



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

WORKING PAPER FOR PDWP

Project Profile:

| | | |
|------------|--|--|
| 1. | Project Title: | Construction of 03 Towers of Multistory Building for Residences of Government Officials at Chauburji Garden Estate, Multan Road Lahore |
| 2. | Location: | Chauburji Garden, Multan Road, Lahore |
| 3. | Sponsoring Agency: | I&C Wing, S&GA Department |
| 4. | Executing Agency: | Punjab Buildings, Communication & Works Department |
| 5. | Operation & Maintenance: | Punjab Buildings, Communication & Works Department |
| 6. | Name of the Relevant Department(s)/Stakeholder(s) invited in Pre-PDWP | i. Service & General Administration Department, Government of the Punjab ii. Punjab Buildings, Communication & Works Department iii. Finance Department, Government of the Punjab iv. Architecture Department, Government of the Punjab |
| 7. | Name of sector's Specialists/Consultant/Advisors/Expert invited in Pre-PDWP | i. Technical Wing, P&D Board ii. Consultant (ID), P&D Board |
| 8. | Project Cost: | Cost before Pre-PDWP: Rs.3,069.652 million Cost after Pre-PDWP: Rs. 2974.479 million |
| 9. | Source of Financing: | Supplementary scheme=ADP 2024-25 I.D. No.7806. |
| 10. | Period of Implementation: | 28 Months Till December 2025 |

11. Brief Description:

The Welfare Wing, Services and General Administration Department, Government of Punjab, faces a critical shortage of official housing accommodations. Currently, 13,809 officers and officials are registered for government residences, including those borne on the cadre strength of S&GAD, Lahore High Court Lahore, and Provincial Assembly of the Punjab. Of these, 7,267 are awaiting allocation - a figure that continues to rise. Existing capacity in all Government Officers' Residences (GORs) and colonies has been exhausted, compelling many employees to reside in increasingly unaffordable rental accommodations due to high inflation. This situation poses significant financial hardship and potentially impacts workforce morale and productivity.

In response to this urgent need, a master plan for four residential towers was approved by the Competent Authority for the available land in Chauburji Garden Estate, Multan Road, Lahore. The first phase of this initiative, titled "Construction of One Multi-Story Building for Residences Grade 11-14 for Staff Colony at Chauburji Garden Estate, Multan Road, Lahore at GS No. 2961," was initially approved by the PDWP on September 7, 2023, at a cost of Rs.770.207 million for a ground-plus-4-story structure. Administrative approval was granted on October 5,

2023. Subsequently, the scheme was revised and approved by the PDWP on July 22, 2024, with an increased budget of Rs.1,005.000 million to accommodate a ground-plus-6-story building. The revised administrative approval was issued on August 9, 2024. Significant progress has been made on the first tower, with the structure now complete. It comprises 36 residential units, featuring a ground floor designated for parking and six floors of apartments. Each residential unit spans 1,360 square feet. The finishing work on this tower is expected to be completed by June 2025.

Building on this success, the C&W Department/Executing Agency has submitted a rough cost estimate of Rs. 3,069.652 million to construct the remaining three towers of multistory residences at Chauburji Garden Estate, Lahore. The instant project was discussed during the **20th meeting of the SSCFD held on 03.12.2024** and approved the scheme titled "Construction of 03 Towers of Multistory Building for Residences of Government Officials at Chauburji Garden Estate, Multan Road, Lahore" at a cost of Rs. 3,069.652 million for inclusion in the ADP 2024-25.

Instant project was discussed in 61st PDWP meeting held on 31.01.2025 at the cost of Rs. 2,844.680 million under the Chairmanship of Chairman, P&D Board and deferred with the following decisions:

"Project was deferred with the decision that a comparative statement with and without a fire exit shall be made part of estimate and amended PC-I shall be placed before the forum for decision / consideration."

Accordingly, the S&GA Department has submitted amended PC-I at a cost of **Rs. 2974.479 million** with a fire/ emergency exit to construct the remaining three towers of multistory residences at Chauburji Garden Estate, Lahore, for the consideration of the PDWP.

12. Project Objectives:

- i. Security: Official residences are often located in secure areas, providing government employees with enhanced safety and protection.
- ii. Reduced Commuting Time: Employees residing near government premises spend less time commuting, leading to increased productivity and reduced traffic congestion.
- iii. Availability for Work: Employees are readily available during emergencies or for urgent tasks, improving responsiveness.
- iv. Work-Life Balance: Helps employees balance their professional and personal lives more effectively. Sense of Community: Sharing official residences can foster a sense of camaraderie and community among government officials.
- v. Communication and Collaboration: Living near colleagues can facilitate informal discussions and collaborations, leading to better decision-making.

- vi. Efficiency in Operations: It can enable government organizations to function more efficiently by having key personnel available at all times.
- vii. Flexibility for Extended Working Hours: enables employees to work longer hours when necessary
Resource Utilization: Official residences would maximize the use of government-owned property, making efficient use of existing infrastructure.
- viii. Attracting Talent: Offering official residences can be an attractive perk for potential government employees, aiding in recruitment efforts and retaining quality human resources.

13. Scope of work:

Total Covered Area of three towers: $3 \times 92630 = 277890$ Sft

Detail of One Tower:

Ground Floor (13122-Sft)

- Parking Area:
- 28 Cars
- 38 Bikes

First – Sixth Floors (13122-Sft)

- Residential floors
- 6No. residences on each floor
- Area of each flat = 1350 Sft
- Total 36 No. residences on Six floors
- Each residence comprising of 2No. Bedrooms, 2No. attached washrooms, balcony, lounge/ dining, kitchen, store and laundry

Mumty (776-Sft)

- Firefighting and fire alarm system
- Underground Water Tank for Fire Fighting
- Elevators of 1000Kg capacity (2No.)

14. Covered Area Statement:

| Sr. No. | Description | Covered Area |
|--|-----------------------|-------------------|
| 1 | Ground Floor | 13122 |
| 2 | First Floor | 13122 |
| 3 | 2nd Floor | 13122 |
| 4 | 3rd Floor | 13122 |
| 5 | 4th Floor | 13122 |
| 6 | 5 th Floor | 13122 |
| 7 | 6 th Floor | 13122 |
| 8 | 7th Floor (Mumty) | 776 |
| Total Covered Area of One Tower | | 92,630 Sft |
| Total Covered area of 3 Towers | | 277890 Sft |

15. Sector issues:

Acute shortage of Government residences in Government Colonies, a large number of officers/officials are in long queues and they are residing in rental accommodations

16. Sector Strategy:

Government of Punjab needs adequate, sustainable and resilient building infrastructure for the proper working of the government functionaries and service delivery to the general public. Public Buildings sector provides basic and essential physical resources the in form of public offices and official residences to carry out its functions. Therefore, the project is in line with the sector strategy.

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

The scheme is in line with sectorial Policy.

18. Other major ongoing and potential projects in the sector.

- Construction of Residences for the Officers of P&D and S&GAD at GOR-II & GOR-III
- Construction of New GOR, Near DHA Phase-9, Lahore

19. Breakdown of Cost Estimate:

(In Millions)

| Sr. No. | Description | Cost before Pre-PDWP | Cost after Pre-PDWP |
|----------------------------|---|----------------------|---------------------|
| ONE BUILDING BLOCK: | | | |
| A | Buildings / Civil Components | | |
| 1 | Construction of Building for Grade11-14 | | |
| i. | Ground Floor | 114.820 | 114.820 |
| ii. | First Floor | 90.804 | 90.804 |
| iii. | Second Floor | 93.520 | 93.520 |
| iv. | Third Floor | 96.236 | 96.236 |
| v. | Fourth Floor | 98.953 | 98.953 |
| vi. | Fifth Floor | 101.669 | 101.669 |
| vii. | Sixth Floor | 104.386 | 104.386 |
| viii. | Seventh Floor (Mumty & Lift well) | 6.028 | 6.028 |
| | Total | 706.417 | 706.417 |
| | Add 05% external development Charges except Mumty on Rs.719.159 | 71.915 | 35.321 |
| | Total (A) | 791.074 | 741.738 |
| B | Additional items & improved specifications | | |
| 1 | Extra Providing and laying fair face Gutka cladding laid in (1:2) cement / red posso mortar having 1/4" 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 | 5.198 | 5.198 |
| 2 | Provision of Lift Well (detail attached) | 16.306 | 16.306 |
| 3 | Provision of 10000 Gallon Capacity Over Head Reservoir on Roof Top of 6th Floor (01 No.) | 6.524 | 3.262 |
| | Total (B) | 29.280 | 24.768 |
| C | Electrical & Mechanical Components | | |
| 1 | Provision of Power wiring i/c H.T & L.T Panels | 44.462 | 44.462 |
| 2 | Provision of Fire Fighting, Fire Alarm System | 27.789 | 22.750 |
| 3 | Provision of Internet Networking & TV cable | 11.578 | 11.578 |
| 4 | Provision of Under Ground Water tank for Fire | 6.456 | 3.262 |

| | | | |
|---|---|------------------|-----------------|
| | Fighting | | |
| 5 | Provision of 1600Kg Capacity Cargo Lift for 07-Opening / Stops (Quotation attached) | 26.000 | 26.000 |
| 6 | Provision of 1000Kg Capacity Passenger Lift for 07-Opening / Stops (Quotation attached) | 23.000 | 23.000 |
| | Total (C) | 139.286 | 131.053 |
| | Total (A+B+C) | 959.642 | 897.559 |
| | Add 5% P.S.T except imported mechanical Items. 6 on Rs. 871.559 million | 46.682 | 43.578 |
| | Add for 2 % for consultancy charges on Rs. 871.559 million | 18.672 | 17.431 |
| | Add WAPDA Connection / Transformer Charges | 7.000 | 7.000 |
| | Add WASA Charges | 5.000 | 0.000 |
| | Manufacturing and Fixing of Emergency Ladders | 0.000 | 25.925 |
| | Add Sui Gas Connection Charges | 5.000 | 0.000 |
| | Grand Total for 01 Tower | 1,041.997 | 991.493 |
| | Grand Total for 03 Towers | 3,125.992 | 2974.479 |

20. Pre-PDWP Deliberations:

Instant project was discussed in Pre-PDWP meeting held on 26.12.2024 under chairmanship of Member (ID), P&D Board. Observations raised by P&D Board and responses of sponsoring agency are juxtaposed: -

| Sr. No. | Comments of P&D Board | Replies by Sponsoring Agency | Remarks of Pre-PDWP |
|---------|---|---|--|
| 1. | During the 8th PDWP meeting held on 22.07.2024, it was decided that "A comprehensive mechanism for maintenance and upkeep/ cleanliness of multistorey buildings shall be developed & notified by the I&C department". The mechanism may also be shared for the additional three towers at the same location." | Welfare wing has formulated the mechanism in this regard which shall be notified after approval from the competent authority. | Noted. Necessary action in this regard needs to be taken as per earlier directions of the PDWP. |
| 2. | WASA charges for additional 3 towers may be deleted as connection charges for the already approved tower stands approved. | Agreed. | The provision is deleted. |
| 3. | Sui gas connection charges may be deleted as new sui gas connections are banned by Govt. of Pakistan. | The provision is being deleted. | Noted |
| 4. | External development may be reduced to 5% being developed site. | Agreed. | Noted |
| 5. | 02 Nos. of 10,000-gallon capacity O.H.R may be reduced to 01 No. Rate may be corrected accordingly. Work at the basis of 35 gallon / capacity/ day with 1/6 storage. | Agreed. OHR number is being reduced to 01. | Noted |

| | | | |
|----|--|---|--------|
| 6. | Drawings may be prepared by C.A and get signed for the check. | The drawings are being prepared from SPU of C&W Department. | Noted. |
| 7. | Nos. of ground reservoir along with the capacity needs to be reduced. | Agreed. No of ground reservoir has been reduced to 10000 gallons. Furthermore, no of UGR has also been reduced to 02 instead of 04. | Noted. |
| 8. | Cost of firefighting system should be rationalized with the requirement of the building. | Agreed. The amount has been rationalized. | Noted |

21. 61st PDWP Deliberations:

Instant project was discussed in 61st PDWP meeting held on 31.01.2025 at the cost of Rs. 2,844.680 million under the Chairmanship of Chairman, P&D Board and deferred with the following decisions:

Project was deferred with the decision that a comparative statement with and without a fire exit shall be made part of estimate and amended PC-I shall be placed before the forum for decision / consideration.

In light of the deliberations and decision of PDWP, I&C Wing, S&GAD has forwarded PC-I that emergency ladder shall be added at each tower.

22. Recommendations:

Project is placed before PDWP at a cost of Rs. **2974.479 million** with a fire/ emergency exit for consideration.
