 Ton Capacity Wall mounted type Air Conditioning inverter (Heat & Cool) Gree or approved equalent with wireless remote control and Bio antibody filter complete in all respects. (Gree OR equivalent Split)	2.450	1.432	1.018
	Providing / fixing Gas water heater (Geyser) of specified capacity, comprising of water tank made of 14 SWG steel sheet and cover with 20 SWG MS sheet, best quality of approved make of Corona / Ambassador / Super Asia / Canon i/c the cost of non-return valve, imported thermostat, G.I .accessories, safety valve and making connection with existing water supply pipe line complete in all respects as approved and directed by the Engineer Incharge. 55 Gallons	0.143	0.000	0.143
4	Extra rate for R.C.C Shear Wall for lift (9.5x12.25)=113.31-Sft Total area of each floor 113.31-Sft x 5=567- Sft	0.000	6.641	-6.641
5	Providing and laying superb quality Porcelain glazed tiles flooring of MASTER brand of specified size in approved design,Color and Shade with adhesive/bond over 3/4"thick (1:3) cement plaster i/c the cost of sealer for finishing the joints i/c cutting grinding complete in all respect as approved and directed by the Engineer Incharge a) Full body Glazed tiles (iii) 600mmx 600 mm	0.000	0.000	0.000

Sr. No.	Description of Items	Before Pre-PDWP	After Pre-PDWP	Difference
6	Providing and laying 4-1/2" thick fair face Special brick Cladding 9"x4-1/2" x 3") laid in (1:3) cement / red posso mortar having 1/4" thick groove finish i/c the cost of 8SWG wire in shape of 8 placed horizontally and vertically at 36" and 18" c/c respectively i/c cutting charges as per approved drawing, complete in all respect as approved and directed by the Engineer Incharge.	0.000	27.243	-27.243
	Total (B)	60.377	63.151	-2.774
C	<u>Electrical & Mechanical Components</u>			
1	Provision of Power wiring	78.018	46.476	31.542
2	Provision of Fire Fighting, Fire Alarm System	39.009	0.000	39.009
3	Provision of Internet Networking & TV cable	29.254	0.000	29.254
4	Provision of 1 Cusec Discharge Turbine Pump with Boring and lowering (detail attached)	18.199	12.251	5.948
5	Provision of Supply & Installation prime rated 200 KVA Gen Set (Allied CATERPILLAR) With canopy	25.000	0.000	25.000
6	Provision of 1600Kg Capacity Passenger Lifts for 5-Opening / Stops (Ground + 4) 5-Stops	0.000	105.000	-105.000
7	External Area Development Charges (Detail Basis)	296.108	105.782	190.326
8	Forreverssee Osmosesfiltration Plaint 3000-Litres Capacity Per Hours	1.950	0.000	1.950
	Total (C)	487.538	269.509	218.029
	Total (A+B+C) (0.700 million add)	2418.799	1419.735	999.479
1	Add 5% P.S.T except item No. (C-03)	119.725	74.417	45.308
2	Add 1% Horticulture Charges except item No. (C-03)	2.444	0.000	2.444
3	Add WAPDA Connection / Transformer Charges	60.000	60.000	0.000
4	Add Sui Gas Connection Charges	10.000	0.000	10.000
5	Add WASA Connection Charges	8.000	50.000	-42.000
	Grand Total	2618.968	1604.152	1015.231

16. Pre-PDWP Deliberations:

Instant project was discussed in Pre-PDWP meetings held on 02.05.2024 and 24.09.2024 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
Comments of Public Buildings Section			
i.	Justification of the project should be established through the gap analysis between the demand and available residences.	No residencies are available for the officials in Lahore.	Noted
ii.	Need assessment/feasibility may be shared based on available residences and gap analysis.	There is short fall of 1300 residences against the demand	Noted
iii.	Lahore high court is already eligible for residences from the pool of residences available at	No residences were provided to officials of LHC from the S&GAD pool.	Noted

Sr. No.	Comments of P&D Board	Replies by Sponsoring Agency	Remarks of Pre-PDWP
	Lahore. Hence, the Lahore High Court may explore to fulfill the demand from the pool of residences rather than constructing the new residences.		
iv.	Master plan of proposed state land of 40-Kanal and 13-Marlas for construction of residences for officials need to be shared.	Master plan attached.	Noted
v.	5 % additional area has been added in the all floors of the project. The same seems not justified and should be deleted.	5% additional area is part of Architectural drawings and proposed by the Chief Architect Punjab.	PDWP has already taken decision in this regard that 5 % additional area shall not be part of estimate. Hence is deleted.
vi.	Provision of mosque in the residences may be reviewed keeping in view the nearest available facility for the purpose.	☐The proposed land is approximately 1 km away from the main canal road. There is no facility available in nearby vicinity. Therefore, separate Mosque for the allottees is proposed by Architect department as per requirement.	Noted
vii.	Extra provision of dome should be reviewed / deleted.	Extra provision is taken for construction of Dome / Minar for Holy Mosque.	Noted
viii.	Residence of the sub-engineer has been proposed at the site. Clarification needs to be proffered that at how many residences; a residence of the engineer is pre-requisite.	Provision of Sub Engineer LHC residence is made as per requirement of Client department.	Noted
ix.	Why the strip foundation has been adopted for the residence of the sub-engineer. If there is any justification / BRS available, then the same needs to be provided.	Strip foundation is proposed for sub engineer Residence as per site conditions. Work will be done as per approved structural drawings issued by Punjab Planning and design directorate of C&W Dept. after proper Soil investigation by BRS.	The provision shall be allowed in the BRS. The report is not yet provided; therefore, the provision is not allowed.
x.	Electrification works external including internal should be established through a comprehensive electricity demand assessment.	Electrification work will be executed as per technical sanction estimate by competent authority.	Noted
xi.	The item "Providing and installing, P.V.C. strainer B.S.S. Class 'B', in tube well bore hole, including sockets and solvents, etc. complete" should	It is a typing mistake. PVC B Class Pipe for lying under ground wiring is required. Stainer items need to be replace with PVC Blind Pipe.	Noted

Sr. No.	Comments of P&D Board	Replies by Sponsoring Agency	Remarks of Pre-PDWP
	be justified in the cable trench.		
xii.	Item of cable trench has been taken 02 times under external development head. The overlap should be reviewed / rectified.	One cable trench is taken for street light and other one is taken for external power wiring.	Noted
xiii.	Construction of generator pad may be justified.	Generator pad is already deleted.	Noted
xiv.	44 bore holes for the residences should be explained. for carthy.	44 bores are used for earthing of building.	Noted
xv.	VRF system for the project is not primarily justified. The background in this regard should be indicated.	VRF system is not included in this Rough Cost Estimate.	Noted
xvi.	Approval of the building plan is not required from LDA?	Approval from LDA is not required in this case as other Govt. Housing schemes in premises of Lahore.	Noted
xvii.	Sewerage plan of the site needs to be indicated.	Sewerage system is planned and dropped in Tehra Distributary/drain adjacent to B/wall of colony.	Noted
xviii.	Availability of water supply and sewerage for the residences falls in the area of WASA Lahore. Comments of WASA in this regard may be obtained.	Internal sewerage and Water supply system is domain of Client department.	Noted
xix.	Quotation of the proposed lift is not provided in the PC-I.	Quotation of lift Attached.	Noted
xx.	Rate analysis of lift and lift well is not provided in the PC-I.	Attached.	Noted
xxi.	Sponsors may justify "extra ribbed raft foundation" and extra rate for the frame structure in each floor" for proposed building. BRS report may also be provided.	Proposed residences are 5 stories building. Hence Raft foundation / frame is as per requirement.	Noted
xxii.	Proposed 3 feet deeper foundation may be justified with site photographs / BRS report.	Topographic survey plan is attached for ready reference	Noted
xxiii.	Provision of Air conditioning needs.	Provision of 2 ton 4 ACs is made only in Masjid.	Noted
Comments of Technical Section			
i.	Sponsor may be provided the master plan of area, existing sites condition along with sites map and drawings of proposed structure.	Master plan is provided in the PC-I.	Noted
ii.	It is observed that deeper foundation has been taken for construction work. Sponsor may be provided BRS report to	Topographic survey plan is attached for ready reference	BRS report should be provided for the project.

Sr. No.	Comments of P&D Board	Replies by Sponsoring Agency	Remarks of Pre-PDWP
	substantiate the provision.		
iii.	The need for construction of Masjid at Rs.10 Million may be substantiated with existing sites arrangements / facility if any.	The proposed land is approximately 1 km away from the main canal road. There is no facility available in nearby vicinity. Therefore, separate Mosque for the allottees is proposed by Architect department as per requirement.	Noted
iv.	Detail of external development @ Rs. 270 Million may be provided along with sites plan and existing structures.	External Development charges have been reduced to Rs 144 million on detail basis.	Noted
v.	04 No, 02 ton capacity wall mounted AC may be rationalized.	The number has been rationalized to 02.	noted

17. Recommendation:

PC-I of the instant project at cost of **Rs.1604.152 million** is placed before PDWP for consideration.