



WORKING PAPER FOR PDWP

Part-A - Project Profile

1.	Project Title	Restoration Of Mall Road & The Historic Zones Of Lahore (New Anarkali and Old Anarkali Both Side Façade, Jain Mandir, Pan Gali, Bakhshi Market, Bible Society)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.	Proposed Cost	Rs. 1,417.53/- million
7.	Source of Funding	Scheme Proposed for Next ADP
8.	Gestation Period	24 months (Till June 2027)

9. Background of the Project:

Development, conservation and restoration of the cultural heritage in the Walled City is a technical and professional area. Currently, there is a significant number of both international and local tourists but the residents in the Walled City hardly get any economic benefits. Even the visitors to the historic places like Badshahi Mosque and the Lahore Fort have little contribution towards the residents of the area. The project is designed not only to increase the number of tourists, but also to ensure that the local residents in the area benefit from this boost.

The Administrative Department has submitted the PC-I at cost of Rs. 1,417.53/- million with gestation period of 24 months till June 2027.

Justification of the Project:

- i. Historical & Cultural Significance:
 - a. The Anarkali area of Lahore represents the historical aspect of Lahore and holds immense cultural heritage value.
 - b. Protecting this historical area is crucial for maintaining the city's cultural identity.
- ii. Deterioration & Development of Missing portion:
 - a. The Anarkali, Bakshi market and Bible market façade has suffered from erosion, weathering, encroachments, and neglect.
 - b. Some areas have been altered 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 area.
 - b. The project will ensure a balanced approach between urbanization and heritage conservation.
- iv. Tourism & Economic Benefits:
 - a. Restoring the subject project area 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. structured conservation plan ensures sustainable restoration and long-term maintenance.
 - b. The project aligns with best practices in heritage conservation.

10. Scope of Work

- i. FAÇADE UPGRADATION (New Anarkali Both Façade)
- ii. FAÇADE UPGRADATION (Old Anarkali Both Facade)
- iii. INFRASTRUCTURE/STREET SURFACING/LANDSCAPNG
- iv. ELECTRICAL & ILLUMINATION
- v. Planter & Landscaping

11. Objectives of the Project

- i. Supports WCLA's mission of restoring historical structures with architectural authenticity
- ii. Removes encroachments and improves environmental conditions.
- iii. Enhances public spaces to promote community engagement.
- iv. Boosts cultural tourism through improved accessibility and heritage conservation.
- v. Engages local communities through educational heritage initiatives.
- vi. Establishes a long-term plan for sustainable conservation and maintenance.
- vii. Safeguards Lahore's heritage, reinforcing WCLA's commitment to sustainable urban growth.

12. 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".

13. Other major ongoing & potential projects in the sector:

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

14. Annual Operating Cost

Rs. 17.286 million

15. Existing Facility

Not provided

16. Capital Cost Estimate

The summary of the project cost is given below;

S/N	DESCRIPTION	AMOUNT
1	FAÇADE UPGRADATION (New Anarkali Both Façade)	183.275
2	FAÇADE UPGRADATION (Old Anarkali Both Facade)	245.953
3	INFRASTRUCTURE/STREET SURFACING/LANDSCAPNG	244.387
4	ELECTRICAL & ILLUMINATION	508.574
5	Planter & Landscaping	50.0
	TOTAL	1,232.191
	Consultancy @ 6%	73.93
	Contingency 2%	24.64
	PRA @ 5%	61.60
	Revenue / maintenance project staff	25.156
	GRAND TOTAL :	1,417.53

17. Financial Phasing of the Project:

	2025-26	2026-27
Proposed Allocation	575.0	842.53

18. Period of Implementation:

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

19. Annual Income after completion:

N/A

20. 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

21. Economic /Financial Appraisal:

Not Provided

22. Environmental Appraisal:

The Anarkali Conservation Project in Lahore, undertaken by the Walled City of Lahore Authority (WCLA), has several positive environmental impacts. The project aims to restore the historic Anarkali area, enhance the urban environment, and ensure sustainable conservation practices.

- i. Reduction of Encroachments & Waste Management
 - a. Clearing unauthorized structures will improves airflow and visibility.
 - b. Eliminating illegal dumping reduces soil and water contamination.
- ii. Improvement in Urban Green Spaces & Air Quality
 - a. Landscaping & tree plantation around the site enhances greenery and air quality.
 - b. Reduction in dust and debris improves air quality for nearby residents.
- iii. Mitigation of urban heat islands by adding vegetation and reducing heat-absorbing surfaces.
 - a. Sustainable Material Use & Conservation Practices
 - b. Use of traditional, eco-friendly materials like lime mortar and bricks reduces the carbon footprint.
 - c. Minimum use of synthetic materials ensures environmental compatibility.
 - d. Adaptive reuse of historic materials prevents excessive resource consumption.
- iv. Improved Drainage & Water Management
 - a. Restoration of proper drainage channels prevents waterlogging and structural erosion.
 - b. Rainwater management reduces water damage in the area.
 - c. Prevention of groundwater contamination by eliminating improper waste disposal

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.

23. Recommendations:

The scheme is placed before PDWP for consideration at a total cost of **Rs. 1,417.53/- million** with gestation period of 24 months (upto June 2027).