



**WORKING PAPER FOR PDWP**

**Part-A - Project Profile**

1.	Project Title	Conservation & Reconstruction of Old Fortified Wall Around Walled City, Lahore		
2.	Location	Lahore		
3.	Sponsoring Agency	LG&CD Department		
4.	Executing Agency	Walled City of Lahore Authority		
5.	Operation & Maintenance	Walled City of Lahore Authority		
6.	Relevant Department & Stakeholder invited in Pre-PDWP Meeting	LG&CD Department, Finance Department, Deputy Commissioner Lahore, Urban Unit, PERI, DG M&E		
7.	Proposed Cost	Rs. in million		
			Cost	Difference
		Cost Before Pre-PDWP	5,404.3	-3,522
		Cost After Pre-PDWP	1,882.3	
8.	Source of Funding	Scheme Proposed for Next ADP		
9.	Gestation Period	24 months (Till June 2027)		

**10. Background of the Project:**

The Walled City of Lahore Authority (WCLA) is undertaking the Fortification Wall Conservation Project to restore and preserve the historic defensive walls of the Walled City of Lahore. This project aims to safeguard the city's cultural heritage while reinforcing the structural integrity of the centuries-old fortification. Key areas to be addressed include

- i. Identifying areas with structural weaknesses, erosion, and damage.
- ii. Development of encroached part of the wall.
- iii. Using traditional construction materials and techniques to maintain historical authenticity.
- iv. Repairing cracks, missing sections, and weakened masonry.
- v. Implementing protective measures to prevent further decay.
- vi. Documenting historical elements of the fortification wall.
- vii. Collaborating with archaeologists and historians to ensure accurate restoration.
- viii. Removing unauthorized encroachments and modern alterations that affect the historical character.
- ix. Improving drainage and landscaping around the wall to prevent water damage.
- x. Enhancing access pathways and lighting for safety and visibility.
- xi. Installing information boards to educate visitors about the wall's historical significance.
- xii. Involving local communities in heritage conservation initiatives.

- xiii. Organizing educational programs to promote heritage awareness.
- xiv. Establishing a maintenance framework for regular inspection and upkeep.
- xv. Implementing policies to protect the fortification wall from future damage.

This Fortification Wall Conservation Project, under the execution of WCLA, is a significant step in preserving the historic identity of Lahore. By integrating traditional conservation methods with modern preservation techniques, the project will help protect this invaluable heritage site for future generations.

The Administrative Department has submitted the PC-I at cost of Rs. 1,882.3/- million with gestation period of 24 months till June 2027.

### **Justification of the Project:**

The conservation of the Fortification Wall of Lahore is essential due to the following reasons:

- i. Historical & Cultural Significance:
  - a. The wall represents the historical defense system of Lahore and holds immense cultural heritage value.
  - b. Protecting this structure is crucial for maintaining the city's historical identity.
- ii. Deterioration & Development of Missing portion:
  - a. The wall has suffered from erosion, weathering, encroachments, and neglect
  - b. Parts of the structure have been removed due to encroachment and illegal developments which needs to be restored.
- iii. Urban Development & Heritage Protection:
  - a. Encroachments and modern developments threaten the authenticity of the fortification wall.
  - b. The project will ensure a balanced approach between urbanization and heritage conservation.
- iv. Tourism & Economic Benefits:
  - a. Restoring the wall will enhance Lahore's appeal as a heritage tourism destination.
  - b. Increased tourist activity can contribute to the local economy and promote cultural appreciation.
- v. Sustainability & Long-Term Preservation:
  - a. A structured conservation plan ensures sustainable restoration and long-term maintenance.
  - b. The project aligns with best practices in heritage conservation.

## **11. Scope of Work**

- a) Conservation & Civil Works of Fortified Wall
- b) Electrical

## **12. Objectives of the Project**

- i. The project directly supports WCLA's mission of restoring historical structures while preserving architectural authenticity.
- ii. It removes encroachments, improves environmental conditions, and enhances public spaces surrounding the fortification wall.
- iii. Improved accessibility and heritage conservation will help attract tourists, strengthening Lahore's cultural tourism sector.
- iv. The project includes educational initiatives to engage local communities and stakeholders in heritage preservation efforts.
- v. A long-term conservation and maintenance plan is included to ensure sustainable urban development in line with WCLA's goals.

- vi. This initiative plays a crucial role in preserving Lahore's rich history and reinforces WCLA's commitment to heritage protection, tourism development, and sustainable urban growth.

**13. Relationship of the project with the sector policy/growth strategy:**

The vision of the Government is to make urban centers the engines of national growth, centers of economic activity and knowledge, and focal points for cultural change. Projects to be executed under this program are an integral part of the Development Profile of the province. The overall program is in line with Pakistan Vision 2025, Govt. of Pakistan, Punjab Growth Strategy 2018 and Punjab Urban Development Sector Plan 2018. The proposed scheme is based on the Government of Pakistan's (GOP) Vision 2025 which aims at transforming the urban areas into creative eco-friendly sustainable cities through improved city governance, effective urban planning, efficient local mobility infrastructure and better security to make urbanization an important driver of growth. Similarly, the Punjab Growth Strategy 2023 envisions sustained improvement in living standards in cities. It is linked to Sustainable Development Goals (SDG-11 Sustainable cities and communities) which states "to make cities inclusive, safe, resilient and sustainable".

**14. Other major ongoing & potential projects in the sector:**

- PICIIP
- PRSWSSP
- DREAMS (I &II)
- Heritage and Urban Regeneration in Lahore Fort (AFD Funded)

**15. Annual Operating Cost**

N/A

**16. Existing Facility**

Not provided

**17. Capital Cost Estimate**

The summary of the project cost is given below;

**(Rs. in Million)**

Components	Components Name	Amount
A	Conservation of Existing Wall & Construction of New Fortified Wall B/W Zakki Gate to Masti Gate	960,020,717
B	Construction of New Fortified Wall B/W Zakki Gate to Masti Gate Bhatti To Texali	540,942,763
C	Electrical	164,812,671
Total		1,665,776,151
Contingencies @ 2%		33,315,523
TOTAL		1,699,091,674
PRA @ 5%		83,288,808
TOTAL		1,782,380,482
TPV+Structure Design/Electrical+Supervision Consultancy charges @ 6% Without PRA Design)		99,946,569
GRAND TOTAL		1,882,327,051
<b>AMOUNT IN MILLION :</b>		<b>1,882.3</b>

**18. Financial Phasing of the Project:**

	2025-26	2026-27
<b>Proposed Allocation</b>	1,000	882.3

**19. Period of Implementation:**

Project implementation period will be 24 months (Till June 2027).

**20. Annual Income after completion:**

N/A

**21. Manpower Requirement:**

WCLA shall have the overall responsibility for the project. The concerned engineering and conservation staff of WCLA shall be directly responsible project's performance. However, in light of the practice adopted in other projects, Project's Management and Monitoring Consultant as well as staff shall be hired

**22. Economic /Financial Appraisal:**

Not Provided

**23. Environmental Appraisal:**

Not Provided

**PART-B**

Pre-PDWP meetings were held on 08.04.2025 under the Chairmanship of Member (LG/UD), P&D Board wherein the said project was discussed in detail. Observation conveyed to AD.

**Comments of P&D Board:**

1. Project Steering Committee headed by Secretary LG&CD Department and consisting of all relevant stakeholders may be constituted to steer the smooth implementation of the project.
2. The project requires need assessment / feasibility study / designing, however, the same has not been done in the case of the project.
3. Background / justification of the project are not mentioned in the PC-I.
4. The detail plan of the area is not provided in the PC-I. Sponsoring agency may provide detail plan including the re-allocation plan in the PC-I.
5. Has the WCLA obtained NOC for execution of the project from all relevant stakeholders.
6. Master plan of the project needs to be provided in the PC-I.
7. Storm water / drainage plan should be provided in the PC-I.
8. Street Surfacing, Water Supply System, Sewerage System, Electrical, Illumination & Telecom Work plan may be attached in PC-I.
9. Consultancy cost may be reduced to 2%.
10. Provision of "Miscellaneous (Community Awareness, Tourism Development / Promotion & Signages) justification may be provided.
11. Dismantling cost of various items from the same place is proposed at different rates. Administrative department may justify.
12. Architectural documentation including photographic documentation is taken separately. The provision should be reviewed / rationalized.
13. Project Implementation plan with Gantt chart may be provided.
14. It is observed that 11 schemes have been proposed by WCLA of similar nature and site office has been proposed in that schemes. 01 site office may be established with rationalized cost for all schemes.
15. Sundries @ 10 % and 20% contractor profit on labour may be deleted.
16. All relevant drawings are missing in the PC-I. Same needs to be provided.
17. Credit cost against dismantling may be deducted from the relevant cost head.
18. Provision of extra labour may be deleted.
19. Electrical works may rationalized in accordance with the existing facilities.
20. Economic and Financial Analysis may be provided with backup calculations.
21. Financial Phasing of the project may be provided.
22. The scope of sewerage and water supply may not be duplicated with Lahore Development Package.

23. Supply and Demand Analysis including existing situation analysis and gaps.
24. Back up quantities
25. Quotation of materials and equipment to be procured from market and not included in MRS but included or not included in the rate analysis.
26. Result Based Monitoring Indicators
27. M&E Plan
28. Risk Mitigation Plan
29. Procurement Plan
30. Initial impact assessment of the project on the environment (during construction and O&M) and mitigation plan including cost may be provided.
31. All Stakeholders must be onboard especially involved in removal of encroachment and land acquisition if required.
32. Shifting of electricity network under ground plan may be attached in PC-I.
33. Mechanism for maintaining the circular garden, cutting of trees and electricity bill payment may be incorporated in PC-I.
34. Punch list of existing trees in the project area be maintained and incorporated in the PC-I.
35. The technically vetted rough cost estimate is to be made part of PC-I as per rules.
36. The approved rate analysis for N/S items are to be made part of PC-I.
37. The department will certify that the proposed scheme does not violate UNESCO regulations concerning development activities near heritage sites.
38. In abstract of cost, structure design consultancy has been charges @ 2% (without PRA). The consultancy charges are inclusive of all taxation. The department is to include PRA tax in consultancy charges.
39. Tuff Paver of 50 mm thickness are to be used instead of 80 mm in Circular Garden.
40. Department is to clarify which organization will undertake geo technical investigation and authenticity of its report.
41. Lump sum provision for plants / trees (PKR 3.000 Million) is to be substituted with item wised list of plants / tree in Circular Garden.
42. 2% consultancy charges (8.174 Million) has been for electrical work separately, department is to explain the need for separate consultancy work.

**The unofficial reply has been received and observations rectified.**

**24. Recommendations:**

The scheme is placed before PDWP for consideration at a total cost of **Rs. 1,882.3 million** with gestation period of 24 months (upto June 2027).