



SPECIAL AUDIT REPORT

ON

PRIVATE HOUSING SCHEMES UNDER MDA MULTAN

HUD & PHE DEPARTMENT GOVERNMENT OF THE PUNJAB

AUDIT YEAR 2015-16

AUDITOR GENERAL OF PAKISTAN

PREFACE

Articles 169 and 170 of the Constitution of the Islamic Republic of Pakistan 1973, read with sections 8 and 12 of the Auditor General's (Functions, Powers, and Terms and Conditions of Service) Ordinance, 2001 require the Auditor General of Pakistan to conduct audit of the accounts of the Federation, the Provinces and any authority or body established by the Federation or a Province. Special audit of the Private Housing Schemes under Multan Development Authority (MDA) was carried out accordingly on the direction of the Public Accounts Committee-II of the Punjab Assembly.

The report is based on special audit of the record of Directorate Town Planning MDA Multan related to Private Housing Schemes, Urban Development Wing MDA Multan for the financial year 2015-16. The Directorate General Audit Works (Provincial), Lahore conducted audit during 2015-16 (2ndPhase) with a view to reporting significant findings to the relevant stakeholders.

Audit findings indicated the need for adherence to the regulatory framework besides instituting and strengthening of internal controls to avoid recurrence of similar violations and irregularities in future. Audit observations contained in this report have been finalized in the light of discussion in SDAC meeting.

The Audit Report is submitted to the Governor of the Punjab in pursuance of Article 171 of the Constitution of the Islamic Republic of Pakistan 1973 for causing it to be laid before the Provincial Assembly.

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Islamabad
Dated: 16th March, 2017

(Rana Assad Amin)
Auditor General of Pakistan

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ABBREVIATIONS & ACRONYMS

ADC	Additional District Collector
CHS	Co-operative Housing Society
DFR	Departmental Financial Rules
DPR	Director Public Relations
DIR	Director
EIA	Environmental Impact Assessment
FIR	First Information Report
KM	Kilometer
LOP	Layout Plan
LSD	Land Sub-Division
MDA	Multan Development Authority
M&R	Maintenance & Repair
NAB	National Accountability Bureau
NOC	No Objection Certificate
PDCA	Punjab Development of Cities Act
PFR	Punjab Financial Rules
PHS	Private Housing Schemes
PPRA	Punjab Procurement Regulatory Authority
PWD	Public Works Department
SDAC	Special Departmental Accounts Committee
Sft	Square Feet
SOPs	Standard Operating Procedures
WAPDA	Water and Power Development Authority
WASA	Water and Sanitation Agency

EXECUTIVE SUMMARY

This report is based on special audit of Directorate Town Planning Urban Development (UD) Wing, Multan Development Authority (MDA), Multan regarding Private Housing Schemes. Audit was conducted to assess whether the processes of approval of Private Housing Schemes, sanction of layout plans and formal approvals were according to the laid down criteria and to examine the effectiveness of system of internal controls for the prevention of unauthorized commercial use of property, unauthorized growth of illegal Private Housing Schemes and encroachment of public properties under the jurisdiction of MDA. The special audit was conducted by the Directorate General Audit Works (Provincial) Lahore during the year 2015-16 to reporting significant findings to the stakeholders on the direction of the Public Accounts Committee-II of the Punjab Assembly.

A total number of 170 Private Housing Schemes and Land Sub-Division were under the jurisdiction of MDA Multan. Record of 88 schemes¹ was audited and irregularities of Rs 86.44 billion were pointed out. Remaining 82 schemes could not be audited either due to time constraints or non-availability of record. During audit various instances of non-recovery of fee/fine/penalties from the sponsors/developers and other violations of Punjab Private Housing Schemes Rules were observed.

Key Audit Findings

- i. According to Multan Master Plan the Layout Plan of Private Housing Scheme was required to be approved in residential area or Peri-Urban area. Audit observed that the layout plans of three housing schemes were approved in the area reserved for health and education institutions.²
- ii. According to Punjab Private Housing Schemes and Land Sub-Division Rules 2010, the developer/ sponsor of scheme was

¹ List of audited Housing Schemes (Annexure-I)

² Para 4.1.1

required to mortgage 20% saleable area of a scheme as a warranty to ensure completion of development works or to submit bank guarantee equivalent to total cost of development works of the scheme. The sponsors of 42 Private Housing Schemes did not mortgage 20% saleable area in the name of MDA³.

- iii. According to Punjab Private Housing Schemes and Land Sub-Division Rules 2010, the developer/sponsor of scheme was required to allocate area for open space, parks, roads, graveyards, public buildings (educational, institutions, hospitals, community center, government offices and such other public buildings) to transfer in the name of MDA. In 38 Private Housing Schemes and Land Sub Division, the sponsors did not transfer above mentioned reserved areas in the name of MDA.⁴
- iv. As per Punjab Private Schemes Rules/policies the developer/sponsor who fails to complete the development works of the scheme within stipulated period, a development authority shall execute the development works of scheme from sale proceed of mortgaged plots. The Authority did not complete the development works of the scheme from sale of mortgaged plots in case of nine (9) Private Housing Schemes.⁵
- v. MDA could not recover an amount of Rs 93.50 million on account of design fee and land, scrutiny fee, land sub division fee and land conversion fee etc. from the developers.⁶

Recommendations

In the light of above findings, Audit recommends that:

³Para 4.2.1

⁴Para 4.2.2

⁵Para 4.2.3

⁶Para 4.3.1 to 4.3.6

- i. Penal action against the developers of the Private Housing Schemes be taken under the Punjab Development of Cities Act 1976 (amended upto 13.03.2014) and disciplinary action against officers/staff who approved schemes outside the master plan be initiated.
- ii. Execution of Transfer Deeds and mutation in the name of MDA be ensured at the earliest to avoid illegal construction on Public Area.
- iii. Encroachments/illegal Constructions on public area i.e. public buildings, graveyard, parks and roads be removed/ demolished.
- iv. Mortgaged plots be auctioned for completion of the development works, which were delayed by the developers.
- v. Strict measures be taken for recovery of recoverable amounts from the developers/sponsors. The Authority should also develop an effective mechanism for recovery from the defaulters under Land Revenue Act.
- vi. The Authority should follow up the cases being prosecuted in the court of law for imposing penalties / recoveries from the developers.

1. INTRODUCTION

Multan Development Authority (MDA) Multan was established in October 1976 under provision of Punjab Development of Cities Act 1976. The MDA was responsible to establish a continuous mechanism of planning and development of Multan area notified under section 17 of the Act and to seize all the available opportunities in an effective, efficient, equitable and sustainable manner.

Under Section 12 of the Punjab Development of Cities Act 1976, amended from time to time, the Government and Authority may make rules and regulations as may be necessary to carry out the objectives of this Act. Accordingly, the Government of the Punjab and MDA has framed and notified rules and regulations, building bye-laws and Policies to be implemented by the Authority to regulate the Private Housing Schemes.

Government of the Punjab has notified rules regarding approval of private housing schemes from time to time. These rules encompass ownership of land of scheme, details of development works alongwith time schedule, recovery of scrutiny fee, planning permission fees, design fees of water supply, etc. and allocation of land for public areas and commercial purposes. According to Punjab Private Housing Schemes and Land Sub-division Rules 2010, the percentage of land use was to be reserved for roads, 5% for commercial purpose, 7% for open spaces/parks area, 2% for public buildings, 2% for graveyard and the rest for residential use. Special Audit was conducted to verify the extent of implementation of these rules.

2. AUDIT OBJECTIVES

The main objectives of audit were to examine whether:

- i. The process of issuance of sanction of layout plans of the schemes was efficient, effective and transparent.

- ii. There was any system/internal control for prevention of unauthorized commercial use of property, unauthorized growth of illegal Private Housing Schemes and encroachment of public property.
- iii. The developers of Private Housing Schemes were providing all the facilities/civic services to the inhabitants of the scheme in accordance with the approved plan.

3. AUDIT SCOPE AND METHODOLOGY

3.1 Audit Scope

The Authority approved 170 Private Housing Schemes and Land Sub-divisions, out of which 88 Private Housing Schemes/Land Sub-divisions as per Annex-1 were examined during Special Audit.

3.2 Audit Methodology

The following audit methodology was adopted:

- i. Study of Punjab Development of Cities Act, regulations and private housing scheme rules, policies and reports.
- ii. Data collection.
- iii. Examination of files, record, data, etc.
- iv. Discussion with auditees and other stakeholders.

4. AUDIT FINDINGS AND RECOMMENDATIONS

The field audit was conducted in respect of Urban Planning Wing under Director, Town Planning, MDA Multan. The audit findings were as under:

4.1 Violation of Master Plan

According to Multan Master Plan, the Layout Plan of Private Housing Scheme was required to be approved only in residential area or Peri-Urban area specified for the purpose.

4.1.1 Approval of Private Housing Schemes in violation of the Master Plan

During Special Audit of the Private Housing Schemes, it was observed that Directorate Town Planning MDA Multan approved following three Private Housing Schemes on the land allocated in city's Master Plan for Education/Health institutions, in violation of approved Master Plan.

1. Royal Orchard Housing Scheme Matital Road
2. Al-Falah Model City Housing Scheme Matital Road
3. Royal Grace Housing Scheme Southern Bypass Road.

Violation of Master Plan resulted in irregular approval of Private Housing Schemes on the land specified for Education and Health institutions.

Audit pointed out the irregularity during February to April 2016.

The para could not be discussed in SDAC meeting held on 13.10.2016 due to non-submission of working paper by the Authority.

Audit recommends retrieval of land, imposition of penalties against the developers under the rules and disciplinary action against the person(s) responsible for approval of schemes in the area specified for educational / health institutions.

(Para. 165)

4.2 Non-mutation/non-mortgage of public utility areas and 20% saleable areas

4.2.1 Non-mortgage of 20% saleable area – Rs 4,145.90 million

According to rule 17-f (i) & (ii) of the Punjab Private Housing Schemes and Land Sub-division Rules 2010, a development Authority shall prior to issuance of sanction for a scheme shall require a developer to mortgage 20% saleable area of scheme as security for completion of

development works or submit a bank guarantee equivalent to total cost of development works.

Directorate Town Planning MDA Multan approved 42 private housing schemes and Land Sub-divisions but neither got mortgaged 20% saleable area of the schemes in the name of MDA nor obtained bank guarantee equivalent to the total cost of development works from the developers despite expiry of considerable period.

Non compliance of the Punjab Private Housing Schemes and Land Sub-division Rules 2010 resulted in undue benefit to the developers due to non-getting mortgage of scheme's area worth Rs 4,145,906,970 (Annex-II).

Audit pointed out the undue benefit during February to April 2016. The Authority did not reply.

Paras were discussed in the SDAC meeting held on 26.10.2016. The Authority explained that as per rule 17 of Punjab Private Housing Scheme & Land Sub-divisions Rules 2010, 20% saleable land would be mortgaged after the approval of Layout Plan and before the sanction of the schemes.

The Committee kept the para pending with the direction to expedite the process for approval of Layout Plan/mortgage deed etc and its verification etc. from Audit. The compliance of the Committee's directive was not reported/made till the finalization of this report.

Audit recommends early mortgage of land as per rules.

(42 Paras, Annex-II)

4.2.2 Non-execution of transfer deed of reserved area of public buildings, roads, open space, parks and graveyard in the name of MDA – Rs 3,847.21 million

As per clause 17 (e) of the Punjab Private Housing Schemes and Land Sub-division Rules 2010 a development authority shall, prior to

issuance of sanction for scheme require a developer to submit transfer deed for transfer of reserved area for public buildings, roads, open space, parks and graveyard to the MDA Multan.

Directorate Town Planning MDA Multan approved 38 private housing schemes and Land Sub-divisions but the area reserved for open spaces, parks, roads, graveyards and public buildings (educational institutions, hospitals, community centers, government offices and such other public buildings) was not transferred in the name of MDA Multan despite lapse of considerable period since approval of housing schemes and land sub-divisions.

Violation of the rules resulted in undue benefit to the developers due to non transfer of reserved area of the schemes worth Rs 3,847,210,392 (Annex-III).

Audit pointed out the lapse during February to April 2016. The Authority did not reply.

Paras were discussed in the SDAC meeting held on 26.10.2016. The Authority explained that as per rule 17 of the Punjab Private Housing Schemes & Land Sub-division Rules 2010, the area under roads, open spaces, parks, graveyard and public buildings etc. would be transferred after the approval of Layout Plan and before the sanctioning of scheme.

The Committee kept the para pending with the direction to expedite the process of approval of Layout Plan/Scheme besides transfer of reserved area in the name of MDA and its verification from Audit. The compliance of the Committee's directive was not reported/made till the finalization of this report.

Audit recommends early mutation of land as per transfer deed in the name of MDA.

(38 Paras, Annex-III)

4.2.3 Non-completion of development works from auction of mortgaged plots – Rs 116.83 million

As per clause 34(a) of the Punjab Private Housing Schemes and Land Sub-division Rules 2010, a developer shall execute all development works of housing scheme having area upto 300 kanals within three years and housing scheme having area above 300 kanals within five years. Further, as per clause 35 (5)(a)(b) and (c) of Rules ibid provides that if a developer fails to develop a scheme within the stipulated period or development works are not in conformity with the approved design and specifications then a Development Authority shall execute the development works from the sale proceeds of mortgaged plots or encashment of bank guarantee.

Directorate Town Planning MDA Multan approved 09 Private Housing Schemes which could not complete development work within stipulated time. Although 20% plots of schemes were mortgaged with MDA but Authority did not complete the development work of the scheme through auction of mortgaged plots.

Violation of rules resulted in undue benefit of Rs 116,829,000 to the developers due to non-completion of development works from auction of mortgaged plots (Annex-IV).

Audit pointed out the lapse during February to April, 2016. The Authority did not reply.

Paras were discussed in the SDAC meeting held on 26.10.2016. The Authority explained that the developers had been directed to complete the development works and in case of non-completion of development works MDA would auction the mortgaged plots to complete the development works.

The Committee kept the para pending with the direction to expedite the process of completion of remaining development works, otherwise to auction the mortgaged plots. The compliance of the

Committee's directive was not reported/made till the finalization of this report.

Audit recommends early completion of development works either from developer or from auction of mortgaged plots.

(09 Paras, Annex-IV)

4.3 Recoverables

4.3.1 Non-recovery of conversion fee - Rs 40.61 million

According to rule 39 of the Punjab Private Housing Schemes and Land Sub-division Rules 2010, a developer shall deposit fee for conversion of Peri-Urban area to scheme use @ one percent of the value of the residential land as per valuation table or one percent of the average sale price of preceding 12 months of residential land in the vicinity, if valuation table is not available.

Directorate Town Planning MDA Multan approved "Classic Villas Housing Scheme" comprising an area 944.39 Kanals on 01.08.2015. The Additional District Collector Multan assessed the market price/value of land under each Mouza of housing scheme @ Rs 215,000 per Marla vide No 106/ADC/HCC dated 23.02.2016. Directorate Town Planning MDA did not recover conversion fee for Rs 40,608,770 (944.39 kanals x 20x215000 per marla= 4,060,877,000 x 1%).

Violation of rules resulted in non-recovery of conversion fee amounting to Rs 40,608,770.

Audit pointed out the non-recovery in February to April, 2016. The Authority did not reply.

The para was discussed in the SDAC meeting held on 26.10.2016. The Authority explained that the matter related to Town Planning Directorate. However, a letter had been issued vide No. 1027/DTP/MDA dated 02.10.2015 regarding provision of average

commercial value of the land. The ADC had provided the rate vide letter No. 106/ADC/HCC dated 23.02.2016 which was challenged by the developer/owner of the scheme. The developer had appealed to Commissioner Multan for reconsideration of commercial value. The Commissioner Multan directed the District Price Assessment Committee (DPAC) on 06.3.2016 to review the valuation of each Mouza. Same was under process with DPAC, Multan. After the provision of rates by the DPAC, the amount would be recovered accordingly. Director Urban Planning further explained that scheme is still under process and prior to sanctioning of the scheme land use conversion fees would be recovered.

The Committee deferred the para and directed the Authority to expedite the process. The compliance of the Committee's directive was not reported till the finalization of this report.

Audit recommends early recovery of conversion fee.

(Para. 2)

4.3.2 Non-recovery of services design fee – Rs 28.25 million

According to clause 38 (2) (b) (c) of the Punjab Private Housing and Land Sub Division Rules-2010 read with Notification No. 412/MD/WASA dated 13.12.2003 (effective from 01.07.2004), a developer of Private Housing Scheme is required to deposit connection fee of water supply (@ Rs 7,500 per acre), sewerage (@ Rs 7,500 per acre), supervision fee of development works (@ Rs 5,000 per acre), design and specification fee water supply and sewerage(@ Rs 500 per kanal) and design of roads fee (@ Rs 500 per Kanal).

Directorate Town Planning MDA Multan approved 17 Housing Schemes and land sub-division but did not recover the services design fee from the developers of those schemes despite lapse of considerable period.

Violation of rules resulted in non-recovery of services design fee amounting to Rs 28,249,105 (Annex-V).

Audit pointed out the non-recovery during February to April, 2016. The Authority did not reply.

Paras were discussed in the SDAC meeting held on 26.10.2016. The Authority explained that service designs of water supply, sewerage & roads were prepared by the consultants of the developer and were submitted to WASA and Director Engineering MDA. As per rules 34 & 35 of Punjab Private Housing Schemes and LSD Rules 2010, the Authority which approves the services design shall monitor and supervise the same. As the service designs were approved by WASA and Director Engineering MDA, therefore, the recovery of fee would be ensured by the concerned departments. Audit argued to get report from the WASA and Director Engineering MDA about recovery of the fee.

The Committee asked for production of report from WASA and Director Engineering about recovery of the fees and its verification from Audit. The compliance of the Committee's directive was not reported till the finalization of this report.

Audit recommends for early recovery and its verification from Audit.

(17 Paras, Annex-V)

4.3.3 Non-recovery of development cost of scheme - Rs 10.08 million

According to condition No.02 (ii) of approval of Layout Plan of housing scheme read with Section 12 (5) of the Punjab Development of Cities Act-1976, MDA shall develop the entire area of the scheme on payment of development charges by the sponsors on submission of detailed engineering design of services alongwith rough cost estimate to MDA.

Directorate Town Planning MDA Multan approved the housing scheme "Gulshan-e-Rehman" comprising an area of 217 Kanals 06 Marla and 23 yards vide No.287/MP-285/UP/DTP/MDA dated 31.08.1995. The developer was asked by MDA vide Letter No.28/UP/DTP/MDA dated 07.03.2002 to deposit proportionate share of Rs 10.08 million for main

sewer infrastructure in the MDA account. Examination of the file of the above Private Housing Scheme revealed that the sponsors/owners have neither deposited the development cost of Rs 10.08 million nor Directorate Town Planning MDA Multan pursued the matter with the developers since 07.07.2002.

Violation of rules resulted in non-recovery of Rs 10.08 million as development cost from the developers of housing scheme.

Audit pointed out the non-recovery during February to April, 2016. The Authority did not reply.

The para was discussed in the SDAC meeting held on 26.10.2016. The Authority explained to the Committee that it was a proposal to collect funds from the developers for laying the trunk sewer line on Northern Bypass Road because Government was not providing funds at that time to WASA Multan. Later on, Government of the Punjab provided funds for laying trunk sewer on the said road and proposal to collect funds was dropped vide letter No. 28/UP/DTP/MDA dated 07.03.2002.

The Committee did not agree with the explanation and directed the Authority to get verified complete record from Audit. The compliance of the Committee's directive was not reported/made till the finalization of this report.

Audit recommends early verification of record specifically the proposal regarding withdrawal of the share of trunk sewer charges from the developers.

(Para 3)

4.3.4 Non-recovery of scrutiny/sanction fee of housing schemes - Rs 9.45 million

As per clause-38 (2)(a) of the Punjab Private Housing Schemes and Land Sub-divisions Rules, 2010, a developer shall deposit a fee for sanction of a scheme at the rate of Rs 1,000 per kanal which was enhanced to Rs 3,000 per kanal vide MDA Notification No. D-34/63/TP/MDA dated

13.02.2016. Further, as per MDA Notification dated 08.05.2012 the sponsor will pay scrutiny fee for minor changes in the approved scheme plan at the rate of Rs 5,000 per acre.

Directorate Town Planning MDA Multan approved 10 Housing Schemes but did not recover the sanction/ scrutiny fee of these schemes from the developers despite lapse of considerable period.

Violation of rules resulted in non-recovery of Rs 9,446,260 on account of sanction/scrutiny fee.

Audit pointed out non-recovery during February to April, 2016. The Authority did not reply.

Paras were discussed in the SDAC meeting held on 26.10.2016. The Authority explained that the Layout Plan of the LSD was under process and as the schemes got sanctioned, the fees pointed out by Audit would be recovered in accordance with the Punjab Private Housing Scheme & LSD Rules, 2010.

The Committee kept the para pending with the direction to expedite the process for sanctioning of the schemes besides recovery and its verification from Audit. The compliance of the Committee's directive was not reported till the finalization of this report.

Audit recommends either early sanction of schemes along with recovery of sanction fee or to initiate penal action against the developers under the Punjab Development of Cities Act 1976.

(10 Paras, Annex-VI)

4.3.5 Less recovery of Land Sub Division fee - Rs 3.07 million

According to MDA Notification No. D-34/63/TP/ MDA dated 26.01.2005 Land Sub Division fee will be charged @ Rs 500 per marla.

Directorate Town Planning MDA Multan approved 10 Private Housing Schemes and Land Sub-Division but collected less amount of land sub-division fee.

Violation of rules resulted in less recovery of Land Sub Division fee amounting to Rs 3,066,740 (Annex-VII).

Audit pointed out less recovery during February to April, 2016. The Authority did not reply.

Paras were discussed in the SDAC meeting held on 26.10.2016. The Authority explained that the schemes were not sanctioned yet. However, the fee was recovered on saleable area of the LSD instead of whole area.

The Committee directed to recover the due fee. The compliance of the Committee's directive was not reported till the finalization of this report.

Audit recommends early recovery of balance fee.

(10 Paras, Annex-VII)

4.3.6 Non-recovery of penalty due to delay in completion of development works - Rs 2.04 million

As per clause 35 (5) (e) of the Punjab Private Housing Schemes and Land Sub-division Rules, 2010, the competent authority may grant one time extension irrespective of the time lapsed which shall not be more than two years on payment of penalty of ten thousand rupees per Kanals per annum of the total area of the scheme.

Directorate of Town Planning MDA Multan approved the housing scheme "Agric Cooperative Housing Society Mauza Neel Kot Multan" comprising an area of 204 Kanals 13 Marlas 15 yards vide No.93/DDUP/MDA dated 02.02.2011. The developer did not complete the development works of the scheme within five years i.e. by 01.02.2016 but Directorate Town Planning MDA Multan did not recover penalty @ Rs 10,000 per Kanal per annum amounting to Rs 2.040 million from the developer for not completing development works within five years.

Violation of rules resulted in non-recovery of Rs 2,040,000 as penalty for delay in completion of development works of the scheme.

Audit pointed out non-recovery during February to April, 2016. The Authority did not reply.

The para was discussed in the SDAC meeting held on 26.10.2016. The Authority explained to the Committee that Preliminary Planning Permission (PPP) of the Agric Cooperative Housing Society Mauza Neel Kot, Multan was granted on 02.02.2011. The penalty @ Rs 10,000 Per Kanal was imposed by Government vide Notification No. 19 dated 06.11.2013, which would be implemented on the scheme. Director Urban Planning further explained that the penalty, pointed out by the Audit was applicable after sanctioning of the scheme because owner had to complete the development within stipulated period of time after sanctioning of the scheme. The scheme is under process and had not been sanctioned yet. The Audit contended that PPP issued on 02.02.2011 had already been expired.

The Committee directed the Authority to expedite the process for sanctioning of the scheme. The compliance of the Committee's directive was not reported till the finalization of this report.

Audit recommends either early sanction/completion of schemes or to initiate proceedings under the Punjab Development of Cities Act 1976 against the developers.

(Para. 4)

4.4 Encroachment of public areas

4.4.1 Illegal construction and sale of utility plots – Rs 198.59 million

As per section 39(2) of the Punjab Development of Cities Act, 1976, if an order under sub section (i) in respect of any building, structure work or land is not complied with, the competent authority after giving the person affected by the order an opportunity of being heard,

may remove demolish or alter the building and may also recover the cost thereof.

Audit scrutiny of files of schemes revealed that developers of four schemes were involved in illegal construction and sale of utility plots reserved for open space, graveyards, public buildings and mortgaged plots without approval of MDA. Authority did not initiate legal action for demolition of illegal construction against the owners as per rules.

Violation of rules resulted in illegal construction of development work and sale of utility plots worth Rs 198,590,000 (Annex-VIII).

Audit pointed out the lapse during February to April, 2016. The Authority did not reply.

Paras were discussed in the SDAC meeting held on 26.10.2016. The Authority explained as under:

S. No.	Para No.	Departmental Reply
1	83	The department explained that entire area under utility services had been transferred to MDA as per approved plan
2	84	The department replied that revised layout plan of the scheme was under process. The reserved area of roads open space, parks etc would be transferred to MDA after the approval of revised plan
3	143	The department replied that the area under open space was intact as per layout plan
4	140	The department replied that MDA had submitted the challan against the defaulter in the court of special magistrate MDA on 03.08.1994. Show cause notice was issued on 10.12.1994.

Audit contended that neither the transfer deed for mutation of public areas i.e. roads, open spaces / parks, graveyard and public buildings were executed in favour of MDA nor the illegal construction was demolished under section 39 of the act.

The Committee directed either to get the public areas transferred in the name of Authority or to produce demolish report of illegal construction on public areas to Audit for verification.

Audit recommends either early transfer of public areas to MDA or demolition of illegal constructions.

(04 Paras, Annex-VIII)

4.5 Non-compliance of rules

4.5.1 Non-demolition of illegal construction in un-approved housing scheme

As per Rule 56 of the Punjab Private Housing Schemes & Land Sub-division Rules 2010, Authority was required to take penal action against the illegal housing schemes and against deviations done in sanctioned housing schemes as per law for the time being in force. Further, as per section 34(a) of the Punjab Development of Cities Act 1976 amended up to 13.03.2014, Authority was required to initiate proceedings against the developers for violation of the layout plan and impose penalty of imprisonment up to three years or with fine up to Rs 100,000 or both.

Director Town Planning MDA did not take any penal action under sections 34 and 39 of the Punjab Development of Cities Act 1976 against 04 un-approved housing schemes and illegal constructions thereon in the area under MDA without the approval of the Authority.

Violation of rules resulted in illegal construction in un-approved housing schemes and land sub division (Annex-IX).

Audit pointed out the irregularity during February to April 2016. The Authority did not reply.

Paras were discussed in the SDAC meeting held on 26.10.2016. In case of Para-88, the Authority explained that preliminary planning permission to Aadil Land Sub Division was granted on 27.08.2014. A final show cause notice had been issued to owner to fulfill the terms & conditions and in case of non-compliance preliminary planning permission would be cancelled. In case of Para-89 the Authority explained that Falcon City Phase-II was an illegal scheme and MDA had served notices under section 39 (i) & (ii) of Punjab Development of the Cities Act, 1976. Demolition order was also issued for removal of illegal construction but the same was not done due to stay order. In case of Para-90, notice under section 39 (i) & (ii) had been served to the owner and the owner had stopped the development work at site and had requested the Authority to grant preliminary planning permission. Para-147 could not be discussed in the SDAC meeting due to non-submission of working paper.

The Committee directed the Authority to pursue the court case and get the Terms and Conditions of planning permission fulfilled and get the complete record verified from Audit. The compliance of the Committee's directive was not reported till the finalization of this report.

Audit recommends either to withdraw the preliminary planning permission or to demolish the illegal construction besides penal action against the defaulters under section 34 of the Act.

(04 Paras, Annex-IX)

4.5.2 Non-obtaining of NOCs from Environment Protection Department, WASA and Revenue Department

According to Rule 17(g) of the Punjab Private Housing Schemes and Land Sub-division Rules 2010, the developer shall submit a no objection certificate from the Environment Protection Department (EPD).

Directorate Town Planning MDA approved 35 Housing Schemes and land sub division but did not get the NOCs issued by the Environment Protection Department, WASA and Revenue Department as required under rule ibid despite lapse of considerable period.

Non-compliance of Rules resulted in non-obtaining of NOCs from concerned departments (Annex-X).

Audit pointed out the irregularity during February to April, 2016. The Authority did not reply.

Paras were discussed in the SDAC meeting held on 26.10.2016. The Authority explained that the schemes were granted Preliminary Planning Permission & Layout Plans of schemes were under process by MDA. The NOCs from the concerned department were required after approval of the plan as per clause 17(g) of the Punjab Private Housing Schemes & LSD Rules 2010.

The Committee kept the para pending with the direction to approve layout plan/obtain NOCs and get the same verified from Audit. The compliance of the Committee's directive was not reported till the finalization of this report.

Audit recommends early obtaining the NOC from the EPD and concerned departments.

(15 Paras, Annex-X)

4.5.3 Irregular sanction of Land Sub-division within the approved Private Housing Scheme

According to condition No.vi and vii of approved Layout Plan, sub division of any scheme is not permitted without prior approval of MDA and no site/plot in the housing scheme shall be put to any other use than one prescribed in the approved plan.

Directorate Town Planning MDA Multan approved the Layout Plan of private housing scheme "Satellite Town" comprising an area of 309 Kanals and 07 Marlas on 25.05.1993. The developer sold out an area of 65 Kanals of the above scheme to another developer to develop Land Sub Division with the name of "Bashir Block" but Directorate Town Planning MDA did not take any action against the developers as creation of Land Sub Division in the approved Private Housing Scheme was not

permissible under Private Housing Scheme/Land Sub Division Rules 2010.

Violation of rules resulted in irregular sanction of Land Sub Division in the approved housing scheme.

Audit pointed out the irregularity during February to April, 2016. The Authority did not reply.

The Para was discussed in the SDAC meeting held on 26.10.2016. The Authority explained that the Satellite Housing Scheme was approved by MDA on 25.05.1993. The scheme could not be launched at site in proper way. The most of the area of this scheme was still lying vacant. There was a part of land which was sold out to another person, who had executed a LSD comprising 65 kanals with name of Bashir Block. The notices under section 39(i) and 39(ii) of Punjab Development of the Cities Act 1976 had been served on 20.08.2016 and 24.08.2016 respectively. The FIR had also been registered on 09.09.2016. The Challan to Special Judicial Magistrate MDA court had also been submitted on 09.09.2016.

The Committee directed to pursue the FIR, Challan and ensure the transfer of the land/completion of the development work and its verification from Audit. The compliance of the Committee's directive was not reported till the finalization of this report.

Audit recommends early penal action under the Act against the developer of Satellite Town and disciplinary action against the person(s) responsible for sanctioning land sub-division within an approved scheme.

(Para. 92)

4.5.4 Undue benefit to the developers in case of illegal sanction of Land Sub-division into Private Housing Scheme

According to the Rule 43 of the Punjab Private Housing Scheme and Land Sub Division Rules 2010 the area of a Land Sub Division would be less than 100 Kanals.

During scrutiny of accounts/record of Directorate Town Planning approved four Land Sub Divisions in February 2004, December 2005, April 2008 and May 2012. The developers had extended the area beyond the limit of land sub divisions without getting revised approval of these Land Sub Division as Private Housing Scheme from MDA. Directorate Town Planning MDA had not taken any legal/ penal action against defaulting developers despite lapse of considerable period.

Violation of rules resulted in undue favour to the developers for illegal conversion of Land Sub Division into housing schemes (Annex-XI).

Audit pointed out the lapse during February to April, 2016. The Authority did not reply.

Paras were discussed in the SDAC meeting held on 26.10.2016. The Authority explained that in case of Paras 142, 144 & 145 provisional approvals of Land Sub Divisions were granted. The owners had extended the area beyond the approved layout plans. Notices had been served to the defaulters but they did not comply with these notices. Ultimately FIR had been registered against the developers. In case of Para 146, Sahara Land Sub Division was approved on 19.05.2012 for 159 kanals 7 marlas. Another owner applied for approval of Hamza Land Sub Division in the same area of land. Authority granted preliminary planning permission over an area of 39 kanals on 17.05.2012 as this scheme fulfilled the requirement as per law, hence sanction of Hamza Land Sub-division was issued on 20.02.2013.

In case of Paras 142, 144 & 145 the Committee directed the department to expedite the process against the owner as per law and get the record verified to Audit within 30 days. In case of Para.146 the Committee directed to produce complete record for verification in Audit. The compliance of the Committee's directive was not reported till the finalization of this report.

Audit recommends early compliance of SDAC directives and action against the developers as per law.

(4 Paras, Annex-XI)

4.5.5 Illegal balloting and non-demolition of the WAPDA Employees Cooperative Housing Society Phase-III

According to Rule 8 (1)(c)(d) of the Punjab Private of Housing Schemes and Land Sub-division Rules 2010, a Preliminary Planning Permission shall not be a permission to carry out construction activities at the proposed site and also does not permit marketing of plots or publicity of the scheme.

During scrutiny of record of Directorate Town Planning MDA Multan, it was revealed that MDA issued show cause notice to the owner /concerned persons of WAPDA Employees Cooperative Housing Society Phase-II regarding illegal balloting and illegal sale of files/plots, done even before submission of application for Preliminary Planning Permission. This violation was pointed out on 2nd November 2015 and MDA recommended the demolition on 28th November, 2015 but as per noting Para 8/N of DDUP dated 22nd January 2016 “file was received from LCS and demolition letter was not issued, he directed to issue letter now”. It depicted that no action was taken even after lapse of 50 days, which reflected sheer negligence on part of Authority.

Violation of rules resulted in illegal balloting and sales/ purchase of plots and non-demolition of illegal construction.

Audit pointed out irregularity during February to April, 2016. The Authority did not reply.

The para was discussed in the SDAC meeting held on 26.10.2016. The Authority explained that the WAPDA Employees Cooperative Housing Society Phase-III was an illegal scheme and Preliminary Planning Permission had not been granted. The Society started illegal construction at site against which notice under section 39(i) & 39(ii) of

PDCA 1976 was served. The demolition order of the illegal structure was also issued. The illegal construction was demolished in presence of Land Control Officer & Special Judicial Magistrate MDA. The case was also taken up by the NAB and further stated that the Secretary of the WAPDA Society was under arrest.

The Committee directed to produce complete record for verification to Audit within 30 days. Compliance of the Committee's directive was not intimated till finalization of the report.

Audit recommends early verification of record besides disciplinary action against the person(s) responsible for non-demolition of illegal construction.

(Para. 148)

4.5.6 Non-transfer of schemes in revenue record

As per condition No. 16 & 17 of sanction letter of Multan Canal View Housing Scheme dated 12.08.2014 and Buch Villas Housing Scheme dated 07.10.2013, the developer shall get the approved scheme transferred in revenue record within six months after sanction of the scheme.

Directorate Town Planning MDA Multan approved the above schemes but did not get the scheme's area transferred in the revenue record despite expiry of more than two years.

Violation of rules resulted in non-transfer of schemes in revenue record.

Audit pointed out the lapse during February to April, 2016. The Authority did not reply.

Paras were discussed in the SDAC meeting held on 26.10.2016. The Authority explained to the Committee that efforts are being made to

get the transfer of land to MDA in revenue record. In case of non-compliance strict action would be taken by department within 30 days.

The Committee directed to transfer the land in favour of MDA within 30 days. The compliance of the Committee's directive was not reported till the finalization of this report.

Audit recommends early transfer of the land in revenue record.

(Paras 151, 152)

4.6 Delay in processing

4.6.1 Non-processing of Relax Cottage Housing Scheme in prescribed time

As per clause-7(2) (a) (b) (c) and (d) of the Punjab Private Housing Schemes and Land Sub Division Rules 2010, a Director dealing with processing of private housing schemes shall within five days, forward the case to Water and Sanitation Agency, WASA shall within ten days, issue a No Objection Certificate or convey observations dealing with processing of housing schemes. The Director dealing with processing of private housing schemes shall within two days of receipt of comments from WASA, scrutinize the case in accordance with these rules. After scrutiny, a Director dealing with processing of private housing schemes shall within five days submit the case to the Director General of the Development Authority for permission to proceed for planning of a scheme or otherwise.

The developers M/s A.N.Z Oil Private Ltd. and others applied on 05.01.2015 for approval of "Relax Cottages" Housing Scheme Mauza Rangeelpur old Shujabad Road, Multan comprising an area of 152 Kanals. Directorate Town Planning MDA, Multan forwarded the application of developer dated 05.01.2015 to Managing Director WASA (MDA), Multan to investigate the site regarding NOC vide No.100/DTP/MDA, dated 21.01.2016, after one year from the date of receipt of application. WASA

(MDA) issued NOC of the above housing scheme vide No. 102/P&D/WASA, dated 10.03.2016.

Violation of rules resulted in non-approval of housing scheme timely as the case was finalized after one year from date of receipt of application.

Audit pointed out irregularity in April 2016. The Authority did not reply.

The para was discussed in the SDAC meeting held on 26.10.2016. The Authority explained that after submission of all required documents by owner of the scheme Preliminary Planning Permission was granted on 06.06.2016 by competent authority. Layout Plan of the scheme was under process for approval.

The Committee directed to produce complete record for verification by Audit. The compliance of the Committee's directive was not reported till the finalization of this report.

Audit recommends early verification of record and fixing of the responsibility against the person(s) for late processing of scheme.

(Para. 94)

4.6.2 Delay in processing of application due to non-observance of codal formalities

According to condition No. 7 (a), "a Director dealing with processing of private housing scheme shall, within five days forward the case to Water & Sanitation Agency (WASA)".

During the scrutiny of accounts/records of Directorate of Town Planning it was observed that Government Official Cooperative House Building Society Limited Phase-I submitted the application on 04.02.2016 but the case forwarded to WASA on 26.04.2016 i.e. after 47 days instead of within five days of receipt of application.

Violation of rules resulted in non-observance of codal formalities and delay in processing of application.

Audit pointed out irregularity during February to April, 2016. The Authority did not reply.

The para was discussed in the SDAC meeting held on 26.10.2016. The Authority explained that the Society had applied for approval of Government Official Cooperative House Building Society Limited Phase-I but documents provided by Society were incomplete. Later on, the Society filed a Writ Petition in honorable High court regarding approval of the Scheme. The case was placed before the PPP Committee and Committee unanimously rejected the application for approval of the scheme.

The Committee directed to provide complete record for verification by Audit. The compliance of the Committee's directive was not reported/made till the finalization of this report.

Audit recommends early verification of record and fixing of the responsibility against the person(s) for late processing of scheme.

(Para 150)

5. CONCLUSION & RECOMMENDATIONS

5.1 Keeping in view the audit findings it was concluded that no effective mechanism was in place in the Directorate of Town Planning MDA Multan for getting transfer of reserved area and mortgage of 20% saleable area as warranty for completion of development works in the name of MDA, to recover the government dues, to prevent encroachment of public utility areas and compliance of rules. It was also observed that in

many cases open space, parks, graveyard areas were encroached by sponsors/developers which was not evacuated by the management.

5.2 Keeping in view the audit findings, Audit recommends that:

- vii. Penal action under the Punjab Development of Cities Act 1976 be taken against the developers of the Private Housing Schemes and disciplinary action against officers/staff who approved schemes outside the master plan may be initiated.
- viii. Execution of Transfer Deeds and mutation in the name of MDA be ensured promptly to avoid illegal construction on Public Area.
- ix. Illegal encroachments on public area i.e. public buildings, graveyard, parks and roads are required to be ejected / demolished.
- x. Mortgaged plots be auctioned for completion of the development works, which were delayed by the developers.
- xi. Strict measures be taken for recovery of recoverable amounts from the developers/sponsors.
- xii. The Authority should also develop an effective mechanism for recovery from the defaulters under arrears of Land Revenue Act.
- xiii. The Authority should follow up the cases being prosecuted in the court of law for imposing penalties / recoveries from the developers.

ACKNOWLEDGEMENT

We wish to express our appreciation to the Management and staff of the Directorate Town Planning MDA, Multan for the assistance and cooperation extended to the auditors during this assignment.

Annex-I

List of Private Housing Schemes and Land Sub Division audited during Special Audit

Sr. No	Name of schemes
1	Classic Villas
2	Gulshan-e-Rehman
3	Agrics Cooperative Housing Society
4	WAPDA Employees Cooperative Housing Society Phase-I
5	WAPDA Employees Cooperative Housing Society Phase-II
6	Dream Garden
7	Punjab Small Industries Cooperative Housing Society
8	Nayyab Town
9	Dream Cottages
10	Green Valley
11	Mehmood City
12	Icon Villas Phase-II
13	Blessing City
14	SohniDharti
15	Al-Hamad Canal view
16	Ahmad City
17	MDA Officers Cooperative Housing Society
18	Cantt. Avenue
19	Omega City
20	Royal Garden
21	Nishtarian Cooperative Housing Society
22	Satellite Town
23	Gulshan-e-Lal Shahbaz
24	Catholic Cooperative Housing Society
25	Karim Town
26	National Town
27	Mushtaq Colony
28	Faisal Cottage Phase-II
29	Falcon City
30	Shah Jahan City
31	Relax Cottage
32	Fahad Town
33	Canal view
34	Fine City
35	PIA Employees Cooperative Hosing Society
36	Ilyas Estate

Sr. No	Name of schemes
37	Pearl City
38	Rose Valley
39	Fahad Town
40	WAPDA Employees Cooperative Housing Society Phase-III
41	Govt. Officers Cooperative House Building Society Ltd Phase-I
42	Multan Canal view
43	Buch Villas
44	Shahmeer Garden
45	Sun City
46	Shafqat Garden
47	Icon Valley
48	Khayaban-e- Rahim
49	Three Stars
50	Civil Garden
51	Madina Town
52	Faiz-e-Aam Homes
53	New Silver City
54	Yasrab Madina
55	Aadil
56	Gulshan-e-Sadat
57	Kabir Garden
58	Al-Quresh
59	Shah Jahan
60	Furqan Canal view
61	Hashmi Canal view Phase-I
62	Hashmi Canal view Phase-II
63	Green Fort
64	Shalimar Garden
65	Green garden
66	Ehtisham City
67	Mujahid Town
68	Cantt. Residentia
69	Nayyab Valley
70	Ali Town
71	Fareed Canal view Phase-II
72	Green Fort Plus
73	Sadiq
74	Al-Aziz Canal view
75	Iqbal Avenue
76	Bilal Canal view
77	Rehman Villas
78	Marhaba Canal view

Sr. No	Name of schemes
79	Gulshan-e-Qadir
80	Al-Qaim Town
81	Sahara
82	New Ibrahim City
83	Noor Grace City
84	Rehman Garden
85	Rasheed Homes
86	Mughal City
87	Joyland
88	Sayyam Officers City

Annex-II
(Referred in Para No. 4.2.1)

**Non-mortgage of 20% saleable area or non-obtaining bank guarantee
equal to total cost of development works Rs4,145.906 million**

Sr. No.	Para No	Scheme name	Calculation of amount of para	Amount (Rs)
1	37	WAPDA Employees Cooperative Housing Society Phase-1	Date of issuance of preliminary Planning permission 01.09.2015 Area not mortgaged 312.96 Kanals x 20x@ Rs 246,400 per marla	1,542,340,800
2	38	WAPDA Employees Cooperative Housing Society Phase-II	Date of issuance of preliminary Planning permission 01.09.2015 Area not mortgaged 232.12 Kanals x 20x@ Rs 246,400 per marla	1109,292,800
3	39	Classic Villas Housing Scheme	Date of issuance of preliminary Planning permission 01.08.2015 Show cause notice issued on 14.01.2016 Area not mortgaged 112.50 Kanals x 20x@ Rs 215,000 per marla	483,750,000
4	40	MDA Officers Cooperative Housing Society Multan	Provisional approval issued on 12.04.1997 Revised Lay out plan approved on 11.04.2008 Final show cause notice issued on 05.03.2013 FIR registered against President/ Secretary of Society on 01.08.2016 Area not mortgaged 123Kanals x 20x@ Rs 50,000 per marla	123,000,000
5	106	PIA Employees Cooperative Housing Society	Provisional approval issued on 02.07.1995 Show cause notice issued on 02.08.2013 Area not mortgaged 121.6 Kanals x 20x@ Rs 50,000 per marla	121,600,000
6	41	Mehmood City Housing Scheme	Date of issuance of preliminary Planning permission 26.12.2012 Show cause notice issued on 16.12.2015 Area not mortgaged 89.20 Kanals x 20x@ Rs 50,000 per marla	89,200,000
7	42	Cantt Avenue	Date of issuance of preliminary Planning permission 03.10.2012 Final Show cause notice issued on 16.03.2015 Area not mortgaged 88.65 Kanals x 20x@ Rs 50,000 per marla	88,650,000
8	43	Punjab Small Industries Cooperative Housing Society	Date of issuance of preliminary Planning permission 11.09.2015 Show cause notice issued on 17.02.2016 FIR registered against President/ Secretary of Society on 01.08.2016 Area not mortgaged 66.12 Kanals x 20x@ Rs 61,600 per marla	82,051,200

Sr. No.	Para No	Scheme name	Calculation of amount of para	Amount (Rs)
9	44	Omega City Housing Scheme	Date of issuance of preliminary Planning permission 08.11.2013 Final Notice issued on 27.04.2015 Area not mortgaged 79.67 Kanals x 20x@ Rs 50,000 per marla	79,670,000
10	45	Blessing City Housing Scheme	Date of issuance of preliminary Planning permission 28.08.2014 Show cause notice issued on 14.01.2016 Area not mortgaged 46.53 Kanals x 20x@ Rs 55,440 per marla	51,592,464
11	112	Icon Villas Housing Scheme Phase-II	Date of issuance of preliminary Planning permission 19.12.2014 Show cause notice issued on 24.11.2015 Area not mortgaged 43.12 Kanals x 20x@ Rs 50,000 per marla	43,120,000
12	46	Ahmad City Housing Scheme	Date of issuance of preliminary Planning permission 12.06.2015 Show cause notice issued on 26.11.2015 Area not mortgaged 13.95 Kanals x 20x@ Rs 100,000 per marla	27,900,000
13	47	Agrics Cooperative Housing Society	Date of issuance of preliminary Planning permission 22.02.2011 Final Show cause notice issued on 30.06.2011 Area not mortgaged 23.52 Kanals x 20x@ Rs 50,000 per marla	23,520,000
14	120	Icon Villas LSD	Date of issuance of preliminary Planning permission 15.09.2011 Show cause notice issued on 20.01.2014 Area not mortgaged 10.950 Kanals x 20x@ Rs 100,000 per marla	21,900,200
15	58	Satellite Town Multan Housing Scheme	Date of approval of Lay out plan 25.05.1993 Authority did not get bank guarantee	20,087,706
16	48	Royal Gardens Housing Scheme	Date of issuance of preliminary Planning permission 30.03.2016 Area not mortgaged 20 Kanals x 20x@ Rs 50,000 per marla	20,000,000
17	117	Mujahid Town Housing Scheme	Date of issuance of approval 23.11.1995 Show cause Notice issued on 24.02.2009 Area not mortgaged 19 Kanals x 20x@ Rs 50,000 per marla	19,050,000
18	113	Rose Valley Housing Scheme	Date of issuance of preliminary Planning permission 17.09.2014 Show cause Notice issued on 26.11.2015 Area not mortgaged 16.54 Kanals x 20x@ Rs 50,000 per marla	16,540,000
19	49	New Silver City LSD	Date of issuance of approval 18.06.2009 Show cause Notice issued on 07.05.2010 Area not mortgaged 4.03 Kanals x 20x@ Rs 200,000 per marla	16,000,000

Sr. No.	Para No	Scheme name	Calculation of amount of para	Amount (Rs)
20	118	Cantt Residentia LSD	Date of issuance of approval 31.03.2010 Area not mortgaged 3.40 Kanals x 20x@ Rs 200,000 per marla	13,600,000
21	105	Green Fort LSD	Date of issuance of approval 20.02.2004 Area not mortgaged 13.32 Kanals x 20x@ Rs 50,000 per marla	13,320,000
22	51	Shah meer Gardens LSD	Date of issuance of approval 06.01.2015 Area not mortgaged 8.50 Kanals x 20x@ Rs 70,000 per marla	11,900,000
23	116	Ehitisham City LSD	Date of issuance of preliminary Planning permission 29.12.2014 Area not mortgaged 11.74 Kanals x 20x@ Rs 50,000 per marla	11,740,000
24	52	Shafqat Garden LSD	Date of issuance of approval 26.12.2007 Area not mortgaged 2.80 Kanals x 20x@ Rs 200,000 per marla	11,200,000
25	124	Green Fort Plus LSD	Date of issuance of approval 20.12.2005 Area not mortgaged 10.50 Kanals x 20x@ Rs 50,000 per marla	10,500,000
26	53	Khyaban-e-Rahim LSD	Date of issuance of approval 15.03.2010 Show cause Notice issued on 20.07.2011 Area not mortgaged 2.56 Kanals x 20x@ Rs 200,000 per marla	10,240,000
27	54	Sun City LSD	Date of issuance of approval 16.03.2007 Show cause Notice issued on 17.05.2010 Area not mortgaged 2.51 Kanals x 20x@ Rs 200,000 per marla	10,074,000
28	55	Adil LSD	Date of issuance of preliminary Planning permission 27.08.2014 Show cause Notice issued on 02.05.2015 Area not mortgaged 9.52 Kanals x 20x@ Rs 50,000 per marla	9,500,000
29	114	Shaimar Garden LSD	Date of issuance of preliminary Planning permission 04.07.2012 Show cause Notice issued on 12.12.2015 Area not mortgaged 2.18 Kanals x 20x@ Rs 200,000 per marla	8,720,000
30	115	Green garden LSD	Date of issuance of approval 24.04.2008 Show cause Notice issued on 08.05.2013 Area not mortgaged 2 Kanals x 20x@ Rs 200,000 per marla	8,000,000
31	110	Dream Garden Housing Scheme	Date of issuance of preliminary Planning permission 10.06.2014 Area less mortgaged 7.41 Kanals x 20x@ Rs 50,000 per marla	7,410,000
32	56	Nishtarian Cooperative Housing Society	Date of issuance of provisional Approval 17.03.2010 Show cause Notice issued on 23.07.2011 Area not mortgaged 1.64 Kanals x 20x@ Rs 200,000 per marla	6,560,000

Sr. No.	Para No	Scheme name	Calculation of amount of para	Amount (Rs)
33	107	Hashmi Canal view Phase-I LSD	Date of issuance of approval 06.01.2009 Show cause Notice issued on 12.12.2015 Area not mortgaged 3.25 Kanals x 20x@ Rs 100,000 per marla	6,500,000
34	119	Nayab Valley LSD	Date of issuance of preliminary Planning permission 13.09.2014 Show cause notice issued on 26.11.2015 Area less mortgaged 6.47 Kanals x 20x@ Rs 50,000 per marla	6,450,000
35	57	Three Stars LSD	Date of issuance of Approval 10.01.2008 Show cause Notice issued on 03.06.2010 Area not mortgaged 1.57 Kanals x 20x@ Rs 200,000 per marla	6,200,000
36	108	Hashmi Canal view Phase-II LSD	Date of issuance of approval 10.08.2009 Show cause Notice issued on 12.12.2015 Area not mortgaged 2.18 Kanals x 20x@ Rs 100,000 per marla	4,400,000
37	111	Perl City Housing Scheme	Date of issuance of Provisional approval of revised Layout Plan 05.09.2012 Area less mortgaged 3.81 Kanals x 20x@ Rs 50,000 per marla	3,810,000
38	123	Fareed Canal view Phase-II LSD	Date of issuance of approval 26.04.2004 Final Show cause Notice issued on 25.04.2016 Area not mortgaged 1.9 Kanals x 20x@ Rs 100,000 per marla	3,800,000
39	125	Sadiq LSD	Date of issuance of approval 13.10.2003 Show cause Notice issued on 23.09.2004 Area not mortgaged 2.71 Kanals x 20x@ Rs 50,000 per marla	2,717,800
40	65	Gulshan-e-Sadat LSD	Date of issuance of approval 04.07.2006 Show cause Notice issued on 11.06.2010 Authority did not get complete the development work	0
41	91	Al-Quresh LSD	Date of issuance of approval 03.12.1998 Show cause Notice issued on 26.11.2004 Authority did not get complete the development work	0
42	101	Fahad Town Housing Scheme	Date of issuance of preliminary Planning permission 01.12.2009 Authority did not get complete the development work	0
Total				4,145,906,970

Annex-III

(Referred in Para No. 4.2.2)

Non-execution of transfer deed of reserved area of public buildings, roads etc. in the name of MDA-Rs 3,847.21 million

Sr. No.	Para No	Scheme name	Calculation of amount of para	Amount (Rs)
1	66	Classic Villas Housing Scheme	Date of issuance of preliminary 01.08.2015 Planning permission Total reserved area 381.75 kanals x 20x@ Rs 215,000 per marla	1,641,525,000
2	67	Mehmood City Housing Scheme	Date of issuance of preliminary 26.12.2012 Planning permission Show cause notice issued on 16.12.2015 Total reserved area 285 kanals x 20x@ Rs 50,000 per marla	285,000,000
3	68	Cant Avenue Housing Scheme	Date of issuance of preliminary 03.10.2012 Planning permission Total reserved area 232.10 kanals x 20x@ Rs 50,000 per marla	232,100,000
4	69	Omega City Housing Scheme	Date of issuance of preliminary 08.11.2013 Planning permission Total reserved area 219.24 kanals x 20x@ Rs 50,000 per marla	219,240,000
5	70	Punjab Small Industries Cooperative Housing Society	Date of issuance of preliminary 11.09.2015 Planning permission Show cause notice issued on 17.02.2016 Total reserved area 172.30 kanals x 20x@ Rs 61,600 per marla	212,273,600
6	71	Faisal Cottages Phase-II Housing Scheme	Date of issuance of preliminary 09.04.2014 Planning permission Total reserved area 131 kanals x 20x@ Rs 50,000 per marla	131,000,000
7	72	Blessing City Housing Scheme	Date of issuance of preliminary 28.06.2014 Planning permission Total reserved area 121.80 kanals x 20x@ Rs 50,000 per marla	121,800,000

Sr. No.	Para No	Scheme name	Calculation of amount of para	Amount (Rs)
8	73	Ahmad City Housing Scheme	Date of issuance of preliminary 12.06.2015 Planning permission Total reserved area 44.04 kanals x 20x@ Rs 100,000 per marla	88,100,000
9	74	Agrics Cooperative Housing Scheme	Date of issuance of preliminary 02.02.2011 Planning permission Total reserved area 84.20 kanals x 20x@ Rs 50,000 per marla	84,200,000
10	75	Gulshan-e-Rehman Hosing Scheme	Date of issuance of preliminary 31.08.1995 Planning permission Show cause notice issued on 05.11.2004 FIR registered against the developer 10.06.2015 Total reserved area 70.75 kanals x 20x@ Rs 55,440 per marla	78,447,600
11	76	Royal Garden Housing Scheme	Date of issuance of preliminary 30.03.2016 Planning permission Total reserved area 66.39 kanals x 20x@ Rs 50,000 per marla	66,390,000
12	77	Gulshan-e-Lal Shahbaz Housing Scheme	Date of approval of scheme 30.08.1984 Total reserved area 30.05 kanals x 20x@ Rs 100,000 per marla	60,100,000
13	126	Green Garden LSD	Provisional approval issued on 24.04.2008 Final show cause issued on 08.05.2013 Total reserved area 59.4 kanals x 20x@ Rs 50,000 per marla	59,400,000
14	78	Nishtaran Cooperative Housing Scheme	Provisional approval issued on 17.03.2010 Final show cause issued on 23.07.2011 Total reserved area 22.88 kanals x 20x@ Rs 100,000 per marla	45,760,000
15	79	Shafqat Land sub-division	Date of approval of scheme 06.12.2007 Total reserved area 41.57 kanals x 20x@ Rs 50,000 per marla	41,550,000
16	127	PIA Employees Cooperative Housing Scheme	Provisional approval issued on 02.07.1995 Final show cause issued on 02.08.2013 Total reserved area 41.09 kanals x 20x@ Rs 50,000 per marla	41,090,000

Sr. No.	Para No	Scheme name	Calculation of amount of para	Amount (Rs)
17	81	MDA Officers Cooperative Housing Scheme	Date of approval of scheme 12.04.1997 Revised layout plan 04.01.2008 Transferable area 39.85 Kanal x 20x@ Rs 50,000 per marla	39,850,000
18	128	Garden City LSD	Date of approval of scheme 22.04.2000 Final show cause issued on 23.04.2016 Total reserved area 39.39 kanals x 20x@ Rs 50,000 per marla	39,390,000
19	129	Al-Aziz Canal view Housing Scheme	Date of issuance of preliminary 12.04.2012 Planning permission Final show cause notice on 20.05.2014 Total reserved area 38.86 kanals x 20x@ Rs 50,000 per marla	38,860,000
20	130	Green Fort Plus LSD	Provisional approval issued on 20.12.2005 Total reserved area 37.34 kanals x 20x@ Rs 50,000 per marla	37,340,000
21	131	Iqbal Avenue LSD	Date of issuance of preliminary 10.04.2012 Planning permission Total reserved area 36.40 kanals x 20x@ Rs 50,000 per marla	36,400,000
22	162	Joy land LSD	Date of issuance of preliminary 21.04.2012 Planning permission Total reserved area 36.15 kanals x 20x@ Rs 50,000 per marla	36,150,000
23	80	Adil LSD	Date of issuance of preliminary 27.08.2014 Planning permission Final show cause notice on 02.05.2015 Total reserved area 24.53 kanals x 20x@ Rs 50,000 per marla	24,530,000
24	82	Three Stars LSD	Provisional approval issued on 10.11.2008 Total reserved area 22.2 kanals x 20x@ Rs 70,000 per marla	31,080,000
25	132	Green Fort LSD	Date of approval of scheme 20.02.2004 Total reserved area 29.29 kanals x 20x@ Rs 50,000 per marla	29,300,000

Sr. No.	Para No	Scheme name	Calculation of amount of para	Amount (Rs)
26	84	Dream Garden Housing Scheme	Sanction of scheme on 20.10.2014 Area not transferred 18.8 kanal x 20x@ Rs 50,000 per marla	18,800,000
27	85	Kabir Garden LSD	Date of approval 21.05.2007 Show cause notice issued on 06.12.2008 Transferrable area 10.29 kanals x 20x@ Rs 86,240 per marla	17,748,192
28	50	Yasrab-e-Madina LSD	Approval issued on 19.07.2000 Show cause notice issued on 07.05.2010 Transferrable area 14.6 kanals x 20x@ Rs 50,000 per marla	14,600,000
29	133	Nayab Valley LSD	Date of issuance of preliminary 13.09.2014 Planning permission Total reserved area 12 kanals x 20x@ Rs 50,000 per marla	12,000,000
30	135	Rehman Villas LSD	Date of issuance of preliminary 29.06.2015 Planning permission Show cause notice issued on 14.12.2015 Total reserved area 10.46 kanals x 20x@ Rs 50,000 per marla	10,460,000
31	134	Bilal Kanal view LSD	Date of issuance of preliminary 28.02.2011 Planning permission Show cause notice issued on 23.04.2016 Total reserved area 9.86 kanals x 20x@ Rs 50,000 per marla	9,850,000
32	141	I-Con Villas LSD	Date of issuance of preliminary 15.09.2011 Planning permission Total reserved area 7.36 kanals x 20x@ Rs 50,000 per marla	7,368,500
33	86	Dream Garden Housing Scheme	Date of issuance of preliminary 10.06.2014 Planning permission Transferable area 7.3 kanals x 20x@ Rs 50,000 per marla	7,300,000
34	161	Fareed Canal view Phase-II LSD	Approval issued on 26.04.2004 Transferrable area 6.75 kanals x 20x@ Rs 50,000 per marla	6,750,000
35	137	Sadiq LSD	Provisional approval issued on 13.10.2003 Total reserved area 5.82 kanals x 20x@ Rs 50,000 per marla	5,827,500

Sr. No.	Para No	Scheme name	Calculation of amount of para	Amount (Rs)
36	138	Gulshan-e-Qadir LSD	Date of issuance of preliminary 13.08.2012 Planning permission Show cause notice issued on 23.04.2016 Transferable area 5.65 kanals x 20x@ Rs 50,000 per marla	5,650,000
37	136	Marhaba Canal view LSD	Date of issuance of preliminary 03.08.2012 Planning permission Final show cause notice issued on 31.10.2015 Transferable area 5.13 kanals x 20x@ Rs 50,000 per marla	5,130,000
38	139	I-Con Villas Housing Scheme	Date of issuance of preliminary 19.12.2014 Planning permission Transferable area 4.85 kanals x 20x@ Rs 50,000 per marla	4,850,000
Total				3,847,210,392

Annex-IV
(Referred in Para No. 4.2.3)

Non-completion of development works from auction of mortgaged plots - Rs 116.83 million

Sr. No.	Para No	Scheme name	Calculation of amount of para	Amount (Rs)
1	122	Fahad Town Housing Scheme	Date of provisional approval 01.12.2009 Mortgaged area 61.39 kanals x 20 @ Rs 50,000 Authority did not complete the development works from auction of mortgaged plots	61,350,000
2	59	Gulshan-e-Lal Shabbaz Housing Scheme	Date of issuance of approval 30.08.1984 Layout Plan approved on 12.08.1986 Area of mortgaged plots 10.82 kanals x 20 @ Rs 100,000 Authority did not complete the development works from auction of mortgaged plots	21,640,000
3	60	Katholic Cooperative Housing Society	Date of issuance of approval 24.02.1983 Show cause Notice issued on 17.09.2004 Area of mortgaged plots 11 kanals x 20 @ Rs 50,000 Authority did not complete the development works from auction of mortgaged plots	11,000,000
4	61	Karim Town Housing Scheme	Date of issuance of approval 25.03.1983 Show cause Notice issued on 06.02.1984 Area of mortgaged plots 4.16 kanals Authority did not complete the development works as per Assessment Committee's report.	8,225,000
5	109	Ilyas Estate Housing Scheme	Date of issuance of approval 30.05.1982 Layout Plan approved on 01.03.1984 Mortgaged Plot No. 51 to 53 and 66 to 81 was lying with MDA Authority did not complete the development works from auction of mortgaged plots	7,120,000
6	63	National Town Housing Scheme	Date of issuance of approval 04.06.1983 Layout Plan approved on 01.03.1984 Area of mortgaged plot No. 83 to 102 Authority did not complete the remaining development works as per Assessment Committee's report.	6,114,000

Sr. No.	Para No	Scheme name	Calculation of amount of para	Amount (Rs)
7	64	Mushtaq Colony Housing Scheme	Layout Plan approved on 16.02.1976 mortgaged plots for 6.97 kanals with MDA Authority did not complete the remaining development works from auction of mortgaged plots	1,380,000
8	121	Ali Town Housing Scheme	Approval of scheme 1986 Authority did not complete the development works from auction of mortgaged plots	0
9	164	Illyas Estate Housing Scheme	Approval of scheme 11.05.1983 Authority did not complete the development works from auction of mortgaged plots	0
Total				116,829,000

Annex-V
(Referred in Para No. 4.3.2)

Non-recovery of services design fee Rs 28.25

Sr. No.	Para No	Scheme name	Calculation of amount of para	Amount (Rs)
1	15	WAPDA Employees Cooperative Housing Society Phase-I and Ext.	Date of approval 01.02.2015 Connection , design & Specification fees of water supply, sewerage and supervision fee of development works	7,273,440
2	18	WAPDA Employees Cooperative Housing Society Phase-II	Date of approval 01.09.2015 Connection , design & Specification fees of water supply, sewerage and supervision fee of development works	5,272,320
3	17	Dream garden Housing Scheme	Date of approval 13.09.2014 Connection , design & Specification fees of water supply, sewerage and supervision fee of development works	3,100,800
4	16	Class Villas Housing Scheme	Date of approval 01.08.2015 Connection , design & Specification fees of water supply, sewerage and supervision fee of development works	2,832,000
5	19	Mehmood City Housing Scheme	Date of approval 26.12.2012 Connection , design & Specification fees of water supply, sewerage and supervision fee of development works	2,625,000
6	24	WAPDA Employees Cooperative Housing Society Phase-I	Date of approval 01.02.2015 Approval of design & specification of roads	1,212,240
7	20	Icon Villas Phase-II	Date of approval 19.12.2014 Connection , design & Specification fees of water supply, sewerage and supervision fee of development works	1,192,200
8	21	Blessing City Housing Scheme	Date of approval 28.06.2014 Connection , design & Specification fees of water supply, sewerage and supervision fee of development works	1,075,600
9	25	WAPDA Employees Cooperative Housing Society Phase-II	Date of approval 01.09.2015 Approval of design & specification of roads	878,720

Sr. No.	Para No	Scheme name	Calculation of amount of para	Amount (Rs)
10	103	Fine City Housing Scheme	Date of approval 26.01.2012 Design & specification fee of water supply, sewerage and roads	653,240
11	22	Sohni Dharti Housing Scheme	Date of approval 25.09.2014 Connection , design & Specification fees of water supply, sewerage and supervision fee of development works	511,000
12	160	Fahad Town Housing Scheme	Date of approval 01.12.2009 Design & specification fee of water supply, sewerage and roads	500,910
13	27	Classic Villas Housing Scheme	Date of approval 29.12.2015 Approval of design & specification of roads	472,195
14	23	Shalimar Garden LSD	Date of approval 06.01.2015 Connection , design & Specification fees of water supply, sewerage and supervision fee of development works	266,100
15	102	Multan Canal view Housing Scheme	Date of approval 12.08.2014 Design & specification fee of water supply, sewerage and roads	247,700
16	30	Al-Hamad Canal view Housing Scheme	Date of approval 17.09.2014 Approval of design & specification of roads	78,000
17	36	Ahmad City Housing Scheme	Date of approval 12.06.2015 Approval of design & specification of roads	57,640
Total				28,249,105

Annex-VI
(Referred in Para No. 4.3.4)

Non-recovery of scrutiny/sanction fee Rs 9.45 million

Sr. No.	Para No	Scheme name	Calculation of amount of para	Amount (Rs)
1	5	WAPDA Employees Cooperative Housing Society Phase-I	Date of approval 01.09.2015 Total area 2424.48 kanals Calculation fee @ Rs 1,000 per Kanal	2,424,480
2	6	WAPDA Employees Cooperative Housing Society Phase-II	Date of approval 01.09.2015 Total area 1757.40 kanals Calculation fee @ Rs 1,000 per Kanal	1,757,440
3	7	Dream Garden Housing Scheme	Date of approval 10.06.2014 Total area 1033.60 kanals Calculation fee @ Rs 1,000 per Kanal	1,033,600
4	13	WAPDA Employees Cooperative Housing Society	Date of approval 05.03.2010 Total area 191.23 acer Calculation fee @ Rs 5,000 per acer	956,000
5	9	Classic Villas Housing Scheme	Date of approval 01.08.2015 Total area 944.39 kanals Calculation fee @ Rs 1,000 per Kanal	944,390
6	8	Dream Garden Housing Scheme	Date of approval 20.10.2014 Total area 780 kanals Calculation fee @ Rs 1,000 per Kanal	780,000
7	12	Dream cottages Housing Scheme	Date of approval 04.04.2016 Total area 200 kanals Calculation fee @ Rs 3,000 per Kanal	600,000
8	10	Punjab Small Industries Cooperative Housing Scheme	Date of approval 11.09.2015 Total area 493.75 kanals Calculation fee @ Rs 1,000 per Kanal	493,750
9	14	Green Valley Housing Scheme	Date of approval 22.07.2009 Total area 54.55 acer Calculation fee @ Rs 5,000 per acer	272,750
10	11	Nayyab Town Housing Scheme	Date of approval 07.08.2014 Total area 183.85 kanals Calculation fee @ Rs 1,000 per Kanal	183,850
Total				9,446,260

Annex-VII
(Referred in Para No. 4.3.5)

Less recovery of land sub-division fee Rs 3.07 million

Sr. No.	Para No	Scheme name	Calculation of amount of para	Amount (Rs)
1	104	Hashmi Canal view Phase-I	Date of approval 06.01.2009 Total area in marla 3200 Due fee @ Rs 500 per marla = Rs 1,600,000 Fee deposited = <u>Rs 1,014,000</u> Less deposited Rs 586,000	586,000
2	26	Sun City LSD	Date of approval 16.03.2007 Total area in marla 2600 Due fee @ Rs 500 per marla= Rs 1,300,000 Fee deposited = <u>Rs 865,360</u> Less deposited Rs 434,640	434,640
3	28	Shafqat Garden LSD	Date of approval 10.12.2007 Total area in marla 2459 Due fee @ Rs 500 per marla= Rs 1,229,500 Fee deposited = <u>Rs 803,700</u> Less deposited Rs 425,800	425,800
4	29	I con Valley	Date of approval 15.09.2011 Total area in marla 1787 Due fee @ Rs 500 per marla= Rs 893,500 Fee deposited = <u>Rs 547,500</u> Less deposited Rs 346,000	346,000
5	31	Khayaban-e-Rahim	Date of approval 15.03.2010 Total area in marla 1420 Due fee @ Rs 500 per marla= Rs 710,000 Fee deposited = <u>Rs 454,400</u> Less deposited Rs 255,600	255,600
6	163	Hashmi Canal view Phase-II LSD	Date of approval 10.08.2009 Total area in marla 1544 Due fee @ Rs 500 per marla = Rs 772,000 Fee deposited = <u>Rs 519,200</u> Less deposited Rs 252,800	252,800
7	32	Three Stars LSD	Date of approval 10.11.2008 Total area in marla 1480 Due fee @ Rs 500 per marla = Rs 740,000 Fee deposited = <u>Rs 506,000</u> Less deposited Rs 234,000	234,000
8	33	Civil Garden LSD	Date of approval 15.08.2009 Total area in marla 1195 Due fee @ Rs 500 per marla = Rs 597,500 Fee deposited = <u>Rs 378,100</u> Less deposited Rs 219,400	219,400

Sr. No.	Para No	Scheme name	Calculation of amount of para	Amount (Rs)
9	35	Faiz-e-Aam Homes	Date of approval 31.03.2012 Total area in marla 1476 Due fee @ Rs 500 per marla = Rs 738,000 Fee deposited = <u>Rs 537,300</u> Less deposited Rs 200,700	200,700
10	34	Madina Town LSD	Date of approval 06.09.2009 Total area in marla 613 Due fee @ Rs 500 per marla = Rs 306,500 Fee deposited = <u>Rs 194,700</u> Less deposited Rs 111,800	111,800
Total				3,066,740

Annex-VIII
(Referred in Para No. 4.4.1)

**Illegal construction of development works / sale of utility plots -
Rs198.59 million**

Sr. No.	Para No	Scheme name	Date of approval	Deviation	Amount (Rs)
1	140	Al-Qaim Town Housing Scheme	13.03.1982	Selling out area of utility plots under open space, graveyard and public buildings and mortgaged plots (Total area 1634 marlas= 1634 x @ Rs 100,000 per marla)	163,400,000
2	83	Gulshan-e-Sadat LSD	04.07.2006	Selling of utility plots as evident from show cause notice No. 1017 dated 11.06.2010 (12.92 k x 20x @ Rs 100,000 per marla)	25,840,000
3	87	Catholic Cooperative Housing Society	28.11.1981	selling of plots for open space 102 marla as evident from show cause notice dated 17.09.2014 (102 marla x @ Rs 50,000 per marla)	5,100,000
4	143	Mujahid Town Housing Scheme	23.11.1995	Illegal construction in area of green belt, open space 4.29 kanals x 20 x @ Rs 50,000 per marla	4,250,000
Total					198,590,000

Annex-IX
(Referred in Para No. 4.5.1)

Non-demolition of illegal construction in unapproved housing schemes

Sr. No.	Para No	Scheme name	Date of approval	Deviation
1	89	Falcon City Housing Scheme Phase-II	Applied on 19.12.2012 for approval of scheme	Vide para 118/N during site visit it was found that development work of mettled road, boundary wall & sewerage work was carried out without approval of scheme
2	147	New Ibrahim City LSD Noor Grace City Rehman Garden Rasheed Homes	Without approval	Illegal housing scheme and land sub division
3	90	Shah Jahan City Housing Scheme	Without approval	As per field staff report construction activities are in progress without approval of scheme/ service design from WASA
4	88	Adil LSD	27.08.2014	Developer has under taken development works at site and sale of plots as evident from show cause notice dated 02.05.2014 which was not allowed before sanction of scheme

Annex-X
(Referred in Para No. 4.5.2)

Non-obtaining of NOC/renewal of NOC of Environment Protection Department and non-encumbrance certificate from Revenue Department

Sr. No.	Para No	Scheme name	Date of approval	Requirement
1	62	Blessing City Housing Scheme	28.06.2014	NOC of EPD and WASA
2	95	Cantt Avenue Housing Scheme	03.10.2012	-do-
3	-	Faisal Cottages Phase-II	09.04.2013	-do-
4	-	Omega City Housing Scheme	08.11.2013	-do-
5	-	Agrics Cooperative Housing Society	02.02.2011	-do-
6	-	Punjab Small Industries Cooperative Housing Society	11.09.2015	-do-
7	96	WAPDA Employees Cooperative Housing Society Phase-I	01.09.2015	-do-
8	-	WAPDA Employees Cooperative Housing Society Phase-II	01.09.2015	-do-
9	97	Faiz-e-Aam LSD	31.03.2012	-do-
10	-	Furqan Canal view	28.05.2012	-do-
11	98	Sohni Dhurti Housing Scheme	25.09.2014	-do-
12	99	Ahmad City Housing Scheme	12.05.2015	-do-
13	100	Classic Villas Housing Scheme	01.08.2015	-do-
14	149	Mughal City LSD	15.09.2011	-do-
15	153	Shalimar Garden LSD	04. 07.2012	-do-
16	-	Icon Valley LSD	15.09.2011	-do-
17	-	Rose Valley Housing Scheme	17.09.2014	-do-

Sr. No.	Para No	Scheme name	Date of approval	Requirement
18	-	Joy land City LSD	21.04.2012	-do-
19	-	Rehman Villas LSD	29.06.2015	-do-
20	154	Cantt. Residentia LSD	31.03.2010	-do-
21	-	Pearl Residence Housing Scheme	25.09.2009	-do-
22	-	Nayyab Valley LSD	13.09.2014	-do-
23	-	Icon Villas Phase-II Housing Scheme	19.12.2014	-do-
24	-	Marhaba Canal view LSD	03.08.2012	-do-
25	-	Al-Aziz Canal view LSD	20.05.2012	-do-
26	-	Iqbal Avenue LSD	10.04.2012	-do-
27	155	Hashmi Canal view Phase-I LSD	06.01.2009	-do-
28	156	Fahad Town Housing Scheme	16.03.2011	-do-
29	157	Sayyam Officers City LSD	28.02.2011	-do-
30	158	Pearl Residence Housing Scheme	25.11.2009	Non-encumbrance Certificate from Revenue department
31	-	Sayyam Officers City LSD	28.02.2011	-do-
32	-	Canal view Housing Scheme	12.08.2014	-do-
33	-	CanttResidentia LSD	31.03.2010	-do-
34	-	Iqbal Avenue LSD	10.04.2012	-do-
35	93	Shah Jahan LSD	09.06.2010	NOC from EPD & WASA

Annex-XI
(Referred in Para No. 4.5.4)

**Undue benefit to the developers due illegal conversion of Land Sub
Division into housing scheme**

Sr.	Para No	Scheme name	Date of approval
1	142	Green Fort LSD	Date of approval February 2004 Original area of LSD 96.60 Kanals Area audited upto 193 Kanals
2	144	Green Fort Plus LSD	Date of approval December 2005 Original area of LSD 96.50 Kanals Area audited upto 700 Kanals
3	145	Green Gardens LSD	Date of approval April 2008 Original area of LSD 159.30Kanals Illegal extended the area as per report of investigation
4	146	Sahara LSD	Date of approval May 2012 Original area of LSD 159.35 Kanals Illegal extended the area as per report of investigation