



SPECIAL AUDIT REPORT

ON

PRIVATE HOUSING SCHEMES UNDER GDA GUJRANWALA

**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.

The report is based on special audit of the record of Director General, Gujranwala Development Authority, Urban Development Wing Gujranwala for the financial year 2015-16. The Directorate General of Audit Works (Provincial), Lahore conducted the audit during 2016-17 on the directive of PAC-II of the Punjab Assembly with a view to reporting significant findings to the relevant stakeholders.

Audit findings indicate 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.

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.

Islamabad
Dated: 4th April, 2017

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(Rana Assad Amin)
Auditor General of Pakistan

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ABBREVIATIONS & ACRONYMS

CVT	Capital Value Tax
CPO	City Police Officer
DOR	District Officer Revenue
EPA	Environmental Protection Agency
GDA	Gujranwala Development Authority
LOP	Layout Plan
PPHSLSD	Punjab Private Housing Schemes and Land Sub- Division
PPP	Preliminary Planning Permission
Sft	Square Feet
SSJM	Senior Special Judicial Magistrate
SOPs	Standard Operating Procedures
SDAC	Special Departmental Accounts Committee
TMA	Tehsil Municipal Administration
TP	Town Planning
WASA	Water and Sanitation Agency

EXECUTIVE SUMMARY

This report is based on Special Audit of Gujranwala Development Authority (GDA), Urban Development (UD) Wing, Gujranwala regarding private housing schemes with the view to assessing whether the processes of approval of private housing schemes, sanction of layout plans and formal approvals were according to the laid down criteria. It was also examined whether there was any 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 in the areas falling in the jurisdiction of GDA. The special audit was conducted by the Directorate General Audit Works (Provincial) Lahore during the year 2015-16 on the directives of the Public Accounts Committee II of the Punjab Assembly with a view to reporting significant findings to the stakeholders.

There are 36 approved and 72 unapproved/illegal private housing schemes under the jurisdiction of GDA. The record of 21 approved and 72 illegal schemes was audited pointing out irregularities of Rs 13,970 million. During audit, instances of non-recovery of fees/fines/penalties from the sponsors/developers of private housing schemes due to departure from Punjab Private Housing Schemes Rules notified from time to time were observed. Further, there were irregularities relating to unauthorized commercial use of properties, unauthorized growth of illegal private housing schemes and encroachment of public properties.

Key Audit Findings

- i. According to Punjab Private Housing Schemes Rules, the area of public buildings, open spaces, parks, roads, graveyards and solid waste management was required to be transferred in the name of GDA through mutation in revenue record. But, said public areas having value of Rs 5,796.93 million¹ were not transferred in revenue record in the name of GDA.

¹ Para 4.1

- ii. According to the Punjab Private Housing Schemes and Land Sub-division Rules 2010, a development authority is required to mortgage 20% of saleable area of a scheme as a warranty for completion of development work and also to get mortgage deeds entered in revenue record, but the Authority did not get the mortgage deeds transferred in revenue record for the area worth Rs 4,692.699² million.
- iii. According to the Punjab Private Housing Schemes and Land Sub-division rules 2010, a development authority is required to get the detail of sold out plots and registered sale deeds from the developers to ensure the deposit of 3% stamp duty, 2% CVT and 1% TMA tax by the purchaser/developer, but the Authority did not obtain the requisite information which caused a loss of stamp duty/CVT/TMA tax amounting to Rs 1,388.399³ million.
- iv. The developers of 8 schemes did not complete the development works despite expiry of stipulated period. The Authority also failed to get the development works completed by selling out/auction of the mortgaged plots worth Rs 1,133.191 million⁴.
- v. According to sub-rule h(i)(ii) of rule 42 of the Punjab Private Housing Schemes and Land Sub-division rules 2010, notified on 15.08.2012, the developer was required to submit the transfer deed of the area reserved for roads, open spaces, parks, solid waste management and 1% area for public buildings to the Authority. Audit observed that in three schemes the Authority did not meet with the provision of transfer of public areas worth Rs 238.408 million⁵ to the authority.
- vi. According to rules notified from time to time, the developers of private housing schemes were required to transfer 1% area of the

² Para 4.2

³ Para 4.3

⁴ Para 4.4

⁵ Para 4.6

scheme for public buildings in the name of the Authority. The Authority was supposed to sell out the transferred area of public building sites through open auction for education/health institutions, Govt. offices etc. to provide utilities/basic needs to the inhabitants of the housing schemes whereas the Authority did not auction/allot the public buildings areas worth Rs 209.596 million⁶.

- vii. According to Section 44 of the Punjab Development of Cities Act 1976(amended upto 13.03.2014), Gujranwala Development Authority was authorized to make regulations (SOPs) to carry out purposes of the Act, particularly to detect and remove encroachments by conducting land audits and surveys regularly by the manpower of authority, but no regulations/SOPs were framed for conducting the surveys to control encroachment on Authority lands worth Rs 10,489.63 million⁷.
- viii. According to Rule 56 of the Punjab Private Housing Schemes and Land Sub-division Rules 2010, a development authority shall take appropriate action against illegal housing schemes and against deviations committed in approved housing schemes. The developer was required to be penalized under Sections 34, 38 and 39 of the Punjab Development of Cities Act, 1976 with ejection and demolition of the illegal construction, but, the Authority did not take any action for imposing penalties, ejection and demolition of illegal constructions in 72 unapproved schemes⁸.

Recommendations

- i. Penal action under the Punjab Development of Cities Act 1976 amended upto 13.03.2014 be taken against the developers of the private housing schemes and disciplinary action against

⁶ Para 4.7

⁷Para 4.9.2

⁸ Para 4.10.1

officers/staff who approved schemes outside the master plan be initiated.

- ii. Execution of Transfer Deeds and mutation in the name of GDA be ensured promptly to avoid illegal construction on public area.
- iii. Illegal encroachments on public area i.e. public buildings, graveyard, parks and roads be ejected/demolished.
- iv. Mortgaged plots be auctioned for completion of development works, which were delayed by the developers.
- v. Strict measures be taken for recovery of recoverable amounts from the developers/sponsors.
- vi. The Authority should also develop an effective mechanism for recovery from the defaulters under arrears of Land Revenue Act.
- vii. The Authority should follow up the cases being prosecuted in the court of law for imposing penalties / recoveries from the developers.

1. INTRODUCTION

1.1 The special audit was conducted by the Directorate General Audit Works (Provincial) Lahore during the year 2015-16 on the directives of the Public Accounts Committee II of the Punjab Assembly with a view to reporting significant findings to the stakeholders.

1.2 The Gujranwala Development Authority (GDA), Gujranwala was established on 12th October 1991 under provisions of Punjab Development of Cities Act, 1976. The GDA is responsible to establish the continuous process of planning and development of Gujranwala controlled area in an effective, efficient, equitable and sustainable manner.

Under Sections 43 and 44 of the Punjab Development of Cities Act, 1976 (amended upto 13.03.2014), the Government and Authority may make rules and regulations as may be necessary to achieve the objectives of this Act. However, GDA has not framed regulations 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 were framed regarding ownership of land of scheme, details of development works along with time schedule, recovery of scrutiny fee, preliminary planning permission fees, sanction fee of the scheme, design fees of water supply, sewerage, roads, parks and electricity. The percentage of land use was to be kept at 5% for commercial use, 7% for open spaces/parks area, 2% for public buildings and 2% for graveyard and remaining 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 check whether:

- i. The process of issuance of sanction 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. Any periodic survey of illegal schemes under GDA Control Area was carried out to detect, discourage the encroachments and vacate the properties from unauthorized occupants.
- iv. The developers of private housing schemes were providing all the facilities/civic services to the inhabitants of the schemes in accordance with the approved plan.

3. AUDIT SCOPE AND METHODOLOGY

1. Audit Scope

There are 36 approved and 72 illegal Private Housing Schemes, (Annex I) out of which 21 approved and 72 unapproved schemes were examined during Special Audit as per Annex -II.

2. Audit Methodology

The following audit methodology was adopted:

- i. Study of Punjab Development of cities Act 1976 amended up to 13.03.2014 and private housing scheme rules and the reports of the GDA employees in respect of private housing schemes etc.
- ii. Data collection.
- iii. Examination of files, record/data and survey reports etc.
- iv. Discussion with auditee and other stakeholders.

4. AUDIT FINDINGS AND RECOMMENDATIONS

The field audit was conducted in one formation of GDA i.e. Director Town Planning GDA, Gujranwala. The audit findings were as under:-

4.1 Non-mutation of public utility areas- Rs 5,796.926 million

As per rule 48 (1) & (2) of the Punjab Private Housing Schemes and Land Sub-Division Rules 2010, a Development Authority, not before twelve months of sanction of scheme and not later than eighteen months of sanction of scheme, get the scheme land transferred in the revenue record within nine months of sanction, get land transferred in its name in revenue record as per transfer deed. As per sanction letter possession of transferred land was also to be taken over by the Authority (GDA). Further, according to Rule 7.16 of the Land Records Manual, the transfer deeds were required to be entered in mutation register/revenue record.

Audit noted that Director, Town Planning GDA, Gujranwala signed agreements with the developers of Private Housing Schemes for transfer of the area of roads, open spaces/parks, graveyard, public buildings, solid waste management as per planning standards of private housing schemes but the Authority did not get the transfer deeds entered in mutation register/revenue record in respect of 15 Private Housing Schemes. Due to non-entry of transfer deeds in revenue record the area transferred to the Authority was not in the notice of revenue authorities and chances of illegal selling of allocated public area (open spaces/parks, graveyard, public buildings, solid waste management etc.) by the developers and purchasers through mutations could not be ruled out.

Violation of rules *ibid* resulted in non-entry of transfer deeds in mutation register / revenue record for area worth Rs 5,016.845 million (Annex-III).

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

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit recommends early mutation of public areas in the name of Authority in the revenue record besides taking possession.

(Para 4A)

4.1.2 The Director, Town Planning GDA UD Wing Gujranwala approved the Fazaia Housing Scheme situated at Mouza Garjakh Bypass road near Alipur Chowk Gujranwala on 07.03.2015 for 241.44 Kanal. As per transfer deed an area of 8.56 kanal 13 marla 163.2 sft was reserved for Roads, Parks, Graveyard, 1% area for Public Buildings, Disposal station, Water Works and Solid Waste Management and was required to be transferred in the name of GDA as well as to be in possession of GDA. Audit noted that neither the land was transferred in the name of GDA by the developer nor the possession of public area was taken by the Authority.

Violation of rules resulted in non-mutation of land amounting to Rs 349,580,000

Audit pointed out the irregularity in February 2016. The Authority replied that land under roads, parks, graveyard and 1% for public building had been transferred to the GDA as per transfer deed from the developers of Fazaia Housing Scheme and the said area had been mutated/transferred in the name of GDA. The case regarding mutation had been submitted to the Revenue Department. As soon as the same was issued by the Revenue Department, the same would be produced.

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit recommends to get the land transferred in the name of GDA from Revenue Department along with taking possession of the land.

(Para No. 21)

4.1.3 The Director, Town Planning GDA UD Wing Gujranwala approved the Garden Town Phase-II Housing Scheme situated at mouza Aroop, Sialkot Bypass road Gujranwala on 19.03.2015 for 1251 kanal. As per transfer deed an area of 140.85 Kanal area was reserved for Roads, Parks, Graveyard, 1% area for Public Buildings, Disposal station, Water Works and Solid Waste and was required to be transferred in the name of GDA as well as in possession of GDA. Audit noted that neither the land

was transferred in the name of GDA by the developer nor the possession of public area was taken by the Authority.

Violation of Rules resulted in non-mutation of land amounting to Rs 183,105,000

Audit pointed out the irregularity in February 2016. The Authority replied that the land under roads, parks, graveyard and 1% for public building had been transferred to the GDA as per transfer deed from the developers of Garden Town Phase-II Housing Scheme and the said area had been mutated/transferred in the name of GDA. The reply was not tenable because the Authority did not produce *intqal/fard malkiat* in the name of GDA for verification.

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit recommends to get the land transferred in the name of GDA from Revenue Department along with possession of the land.

(Para No. 22)

4.1.4 The Director, Town Planning GDA UD Wing Gujranwala approved the Prime City Housing Scheme, Sialkot Road, Gujranwala on 18.12.2014 for 369.89 kanal. As per transfer deed an area of 145 kanal, 14 marla 57 sft area was reserved for Roads, Parks, Graveyard, 1% area for Public Buildings, Disposal station, Water Works and Solid Waste Management, which was to be transferred in the name of GDA as well as in possession of GDA. Neither the land was transferred in the name of GDA by the developer nor the possession of public area was taken by Authority.

Violation of Rules resulted in non-mutation of land amounting to Rs 101,598,000

Audit pointed out the irregularity in February 2016. The Authority replied that the land under roads, parks, graveyard and 1% for public

building had been transferred to the GDA as per transfer deed, by the developers of Prime City Housing Scheme and the said area had been mutated / transferred in the name of GDA. The case regarding mutation had been submitted to the Revenue Department. As soon as, the same was issued by the Revenue Department, the same would be produced.

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit recommends to get the land transferred in the name of GDA in the record of Revenue Department along with possession of the land.

(Para No. 16)

4.1.5 The Director, Town Planning GDA UD Wing Gujranwala approved the Sharjah City Housing Scheme situated at Sialkot road Buttranwali District Gujranwala for 431 Kanal 19 Marlas. As per transfer deed an area of 199 kanal, 12 Marla area was reserved for Roads, Parks, Graveyard, 1% area for Public Buildings, Disposal station, water Works and Solid Waste Management, which was to be transferred in the name of GDA as well as in possession of GDA. Neither the land was transferred in the name of GDA by the developer nor the possession of public area was taken by the Authority.

Violation of Rules resulted in non-mutation of land amounting to Rs 79,648,000.

Audit pointed out the irregularity in February 2016. The Authority replied that land under roads, parks, graveyard and 1% for public building had been transferred to the GDA as per transfer deed from the developers of Sharjah City Housing Scheme and the said area had been mutated / transferred in the name of GDA. The reply was not tenable because the Authority did not produce *intqal/fard malkiat* in the name of GDA for verification.

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit recommends to get the land transferred in the name of GDA in the Revenue Department along with possession of the land.

(Para 09)

4.1.6 The Director, Town Planning GDA UD Wing Gujranwala approved the Canal View Housing Scheme (Modification) situated at Khialai Town, Gujranwala on 12.06.2014 for 129 Kanal in addition to previous approval for 1861 kanal. As per transfer deed an area of 73 kanal 10 marla area was reserved for Roads, Parks, Graveyard, 1% area for Public Buildings, Disposal station, Water Works and Solid Waste Management, which was to be transferred in the name of GDA as well as in possession of GDA. Neither the land transferred in the name of GDA by the developer nor the possession of public area was taken by the Authority.

Violation of Rules resulted in non-mutation of land amounting to Rs 66,150,000.

Audit pointed out the irregularity in February 2016. The Authority replied that land under roads, parks, graveyard and 1% for public building had been transferred to the GDA as per transfer deed from the developers of Canal View Housing Scheme and the case had been submitted in the revenue department for mutation. As soon as, the same was issued by the Revenue Department, the same would be produced for verification. The reply was not tenable because the scheme was approved in June 2014 and the Authority did not get the mutation of public areas despite lapse of almost two years.

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit recommends to get the land transferred in the name of GDA from Revenue Department along with taking possession of the land.

(Para No.27)

4.2 Non-entry of Mortgaged deed of 20% saleable area in revenue record - Rs 4,692.699 million

According to rule 17(f)(i) of the Punjab Private Housing Schemes and land sub-division rules 2010, the developer was required to mortgage 20% saleable area of a scheme as a warranty to ensure completion of development works by the developer. Further, according to Rule 7.18 of the Land Records Manual, all mortgages and sub-mortgages, whether collateral or with possession, whether contracted for long or short periods and whether by deed or by verbal agreement, required to be entered in mutation register of the revenue department.

Director, Town Planning GDA, Gujranwala executed the mortgage deeds with the developers of Private Housing Schemes as a warranty for completion of development works within stipulated period as per designs/specifications but the Authority did not get the mortgage deeds entered in mutation register/revenue record in respect of 19 private housing schemes. Non-entry of mortgaged deeds in revenue record means that the area mortgaged to the Authority was not in the notice of revenue authorities and chances of sale/purchase of mortgaged plots by the developers and purchasers through mutations could not be ruled out.

Violation of rules resulted in non-entry of mortgaged area in mutation register / revenue record Rs 4,692,698,765(Annex-IV).

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

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit recommends an early action regarding entry of mortgage deeds in possession register/revenue record and prompt possession.

(Para No. 3A)

4.3 Loss of stamp duty/CVT/TMA tax due to non-execution/registration of sale deeds – Rs 1,388.399 million

According to section 17 of the Registration Act 1908, read with schedule of stamp Act 1899 and Rule 20(4) and Rule 21(A) of the Punjab Private Housing Scheme and Land Sub-Division Rules 2010, the developer of private housing scheme was required to execute sale deed in favour of purchaser of a plot and the sale deed was required to be registered by payment of stamp duty, CVT and TMA tax @ 3% , 2% and 1% respectively of the price of land prescribed in evaluation table. Furthermore, the allotment/sale of plots were required to be made by execution/registration of sale deeds between developer (seller) and purchaser.

Director, Town Planning GDA, Gujranwala did not obtain the periodic detail of allotments / sales of plots from the developers. Further, the Authority did not take effective measures to ensure the execution/registration of sale deeds between developer (seller) and purchaser by payment of stamp duty, CVT and TMA tax @ 3%, 2% and 1% respectively of the price of land prescribed in evaluation table. Audit observed that the recovery of stamp duty, CVT and TMA tax @ 3%, 2% and 1% respectively was not deposited into Govt. revenue by the seller/purchaser.

Violation of rules resulted in loss of stamp duty 3% /CVT2% /TMA Tax 1% due to non-execution/registration of sales deeds for Rs 1,388.399 million (Annex-V).

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

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit Recommends early collection of details of plots sold on sale deeds to ensure the payment of stamp duty, CVT, TMA tax etc.

(Para No. 8A)

4.4 Non-selling of mortgaged plots for completion of development works - Rs 1,133.191 million

According to rule 34 (a) (i) (ii) (iii) amended w.e.f. 06.11.2013 read with rule 35 (5)(a)(b) of Punjab Private Housing Schemes and Land Sub-division Rules 2010, the developer was required to complete all the development works within 02 years, 03 years and 05 years in respect of land sub-division upto 100 kanal, housing scheme from 100 to 300 kanal and above 300 kanal respectively, if a developer fails to develop a scheme within the stipulated period or development works are not in conformity with the approved designs and specifications, the development authority was required to execute the development works from the sale proceed of mortgaged plots.

Director, Town Planning GDA, Gujranwala sanctioned 08 private housing schemes but the developers did not complete the development works within stipulated period of 02 years, 03 years and 05 years in respect of land sub-division upto 100 kanal, housing scheme from 100 to 300 kanal and housing scheme above 300 kanal respectively. The Authority neither took over the development works of the schemes by selling of mortgaged plots nor proceeded for penal action under section 32 of Punjab Development of Cities Act 1976 amended upto 13.03.2014 for imposition of penalties, which may extend to 01 year imprisonment or with fine which may extend to two hundred thousand rupees or with both.

Violation of rules resulted in non-selling of mortgaged plots for completion of development works by the Authority due to non-completion by the developer worth Rs 1,133,190,760 (Annex-VI).

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

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit Recommends early auction of mortgaged plots for execution of development works delayed by the developer.

(Para No. 12A)

4.5 Non-imposition of penalty on 72 illegal housing schemes - Rs 502.560 million

According to section 32 of the Punjab Development of Cities Act 1976 and section 34 (Part-B (3) of the schedule) the act amended on 13.03.2014, any violation of the act/orders of authorized officers of the Authority and allotting selling or using the land for any purpose without the approval of the Authority is punishable with imprisonment or with fine through court at the maximum limit of Rs 15,000 prior to 12.03.2014 and after amendment in act on 13.03.2014, with imprisonment for three years or with fine which may extend to one hundred thousand rupees or with both, if in case the accused was directed by the Authority for immediate discontinuance of offence the court may impose a further fine which may extend to 10,000 rupees for everyday during the period the accused has persisted in the offence from the date of its commission.

Director, Town Planning GDA, Gujranwala did not take the penal action under Punjab Development of Cities Act, 1976 against the developers/sponsors of 72 illegal private housing schemes, carrying out development works and were also selling out the plots.

Violation of rules resulted in non-imposition of penalties against illegal schemes for Rs 502,560,000 (Annex-VII).

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

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit Recommends imposition of penalty for development of irregular housing schemes and recovery from the defaulters.

(Para 10A)

**4.6 Non-provision / transfer of public areas in favour of Authority
- Rs 238.408 million**

According to sub-rule h(i)(ii) of rule 42 of the Punjab Private Housing Schemes and Land Sub-division rules 2010, and notification by the Local Govt. and Community Development Department vide No.SOR(LG)38-2/2004 dated 15.08.2012, for sub-division of the land area other than an approved scheme, the developer was required to submit the transfer deed of the area reserved for roads, open spaces, parks, solid waste management and 1% area for public buildings to the Authority.

Director, Town Planning GDA, Gujranwala did not meet with the provisions of public / open area and 2% for public buildings out of which 1% area of the schemes for public buildings was required to be allocated and transferred to the Authority through transfer deed/mutation. However, while sanctioning the land sub-division of three schemes, the public areas and public buildings areas valuing Rs 228,845,440 and Rs 9,562,200 respectively were not got allocated.

Violation of rules resulted in undue benefit to the developer due to approval of the scheme without public area Rs 238,407,640 (Annex-VIII).

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

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit recommends an early revision of LOP and possession of public areas from the developers and getting the same verified from Audit.

(Para 6A)

4.7 Non-auction/disposal of 1% public building area meant for amenities - Rs 209.596 million

According to Sections 4(g) and 5 of the Disposal of Land by Development Authorities (Regulation) Act 1998, the Govt. may allow sale and disposal of land in special circumstances at such rates and on such terms & conditions as it may determine and no public utility area or public amenity plot in a housing scheme shall be converted to any other use.

Audit noted that Director, Town Planning GDA, Gujranwala executed the transfer deeds with the developers of private housing schemes for transfer of 1% area of public buildings in accordance with rule 17(e)(ii) of PPHSLSD Rules 2010. The public building area to the extent of 1% of the schemes transferred to the Authority was required to be auctioned or allotted with the approval of Govt. to the concerned departments i.e. for public utility/public amenities educational/health institutions, community centers, police stations, post offices, WAPDA, Sui-gas office etc. The Authority did not auction/allot the plots for public facilities in violation of the Act *ibid* to the concerned departments.

Violation of rules resulted in non-auction/disposal of 1% public building area meant for amenities worth Rs 209.596 million (Annexure-IX).

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

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit recommends early auction / allotment of the area of public amenities.

(Para 5A)

4.8 Recoverables

The Authority was required to recover Scrutiny Fee, Preliminary Planning Permission Fee and Sewerage, Trunk / Infrastructure Fee at prescribed rates from the sponsors of private housing schemes but in a number of cases, the Authority was unable to recover fees at the prescribed rates.

4.8.1 Non-imposition of penalty due to non-submission/approval of design / specifications for development work - Rs 4.00 million

According to Rules 23,24,25,28,30,31 and 32 of the Punjab Private Housing Schemes and Land Sub-division Rules 2010, the developers are required to get the approval of design/specifications of development works/plans from the concerned agencies in respect of water supply/ sewerage/ drainage, road networks, landscape plan, electricity/street lights, gas supply and telephone etc. Further, under Rule 35 (f) the Authority was authorized to take action against the developers for deviations and violations by invoking Section 32 of the Punjab Development of Cities Act 1976 amended upto 13.03.2014 for imposition of penalty which may extend to 01 year imprisonment or fine which may extend to two hundred thousand rupees or both.

The record of Director, Town Planning GDA, Gujranwala revealed that the developers of 20 private housing schemes did not get the designs/specifications approved from the Authority in respect of water supply/sewerage/drainage, road networks, landscape plan, electricity/street lights, gas supply and telephone despite lapse of stipulated period but the Authority did not take any action under the law for imposition of penalty.

Violation of rules resulted in non-imposition of penalty due to non-submission / approval of design of water supply/sewerage/drainage, road networks, landscape plan, electricity/street lights, gas supply and telephone by the developer after approval of private schemes. (Annex-X)

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

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit recommends early imposition of penalty/recovery from developers for delay in approval of design/specifications

(Para 13A)

4.8.2 Loss to government due to non-approval of scheme as per demand - Rs 3.503 million

As per Rule 38 (2) (a,b,c) & 39 of Punjab Private Housing Schemes and Land Sub Division Rules 2010, the developer shall deposit fee for sanction of a scheme @ Rs 1,000 per kanal, approval of design and specification for water supply, sewerage and drainage @ Rs 500 per kanal, approval of design and specifications for road, bridge and footpath of a scheme @ Rs 500 per kanal and fee for conversion of peri-urban area to scheme use at the rate of one percent of the value of the residential land as per valuation table or one percent of the average sale price of preceding twelve months of residential land in the vicinity, if valuation table is not available.

The Director, Town Planning GDA UD Wing Gujranwala approved “Master City Housing Scheme” on 28.05.2015 for 2,382.87 Kanals on the request/submission of the developer for approval of scheme for 2,601.79 Kanal. The land conversion fee @ 1%, sanction fee @ Rs 1,000 per Kanal, the approval of design and specification for water supply, sewerage and drainage @ of Rs 500 per kanal and road, bridge and footpath of a scheme @ of Rs 500 per kanal was not recovered for an area 218.92 Kanal (2601.79 – 2382.87).

Violation of rules resulted in loss of Rs 3,502,720.

Audit pointed out the loss in February 2016. The department replied that initially the developer of the Scheme applied for approval of layout plan of area measuring 2601.79 Kanals and scrutiny of land ownership documents was also done by the Additional District Collector accordingly. After scrutiny of ownership documents, public notice for inviting public objections was also published for area measuring 2,601.79 Kanal under rule 15 of Punjab Private Housing Schemes and Land Sub-Division Rules 2010. However, some objections were received regarding ownership of land Rule 16(1) of Punjab Private Housing Schemes and Land Sub-Division Rules 2010 provides that in case the objection is regarding ownership of a portion of land included in the scheme, and both the developer and petitioner have the ownership documents, then the disputed land shall be excluded from the scheme. Therefore, the disputed land was excluded from the scheme by the developer and sanction was granted for area measuring 2,382.87 Kanal.

The reply was not tenable because no record in support of the objection, raised by the general public against the scheme was produced to Audit for verification. Further, the certificate issued by EPA also supports the view point of Audit which was issued one day before issuance of approval of scheme.

The para was discussed in the SDAC meeting held on 27.10.2016. The Authority reiterated its previous reply. The Committee directed the Authority to produce public objections along with justification of balance area of 218.92 kanal to audit for verification within 15 days. The compliance of committee's directive was not reported till the finalization of the report.

Audit recommends early recovery of loss.

(Para No. 06)

4.9 Non formulation of Rules/regulation

4.9.1 Unjustified sanction of schemes due to non-preparation of master plan for classification of land uses

According to Rule 4 and 81 of the Punjab Land Use (Classification, Reclassification and Redevelopment) Rules 2009, read with Section 7(2)(i) of the Punjab Development of Cities Act 1976, a city district govt. and authority was required to classify the areas under its controls into the land use classes i.e. residential, commercial (including institutional), industrial, peri-urban, agriculture and notified areas and also to prepare a Master Plan or zoning plan of the areas under jurisdiction of the city district govt. and authority.

Scrutiny of the GDA, Gujranwala record revealed that the Authority was required to prepare the master plan with the approval of the District Govt, for classifying the land use into classes i.e. residential, commercial(including institutional), industrial, peri-urban, agriculture and notified areas, whereas, the Authority got the approval of peri-urban structure plan under Rule 29 of the Punjab Land Use (Classification, Reclassification and Redevelopment) Rules 2009, from City District Govt. Gujranwala in respect of the areas falling in the area of Gujranwala City, Wazirabad, Kamoke, Nowshehra Virkan, Qila Didar Singh, Ali Pur, Ghakhar, Eminabad, Rasool Nagar and Sohdra. The peri-urban structure plan of notified areas does not depict the names of Mouzas and union councils to ascertain their actual boundaries. Therefore, the Audit could not ascertain the location of private housing schemes whether in peri-urban areas or other areas like agricultural, historical or notified etc.

Violation of rules resulted in unjustified sanction of schemes despite non-preparation of master plan for classification of land uses and preparation of ambiguous peri-urban structure plan without identification of actual boundaries.

Audit pointed out the irregularity in February 2016, the Authority did not reply.

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit recommends re-preparation of master plan with name of mouza, khasra No. and name of union council.

(Para 14A)

4.9.2 Non-formulation of regulations/mechanism for conducting regular land audit/survey by the GDA to control encroachments

According to Section 44 of the Punjab Development of Cities Act 1976 (amended upto 13.03.2014), Gujranwala Development Authority was authorized to make regulations (SOPs) for carrying out the purposes of the Act, particularly to detect and remove encroachments by conducting land audits and surveys regularly by the manpower of Authority.

Scrutiny of the record revealed that the GDA staff conducted two surveys of private housing schemes during 2014 and 2016. Under the controlled area of GDA, 36 approved private housing schemes and 72 illegal housing schemes existed. Audit calculated the public area i.e. area of roads, open spaces/ parks 7% public buildings 2%,graveyard 2%, solid waste management plots and mortgaged plots 20% of saleable area amounting to Rs 5,796.926 million and 4,692.699 million respectively, calculated in respect of audited 21 private housing schemes only. Audit observed that the Authority did not make any regulation/effective mechanism, conducting periodic surveys/inspections for protection of public area transferred to authority and the land mortgaged with the authority for preventing the encroachments on precious land worth Rs 10,489.625 million.

Violation of rules resulted in non-making of regulations/mechanism for conducting regular land audit/survey by the GDA to detect and control encroachments on public and mortgaged areas of private housing schemes.

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

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit recommends continuous conducting of land audit/survey periodically by the personnel of Authority to detect/demolish encroachments.

(Para 15A)

4.9.3 Non-making of rules/regulations in respect of affairs of illegal private housing schemes existing prior to promulgation of Private Housing Schemes Rules

According to Sections 43 and 44 of the Punjab Development of Cities Act 1976 (amended upto 13.03.2014), the Government and Gujranwala Development Authority were authorized to make rules and regulations (SOPs) for carrying out purposes of the Act, particularly to demolish illegal construction, imposition of penalties on violations or for regularization of existing private housing schemes prior to promulgation of Private Housing Schemes Rules.

Gujranwala Development Authority detected 72 illegal housing schemes, out of which 49 schemes existed prior to promulgation of Private Housing Schemes Rules on 25.01.2005. Audit observed that the Authority did not make any regulation/SOP for demolishing, penalization or regularization of the private housing schemes existing prior to the promulgation of Private Housing Schemes Rules 2005.

Violation of the Act resulted in non-making of rules / regulations in respect of affairs of illegal private housing schemes existing prior to promulgation of Private Housing Schemes Rules (Annexure-XI).

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

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit recommends early making of regulations to decide the issues of illegal private housing schemes and imposition of penalties.

(Para 11A)

4.9.4 Non-obtaining the status of the allotment / sale of plots, possession to purchasers and sale deed from developers

According to Rule 20(4), 21A and 21(e) of Punjab Private Housing Schemes and Land Sub-Division Rules 2010, the Authority was required to obtain detail of allotment / sale of plots periodically, to ensure whether the developer executed an agreement with the purchaser stipulating that on payment of full installments, the developer shall execute the sale deed in favor of the purchaser and also the date of handing over of possession of the plot/property to the purchaser.

Director, Town Planning GDA, Gujranwala did not obtain the detail of allotments/sales of plots periodically from the developers in respect of 21 schemes to ensure that the developers had signed agreements with the purchasers regarding transfer of title and possession of the properties on full payment of installments. Audit is of the view that non-obtaining of periodic progress regarding sale / possession of plots may lead to increased risk for the purchasers (Annex-XII).

Violation of rules resulted in non-obtaining the status of the allotment / sale of plots, possession to purchasers and sale deed from developers.

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

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit advises an early action to periodically get the status of the sale of plots, possession and sale deed from developers.

(Para 7A)

4.10 Non-demolition of illegal constructions

The Punjab Private Housing Schemes and Land Sub-division Rules 2010, empower a development authority to take appropriate action against illegal housing schemes and against deviations committed in approved housing schemes, by imposition of penalties prescribed in Punjab Development of Cities Act, 1976.

4.10.1 Non-demolition of illegal constructions in 72 illegal schemes

According to Rule 56 of the Punjab Private Housing Schemes and Land Sub-division Rules 2010, a development authority shall take appropriate action against illegal housing schemes and against deviations committed in approved housing schemes. The developer is required to be penalized under Sections 34, 38 and 39 of the Punjab Development of Cities Act, 1976 for ejection and demolition of the illegal construction.

Director, Town Planning GDA, Gujranwala did not take penal action under sections 34, 38 and 39 of the Punjab Development of Cities Act, 1976 against the developers of 72 illegal private housing schemes that sold out the plots and executed the development works illegally as no scheme can be launched in controlled area of the authority without the approval of the GDA.

Violation of rules resulted in non-demolition of illegal constructions in 72 illegal schemes (Annex- XIII).

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

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit recommends early demolition of illegal constructions in private housing schemes.

(Para 9A)

4.10.2 Director, Town Planning GDA UD Wing Gujranwala did not take the penal action against the developers of 65 Nos. of housing schemes which were found illegal and transferred as unapproved schemes from TMA .The Authority only lodged the report in police station against defaulters. Non-taking of penal action under the law against the developers is tantamount to extend undue benefit to the developers of illegal schemes.

Violation of rules resulted in non-demolition of illegal construction / housing schemes.

Audit pointed out the lapse in February 2016. The Authority replied that there were no rules by Government of the Punjab to govern the housing schemes before 2005. The Punjab Private Site Development Schemes (Regulations) Rules 2005 were promulgated for the first time by Government of the Punjab to govern the housing schemes having minimum area of 160-Kanals. Even in these rules, there was no provision to regulate housing schemes having an area less than 160-Kanals. Afterwards, Punjab Private Housing Schemes and Land Sub Division Rules 2010 were promulgated in 2010 which provided the mechanism for housing schemes and land sub-divisions. The 65 illegal / unapproved private housing schemes and land sub-divisions are such, which have been developed at site before 2005, when there were no rules in vogue. Now the said 65 private housing schemes and land sub-divisions cannot be approved under the prevailing rules because these do not fulfill the planning standards like width of road, specific percentages for parks, public buildings, graveyard etc. and hundred percent ownership requirement in favor of developer. The Lahore Development Authority also faced the same issue and formulated a Commission after making amendments in LDA Act 1975 to regulate such cases. Therefore, on the pattern of LDA, reference has been sent to the HUD&PHE Department to

make amendments in Punjab Development of Cities Act 1976 and formulate a Commission to regulate such cases.

The audit para itself reveals that 65 private housing schemes and land sub-divisions have been reported to Police Department for registration of FIRs. Moreover, letters have been written to District Revenue Office to stop registration / mutation of sale deeds in the said private housing schemes and land sub-divisions. Public Notices have been published in newspapers for awareness amongst general public for not investing their valuable money in such illegal private housing schemes and land sub-divisions. Thus, all possible measures have been taken by the GDA in this regard. As soon as the Commission is constituted by the Government, the cases for approval of such 65 private housing schemes and land sub-divisions shall be submitted to the Commission. However, GDA cannot grant approval of these cases at its own. Hence, it is clear that neither undue benefit has been given to the developers nor any loss has been caused to the Government. The reply was not tenable because the Authority did not impose the penalties prescribed under sections 32, 34, 37,38 and 39 of the Punjab Development of Cities Act for imposition of penalties/ recoveries and ejection/ demolition of illegal construction.

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit advises an early action to take concrete efforts against illegal housing schemes.

(Para 19)

4.11 Irregular sanction of schemes after expiry of preliminary planning permission

According to Rule 9(1)(b) and sub-rule(2) of Punjab Private Housing Schemes and Land Sub-division Rules 2010, the preliminary planning permission is valid for six months only from the date of issuance. The developers were required to submit the layout plan/scheme for approval within six months after the issuance of preliminary planning permission.

Director, Town Planning GDA, Gujranwala approved 07 private housing schemes after the lapse of 10 to 31 months of the issuance of preliminary planning permission of the schemes. The preliminary planning permission becomes invalid after six months from the date of issuance, thus, the fresh preliminary planning permissions were required to be issued prior to accord the sanction of private housing schemes (Annex-XIV).

Violation of rules resulted in irregular sanction of schemes due to expired preliminary planning permission.

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

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit recommends disciplinary action against the person(s) responsible for sanctions against expired preliminary planning permission.

(Para 2A)

4.12 Illegal approval of layout plan

As per Rule 9 (2)(b)(c)(d)(e) of Punjab Private Housing Schemes and Land Sub-Division Rules 2010, an application shall be accompanied by certified title documents including a *registry, intiqal, fard* or any other documents, Khasra plan or *aks-e-shajra*, non-encumbrance certificate from the revenue authority and location plan signed by a Town Planer and lay out plan super imposed on a khasra plan as per prescribed planning standards.

The Director Town Planning GDA UD Wing Gujranwala approved the Canal View Housing Scheme (Modification) for an area of 129 kanal on 12.06.2015 situated at Khiali Town, Gujranwala, in addition to previous approval of area 1861 Kanal accorded by the TMA Khiali

Shahpur Gujranwala on 21.12.2005. The approval was illegal because 96.60 Kanal area included in the layout plan was purchased by the developer after the approval of scheme from TMA, as reported by the Assistant Director Town Planning.

Violation of rules resulted in illegal approval of housing scheme.

Audit pointed out the irregularity in February 2016. The Authority replied that the Scheme was submitted for approval to TMA Gujranwala Saddar in 2005. The TMA Gujranwala Saddar and TMA Gujranwala Saddar was defunct in newly created TMA Khiali Shahpur Gujranwala. The approval of Scheme was granted by the Scrutiny Committee of DCO office in a meeting held on 31.10.2005 and approval was conveyed to TMA Khiali Shahpur Gujranwala vide No. PS/DCO/138 dated 01.11.2005. The minutes of another meeting of scrutiny committee held on 22.02.2005 revealed that total area of scheme was 1960 Kanal, out of which, 65 Kanal 3 Marla was owned by Provincial Government and 24 kanal 13 marla pertained to revenue paths. The Developer presented the ownership documents of 1809 Kanal and 7.5 Marla along with attorney from other landlords possessing 52 Kanal 12 Marla. The District Officer (Revenue) verified the authenticity of the ownership documents and the TMA Khiali Shahpur Gujranwala accorded the sanction of scheme for an area 1861 kanal on 21.12.2005. Subsequently, the Board of Revenue notified its policy regarding public land falling under different private housing schemes. As per policy, the developer purchased the Govt. land and applied for PPP for the modification of scheme on 26.01.2013 in TMA Khiali Shahpur Gujranwala, which was later on transferred to GDA and the modification of scheme was approved by the GDA on 12.06.2015. The reply was not tenable because as per noting of Assistant Director Town Planning, government land was purchased after the original approval of the scheme by TMA.

The SDAC meeting was held on 27.10.2016 but the para could not be discussed.

Audit recommends early investigation into the matter.

(Para No.28)

5. CONCLUSION & RECOMMENDATIONS

5.1 Keeping in view the audit findings, it was concluded that no effective mechanism was exercised by the Director Town planning GDA Gujranwala for getting transfer of reserved area and mortgage of 20% saleable area as warranty for completion of development works in the name of GDA, 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.

Audit recommends that:

- i. Penal action under the Punjab Development of Cities Act 1976 amended upto 13.03.2014 be taken against the developers of these private housing schemes and disciplinary action against officers/staff who approved schemes in violation of rules.
- ii. Mutation of public areas in the name of GDA be ensured promptly to avoid illegal construction.
- iii. Illegal encroachments on public area i.e. public buildings, graveyard, parks and roads are required to be ejected / demolished.
- iv. Mortgaged plots may 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.
- vi. The Authority should also develop an effective mechanism for recovery from the defaulters under arrears of Land Revenue Act.
- vii. 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 GDA for the assistance and cooperation extended to the auditors during this assignment.

Annex-I

List of Private Housing schemes in controlled area of GDA

A: Approved Schemes(36 numbers)

Sr. No.	Name of the Schemes/LSDs	Situated	Area	Category	Status
1.	Bilal Garden, Housing Scheme	Opposite WAPDA Town Western By-pass G.T. Road, Gujranwala.	192.78	Housing Scheme	Approved by GDA Dated 27-07-2006
2.	Green Valley Phase-I, (H.S)	Mouza Jagna near Sialkot By-pass Chowk, Gujranwala	160.06	Housing Scheme	Approved by GDA Dated 30-12-2006
3.	Jinnah City, Housing Scheme	Jinnah Road near Sialkot By-pass Road, Gujranwala	194.00	Housing Scheme	Approved by GDA Dated 03-12-2007
4.	University Town Housing Scheme	Mouzas Qayyampur & Garjakh near Ali Pur Chowk By-Pass Road, Gujranwala	189-K, 07-M, 54.4-Sft	Housing Scheme	Approved by GDA Dated 11-04-2013
5.	Muhafiz Town Housing Scheme	South side By-pass Road adjacent WAPDA Town, Mouza Kholowala Gujranwala	999.9	Housing Scheme	Approved by Zila Council on 05-05-1990
6.	G. Magnolia Park, Phase-I (H.S)	G.T. Road, nearby Chanda Qila, Gujranwala Mouza Their Sansi	939.07	Housing Scheme	Approved by TMA Dated 14-10-2005
7.	Citi Housing Scheme, Phase-I	Canal Upper, back side Canal View, Gujranwala	412.00	Housing Scheme	Approved by TMA Dated 30-05-2012
8.	Canal View (Modification) Housing Scheme	Located at UCC road link to By-pass road, Gujranwala	1861.19 Additional land 128.81	Housing Scheme	Approved by TMA 21-12-2005 & GDA Dated 12-06-204
9.	Garden Town Phase-I (H.S)	Mouza Aroop, Sialkot By-pass Road, Gujranwala	148.25	Housing Scheme	Approved by TMA Dated 22-10-2004
10.	Gulberg City Housing Scheme	Mouza Sangowali, Sialkot Road, Gujranwala	331.18	Housing Scheme	Approved by TMA Dated 22-09-2005

Sr. No.	Name of the Schemes/LSDs	Situated	Area	Category	Status
11.	Shalimar Town Housing Scheme	Near Ali Pur By-pass Road Kotli Peer Ahmad Shah near Punjab University Campus, Gujranwala	468.00	Housing Scheme	Approved by Zila Council in 1992
12.	Professors Colony Housing Scheme	Aroop Road near Maafiwala Chowk, Gujranwala	482.00	Housing Scheme	Approved by Zila Council in 1990
13.	Punjab Garden Housing Scheme	Sialkot Road near Silver Star Chowk, Gujranwala	159.60	Housing Scheme	Approved by GDA Dated 13-06-2014
14.	Taj Garden Housing Scheme	Sialkot Road, Wazirabad	213-K, 12-M	Housing Scheme	Approved by TMA Dated 19-06-2008
15.	Sharjah City Housing Scheme	Sialkot Road Mouza Butteranwali, Gujranwala	431.95	Housing Scheme	Approved by GDA Dated 12-07-2014
16.	Prime City Housing Scheme	Sialkot Road, Mouza Sangoowali, Gujranwala	368.36	Housing Scheme	Approved by GDA Dated 18-12-2014
17.	Fazaia Housing Scheme	Western By-pass Road near Ali Pur Chowk	241.44	Housing Scheme	Approved by GDA Dated 07-03-2015
18.	Garden Town Phase-II, (H.S)	Mouza Aroop, Sialkot By-pass Road, Gujranwala	1251.00	Housing Scheme	Approved by GDA Dated 19-03-2015
19.	Master City Housing Scheme	Mouza Kotli Mughlan & Muslim Chak, UCC, Road link to Sialkot Road, Gujranwala	2382.87	Housing Scheme	Approved by GDA Dated 28-05-2015
20.	Mahfooz Garden Housing Scheme	Dhonkal & Vorki nearby Cardiology Hospital, Main G.T.Road, Wazirabad	100.00	Housing Scheme	Technically approved by GDA Dated 01-02-2016

Sr. No.	Name of the Schemes/LSDs	Situated	Area	Category	Status
21.	Johar City Housing Scheme	Sialkot Road near Butteranwali, Sangunwali, Gujranwala	405.02	Housing Scheme	Approved by GDA Dated 26-01-2016
22.	Asia Park, (LSD)	Ali Pur road Mouza Qayyumpur, Gujranwala	46-K, 13-M	Land Sub-Division	Approved by GDA Dated 22-03-2005
23.	Sulman Park (LSD)	Katcha Fattomand Road, Gujranwala	56.00	Land Sub-Division	Approved by GDA Dated 09-01-2006
24.	Fazal Town, (LSD)	Katcha Fattomand Road, Gujranwala	92.00	Land Sub-Division	Approved by GDA Dated 18-09-2006
25.	Al-Jannat Town (LSD)	Sui-gas Road, Mouza Fathoomand, Gujranwala	83.05	Land Sub-Division	Approved by GDA Dated 31-05-2007
26.	Imran City (LSD)	Sui-gas Road, Gujranwala	71-K, 07-M	Land Sub-Division	Approved by GDA Dated 14-10-2010
27.	Ittfaq Garden, (LSD)	Sui-gas Road, Gujranwala	51.75	Land Sub-Division	Approved by GDA Dated 28-11-2010
28.	Hashim Society, (LSD)	Jinnah Road near Khiali By-pass, Gujranwala	33.02	Land Sub-Division	Approved by GDA Dated 13-08-2011
29.	Sadiq Town, (LSD)	Katcha Khiali Road, Gujranwala	31-K, 12-M, 54.45-Sft	Land Sub-Division	Approved by GDA Dated 11-12-2010
30.	Saddique Town, (LSD)	Katcha Khiali Road, Gujranwala	21-K, 04-M	Land Sub-Division	Approved by GDA Dated 11-12-2010
31.	Green Valley Phase-II, (LSD)	Mouza Rata Bajwa, Sialkot Road, Gujranwala	99.01	Land Sub-Division	Approved by GDA Dated 10-10-2013
32.	Al-Azizia, (LSD)	Mouza Kholowala The. & Distt. Gujranwala	99.11	Land Sub-Division	Approved by TMA Dated 25-11-2011

Sr. No.	Name of the Schemes/LSDs	Situated	Area	Category	Status
33.	Maskan Canal View, (LSD)	Situated at Mouza Korotona, Gujranwala	48.65	Land Sub-Division	Approved by TMA Dated 06-03-2014
34.	Abu-Bakar Town, (LSD)	Qadrabad Road, Ali Pur Chatha, Wazirabad	35.13	Land Sub-Division	Approved by GDA Dated 13-09-2014
35.	Haji Park, (LSD)	G.T. Road Wazirabad near Dhunkal More stop	98.07	Land Sub-Division	Approved by TMA Dated 19-08-2010
36.	Abdullah Town, (LSD)	G.T. Road, Wazirabad near Umar Marriage Hall	63.49	Land Sub-Division	Approved by TMA Dated 13-06-2013

B: Illegal housing schemes (72 numbers)

Sr. No	Name of Housing Scheme / Land Sub Divisions	Area (Kanal) Approx.	Year of Establishment	Colonization (%)
1	Judicial Colony	449.2	1978	70%
2	GEPCO Town	5440	2010	
3	Climax Town	160	2000	90%
4	Ashraf Model	109-K 14.22 M	2003	70%
5	Township	197-K 18-M	2003	70%
6	Green Town	600	1990	70%
7	Al-mujeeb Town	216	2003	90%
8	Husnain City	244.06ds	2006	50%
9	Islam City	178.55	2007	50%
10	Hamza Town	176	2010	1%
11	Canal City	4195	1988	0%
12	Gulshan-e-Rheman	133.3	2000	1%
13	Aurangzeb Town	201	2010	15%
14	Shuja Avenue	42.9	2010	10%
15	Faisla Town	32	2008	20%
16	Sheraz Town	30	2009	5%
17	Ejaz Town	28.8	2009	5%
18	Islam Park	31-k 18-m	2010	10%
19	Kohluwala	15.5	2013	0%
20	Green Valley-III	35-k 14-M 180-sft	2013	0%
21	Mian Ali Ahmad Park	32	2004	90%

Sr. No	Name of Housing Scheme / Land Sub Divisions	Area (Kanal) Approx.	Year of Establishment	Colonization (%)
22	Habib Ullah Colony	48	2003	60%
23	Gulshan-e-Ayaz Colony	56	2003	10%
24	Waqar Town	32	2002	40%
25	Meeran Sabir Town	70	2003	50%
26	Arshad Town	80	2000	90%
27	Hassan Town	60	2003	50%
28	Faiz Alam Town	40	2000	90%
29	Jannat Town	32	2004	5%
30	Amanat Town	60	1999	80%
31	Naseer Town	80	2003	45%
32	Hassan Usman Park	39	2000	90%
33	Umar Park	80	2002	20%
34	Sarfraz Park	32	2003	10%
35	Meher Yasin S.S. Homes	31.11	2004	10%
36	Shehbaz Town	32	2000	90%
37	Imran Park	30	1999	95%
38	Meeran Jee Town	60	2000	52%
39	Deen Town	32	2003	48%
40	Mian Park	16	2004	40%
41	Younas Town	24	2002	60%
42	Munir Town	24	2000	70%
43	Hassan Par	32	2002	65%
44	Mian Jee Town	40	2003	46%
45	Dastgir Town	24	2002	70%
46	Ghulam Hussain Estate	65	2003	60%
47	Green City	75	2001	51%
48	New Model City	40	2002	50%
49	Rizwan Town	60	2003	48%
50	New City	72.2	2002	48%
51	Hazrat Awais Qarni Town	64	1998	90%
52	Ittefaq City	40	1999	50%
53	Muhammadi Town	56	2002	70%
54	Waqar Town	30	2008	10%
55	Madina Town	48	2006	10%
56	Areez Town	48	2008	10%
57	Mian Park	72	2004	40%
58	Mian Riaz Town	55	2004	60%
59	Muhammad Abad	64	2004	25%
60	Mohallah Mian Abad	41	2003	60%
61	Ahmad Nagar	22	2004	20%
62	Mian arif Town	80	2002	80%
63	Haji Avenue	47.1	2010	20%
64	Dastgir Park	20	2008	30%
65	Al-Rehman City	13	2010	25%

Sr. No	Name of Housing Scheme / Land Sub Divisions	Area (Kanal) Approx.	Year of Establishment	Colonization (%)
66	Al-Raheem City	52	2011	25%
67	Elahi City	40	2009	40%
68	Quran Mehal	48	2007	70%
69	Al-Baghdad Town	40	2006	90%
70	Sheryar Town	98.07	2011	10%
71	Abdullah Town	32	2002	60%
72	Falak Sher Colony	32	2003	38%

ANNEX-II

List of Schemes audited 93(approved 21+72unapproved)

A. Approved Schemes (21 numbers)

S. No.	Name of Private Housing Scheme/ Land Sub Division	Approved Area of the Scheme	Date of PPP	Date of LOP Sanction	Mortgaged area in Kanal	Transfer red area	Public Building Area approved in Kanal	1% of Public Building area to be transferred to GDA in Kanal
1	City Housing Scheme Phase-I & Extension Mouza Adho Rai & Kot Momen & Rattoki Rs 230,000 (R) Rs 345,000 (C)	3235.61 Kanal	08.02.2014	15.08.2016	346.376	-	72.26	32.36
2	Prime City Mouza sangowali Rs 48,000 (C) Rs 55,000 (R)	369.89 Kanal	03.02.2014	18.12.2014	43.186	-	11.80	3.70
3	City Housing Scheme Phase-II Rs 230,000 (R) Rs 345,000 (C)	1042.24 Kanal	18.12.2015	18.07.2016	120.71 (98.55 + 22.16)	482.38 (364.33 + 71.38 + 10.45 + 23 + 01 + 0.5 + 0.35 + 11.82)	21.78	10.45
4	Garden Town Phase-II Mouza aroop Rs 126,500	1251 Kanal	-	19.03.2015	139.69			12.51
5	Royal Palm City Mouza Adhoria qila nohi singh Rs 42,000 (R) Rs 108,000 (C)	4084.94 Kanal	29.11.2014	09.06.2016	457.113	1788.50	109.89	40.85
6	Johar City Mouza buttranwali, sangunwali, kotli addu Rs 48,000 (C) Rs 40,000 (R)	405.12 Kanal	21.05.2013	26.01.2016	47.696	162.49	8.10	4.05
7	Al-falah City Mouza Khot khaliq Rs 63,250 (C) Rs 45,600 (R)	196.3 Kanal	03.12.2015	11.01.2017	24 Kanal, 14 Marla	72.44		1.960

S. No.	Name of Private Housing Scheme/ Land Sub Division	Approved Area of the Scheme	Date of PPP	Date of LOP Sanction	Mortgaged area in Kanal	Transfer red area	Public Building Area approved in Kanal	1% of Public Building area to be transferred to GDA in Kanal
8	Punjab Garden Mouza Waniya wala Rs 50,000 (R) Rs 70,000	159.46 Kanal	-	13.06.2014	21.17 Kanal	61.06	1.06	1.59
9	Sharjah City Mouza Butteranwala Rs 48,000 (C) Rs 40,000 (R)	431 Kanal 19 Marla	-	12.07.2014	48.79 Kanal	180.05	14.07	4.31
10	Fazaia Housing Scheme (Extension) Mouza garjakh Rs 100,000 per marla	241.44 Kanal	-	07.03.2015	15.45		8.56	2.41
11	University Town Mouza qayam pur & garjakh Rs 110,000 per marla	189 Kanal 07 Marla 54.4sft	-	11.04.2013		79.2	1.09	3.787
12	Canal View Mouza kot momin & korotona 60,000 (R) per marla	1861.19 Kanal	-	12.06.2014	253.462	703.70	58.21	18.61
13	Master City Mouza kotli mughlan Rs 110,000(R) Rs 120,000 (C)	2382.87 Kanal	-	28.05.2015	226.09	-	102.49	23.83
14	City Star Housing Scheme Rs 110,000 per marla	411.58 Kanal	-	TMA Khiali Shahpur 30.05.2012	40.73	189.774	14.06	4.116
15	Abdullah Town Mouza Vorki Rs 666,000 (C) Rs 252,000 (R)	63.49 Kanal	-	TMA WZD 13.06.2013	156.79	25.561	1.27 Not Provided 15.08.2012	0.635 Not Provided 15.08.2012
16	Jinnah City Project (SWM for 10 Marla not provided) Mouza Wania wala Rs 50,000 (R) Rs 70,000 (C)	194 Kanal	-	03.12.2007	26.78 (129.03 + 2.71 + 2.17 x 20%)	60.09 (44.17 + 1.91 + 9.98 + 4)	1.44	1.94

S. No.	Name of Private Housing Scheme/ Land Sub Division	Approved Area of the Scheme	Date of PPP	Date of LOP Sanction	Mortgaged area in Kanal	Transferred area	Public Building Area approved in Kanal	1% of Public Building area to be transferred to GDA in Kanal
17	Haji Park LSD 05 Years Mouza Dhonkal Rs 431,250 (C) Rs 230,000 (R)	97.74 Kanal		TMA WZD 19.08.2010	12.229 (60.16 + 0.984 = 61.144 x 20%)	36.59 (30.86 + 4.93 + 0.661 + 0.137)	NA	NA
18	Abubakar Garden (Mouza Sarwala WZD) LSD Rs 224,000 (C) Rs 123,200 (R)	35.65 Kanal		13.09.2014	05 Kanal 10 Marla	08 Kanal 10 Marla Transferred required to be obtained Parks 7% 2.496 P/Buildin g 2% 0.713 Roads 8.27 Total=11. 479 Less transferre d 3.209	0.713	0.3565
19	Land Sub- division Plan Kohlowala Mouza Khiali Shah pur Rs 230,400 (R) Rs 444,090 (C)	99.55 Kanal		20.03.2012 TMO Khialy Shahpur G/wala	NA	54.08 (49.05 + 5.02)	NA	NA
20	Maskan (Canal View) LSD Mouza Korotona Rs 230,000 (R) Rs 245,000 (C)	48.65 Kanal		06.03.2014	6.292 Kanal	17.19	0.67%	NA
21	Taj Garden Mouza Ghakka Mitter Rs 666,000 (C) Rs 252,000 (R)	213.06 Kanal		19.06.2008	25.364	83.044	4.47	2.139

Annex-III
(Para No. 4.1.1)

Non-entry of transfer deeds in mutation register / revenue record

Sr. No.	Name of Private Housing Scheme/ Land Sub Division	Approved Area of the Scheme	Date of PPP	Date of LOP Sanction	Transferred area	Value of the area to be transferred / entered in mutation register
1	City Housing Scheme Phase-II Rs 230,000 (R) Rs 345,000 (C)	1042.24 Kanal	18.12.2015	18.07.2016	482.38 (364.33 + 71.38 + 10.45 + 23 + 01 + 0.5 + 0.35 + 11.82)	530,618,000
2	Royal Palm City Mouza Adhoria qila nohi singh Rs 42,000 (R) Rs 108,000 (C)	4084.94 Kanal	29.11.2014	09.06.2016	1788.50	1,502,340,000
3	Johar City Mouza buttranwali, sangunwali, kotli addu Rs 48,000 (C) Rs 40,000 (R)	405.12 Kanal	21.05.2013	26.01.2016	162.49	129,992,000
4	Al-falah City Mouza Khot khaliq Rs 63,250 (C) Rs 45,600 (R)	196.3 Kanal	03.12.2015	11.01.2017	72.44	65,196,000
5	Punjab Garden Mouza Waniya wala Rs 50,000 (R) Rs 70,000	159.46 Kanal	-	13.06.2014	61.06	85,484,000
6	Sharjah City Mouza Butteranwala Rs 48,000 (C) Rs 40,000 (R)	431 Kanal 19 Marla	-	12.07.2014	180.05	144,040,000
7	University Town Mouza qayam pur & garjakh Rs 110,000 per marla	189 Kanal 07 Marla 54.4sft	-	11.04.2013	79.2	172,240,000

Sr. No.	Name of Private Housing Scheme/ Land Sub Division	Approved Area of the Scheme	Date of PPP	Date of LOP Sanction	Transferred area	Value of the area to be transferred / entered in mutation register
8	Canal View Mouza kot momin & korotona 60,000 (R) per marla	1861.19 Kanal	-	12.06.2014	703.70	844,440,000
9	City Star Housing Scheme Rs 110,000 per marla	411.58 Kanal	-	TMA Khiali Shahpur 30.05.2012	189.774	417,502,800
	Abdullah Town LSD Mouza Vorki Rs 666,000 (C) Rs 252,000 (R)	63.49 Kanal	-	TMA WZD 13.06.2013	25.561	128,827,440
10	Jinnah City Project (SWM for 10 Marla not provided) Mouza Wania wala Rs 50,000 (R) Rs 70,000 (C)	194 Kanal	-	03.12.2007	60.09 (44.17 + 1.91 + 9.98 + 4)	60,090,000
11	Haji Park LSD 05 Years LSD Mouza Dhonkal Rs 431,250 (C) Rs 230,000 (R)	97.74 Kanal		TMA WZD 19.08.2010	36.59 (30.86 + 4.93 + 0.661 + 0.137)	168,314,000
12	Abubakar Garden (Mouza Sarwala WZD) LSD Rs 224,000 (C) Rs 123,200 (R)	35.65 Kanal		13.09.2014	08 Kanal 10 Marla Transferred required to be obtained Parks 7% 2.496 P/Building 2% 0.713 Roads 8.27 Total=11.479 Less transferred 3.209	20,944,000

Sr. No.	Name of Private Housing Scheme/ Land Sub Division	Approved Area of the Scheme	Date of PPP	Date of LOP Sanction	Transferred area	Value of the area to be transferred / entered in mutation register
13	Land Sub-division Plan Kohlowala Mouza Khiali Shah pur Rs 230,400 (R) Rs 444,090 (C)	99.55 Kanal		20.03.2012 TMO Khialy Shahpur G/wala	54.08 (49.05 + 5.02)	249,200,640
14	Maskan (Canal View) LSD Mouza Korotona Rs 230,000 (R) Rs 245,000 (C)	48.65 Kanal		06.03.2014	17.19	79,074,000
15	Taj Garden Mouza Ghakka Mitter Rs 666,000 (C) Rs 252,000 (R)	213.06 Kanal		19.06.2008	83.044	418,541,760
TOTAL						5,016,844,640

Annex-IV
(Para No. 4.2)

Non-entry of mortgaged deeds in mutation register / revenue record

Sr. No.	Name of Private Housing Scheme/ Land Sub Division	Approved Area of the Scheme	Date of PPP	Date of LOP Sanction	Mortgaged area in Kanal	Value of mortgaged area in Rs
1	City Housing Scheme Phase-I & Extension Mouza Adho Rai & Kot Momen & Rattoki Rs 230,000 (R) Rs 345,000 (C)	3235.61 Kanal	08.02.2014	15.08.2016	346.376	1,593,329,600
2	Prime City Mouza sangowali Rs 48,000 (C) Rs 55,000 (R)	369.89 Kanal	03.02.2014	18.12.2014	43.186	47,460,600
3	City Housing Scheme Phase-II Rs 230,000 (R) Rs 345,000 (C)	1042.24 Kanal	18.12.2015	18.07.2016	120.71 (98.55 + 22.16)	555,266,000
4	Garden Town Phase-II Mouza aroop Rs 126,500	1251 Kanal	-	19.03.2015	139.69	17,670,785
5	Royal Palm City Mouza Adhoria qila nohi singh Rs 42,000 (R) Rs 108,000 (C)	4084.94 Kanal	29.11.2014	09.06.2016	457.113	383,974,920
6	Johar City Mouza buttranwali, sangunwali, kotli addu Rs 48,000 (C) Rs 40,000 (R)	405.12 Kanal	21.05.2013	26.01.2016	47.696	38,156,800
7	Al-falah City Mouza Khot khaliq Rs 63,250 (C) Rs 45,600 (R)	196.3 Kanal	03.12.2015	11.01.2017	24 Kanal, 14 Marla	22,526,400

Sr. No.	Name of Private Housing Scheme/ Land Sub Division	Approved Area of the Scheme	Date of PPP	Date of LOP Sanction	Mortgaged area in Kanal	Value of mortgaged area in Rs
8	Punjab Garden Mouza Waniya wala Rs 50,000 (R) Rs 70,000	159.46 Kanal	-	13.06.2014	21.17 Kanal	29,638,000
9	Sharjah City Mouza Butteranwala Rs 48,000 (C) Rs 40,000 (R)	431 Kanal 19 Marla	-	12.07.2014	48.79 Kanal	39,032,000
10	Fazaia Housing Scheme (Extension) Mouza garjakh Rs 100,000 per marla	241.44 Kanal	-	07.03.2015	15.45	30,900,000
11	Canal View Mouza kot momin & korotona 60,000 (R) per marla	1861.19 Kanal	-	12.06.2014	253.462	304,154,900
12	Master City Mouza kotli mughlan Rs 110,000(R) Rs 120,000 (C)	2382.87 Kanal	-	28.05.2015	226.09	497,398,000
13	City Star Housing Scheme Rs 110,000 per marla	411.58 Kanal	-	TMA Khiali Shahpur 30.05.2012	40.73	89,606,000
14	Abdullah Town Mouza Vorki Rs 666,000 (C) Rs 252,000 (R)	63.49 Kanal	-	TMA WZD 13.06.2013	156.79	790,221,600
15	Jinnah City Project (SWM for 10 Marla not provided) Mouza Wania wala Rs 50,000 (R) Rs 70,000 (C)	194 Kanal	-	03.12.2007	26.78 (129.03 + 2.71 + 2.17 x 20%)	26,780,000

Sr. No.	Name of Private Housing Scheme/ Land Sub Division	Approved Area of the Scheme	Date of PPP	Date of LOP Sanction	Mortgaged area in Kanal	Value of mortgaged area in Rs
16	Haji Park LSD 05 Years Mouza Dhonkal Rs 431,250 (C) Rs 230,000 (R)	97.74 Kanal	-	TMA WZD 19.08.2010	12.229 (60.16 + 0.984 = 61.144 x 20%)	56,253,400
17	Abubakar Garden (Mouza Sarwala WZD) LSD Rs 224,000 (C) Rs 123,200 (R)	35.65 Kanal	-	13.09.2014	05.50 Kanal	13,552,000
18	Maskan (Canal View) LSD Mouza Korotona Rs 230,000 (R) Rs 245,000 (C)	48.65 Kanal	-	06.03.2014	6.292 Kanal	28,943,200
19	Taj Garden Mouza Ghakka Mitter Rs 666,000 (C) Rs 252,000 (R)	213.06 Kanal	-	19.06.2008	25.364	127,834,560
Total						4,692,698,765

Annex – V
(Para No 4.3)

Loss of stamp duty 3%/ CVT 2% & TMA tax 1% due to non-execution/registration of sale deeds

Sr. No.	Name of Private Housing Scheme/ Land Sub Division	Residential saleable area	Stamp duty (3%) CVT (2%) TMA (1%) Amount	Commercial saleable area	Stamp duty (3%) CVT (2%) TMA (1%) Amount
1	City Housing Scheme Phase-I & Extension Mouza Adho Rai & Kot Momen & Rattoki Rs 230,000 (R) Rs.345,000 (C)	1570.10 kanal Rs. 7,222.4 60	216.674 144.449 72.224	161.78 kanal Rs. 1116.282	33.488 22.325 11.162
2	Prime City Mouza sangowali Rs 48,000 (C) Rs.55,000 (R)	210.09 kanal Rs.231.099	6.932 4.621 2.310	5.84 kanal Rs.5.606	0.168 0.112 0.056
3	City Housing Scheme Phase-II Rs 230,000 (R) Rs.345,000 (C)	559.86 kanal Rs.2575.356	77.260 51.507 25.753	52.112 kanal Rs.359.572	10.787 7.191 3.595
4	Garden Town Phase-II Mouza aroop Rs 126,500	723.89 kanal Rs.1831.441	54.943 36.628 18.314	46.36 kanal Rs.117.290	3.518 2.345 1.172
5	Royal Palm City Mouza Adhoria qila nohi singh Rs 42,000 (R) Rs.108,000 (C)	2092.19 kanal Rs.1757.439	52.723 35.148 17.574	204.25 kanal Rs.441.180	13.235 8.823 4.411
6	Johar City Mouza buttranwali, sangunwali, kotli addu Rs 48,000 (C) Rs.40,000 (R)	218.23 kanal Rs.174.584	5.237 3.491 1.745	20.25 kanal Rs.19.440	0.583 0.388 0.194
7	Al-falah City Mouza Khot khaliq Rs 63,250 (C) Rs.45,600 (R)	110.29 Kanal Rs.100.584	3.017 2.011 1.005	9.80 kanal Rs.12.397	0.371 0.247 0.123
8	Punjab Garden Mouza Waniya wala Rs 50,000 (R) Rs.70,000	90.5 kanal Rs.90.500	2.715 1.810 0.905	7.59 kanal Rs.10.626	0.318 0.212 0.106
9	Sharjah City Mouza Buttranwala Rs 48,000 (C) Rs.40,000 (R)	227.34 kanal Rs.181.872	5.456 3.637 1.818	16.05 kanal Rs.15.408	0.462 0.308 0.154

Sr. No.	Name of Private Housing Scheme/ Land Sub Division	Residential saleable area	Stamp duty (3%) CVT (2%) TMA (1%) Amount	Commercial saleable area	Stamp duty (3%) CVT (2%) TMA (1%) Amount
10	Fazaia Housing Scheme (Extension) Mouza garjakh Rs 100,000 per marla	64.53 kanal Rs.129.060	3.871 2.581 1.290	12.09 kanal Rs.24.180	0.725 0.483 0.241
11	University Town Mouza qayam pur & garjakh Rs 110,000 per marla	100.42 kanal Rs.220.924	6.627 4.418 2.209	9.45 kanal Rs.20.790	0.623 0.415 0.207
12	Canal View Mouza kot momin & korotona 60,000 (R) per marla	1201.17 kanal Rs.1441.404	43.242 28.828 14.414	47.53 kanal Rs.57.036	1.711 1.140 0.570
13	Master City Mouza kotli mughlan Rs 110,000(R) Rs.120,000 (C)	1130.47 kanal Rs.2487.031	74.611 49.740 24.870	119.14 kanal Rs.285.936	8.578 5.718 2.859
14	City Star Housing Scheme Rs 110,000 per marla	188.20 kanal Rs.414.040	12.421 8.280 4.410	15.43 kanal Rs.33.946	1.018 0.678 0.339
15	Abdullah Town Mouza Vorki Rs 666,000 (C) Rs.252,000 (R)	38.56 kanal Rs.194.342	5.830 3.886 1.943	0.635 kanal Rs.8.458	0.253 0.169 0.084
16	Jinnah City Project (SWM for 10 Marla not provided) Mouza Wania wala Rs 50,000 (R) Rs.70,000 (C)	129.03 kanal Rs.129.030	3.870 2.580 1.290	2.71 kanal Rs.3.794	0.113 0.075 0.037
17	Haji Park LSD 05 Years Mouza Dhonkal Rs 431,250 (C) Rs.230,000 (R)	60.16 kanal Rs.276.736	8.302 5.534 2.767	0.984 kanal Rs.8.487	0.254 0.169 0.084
18	Abubakar Garden (Mouza Sarwala WZD) LSD Rs 224,000 (C) Rs.123,200 (R)	27.38 kanal Rs.67.464	2.023 1.349 0.674	-	
19	Land Sub-division Plan Kohlowala Mouza Khiali Shah pur Rs 230,400 (R) Rs.444,090 (C)	49.1 kanal Rs.226.252	6.787 4.525 2.262	0.93 kanal Rs.8.260	0.247 0.165 0.082

Sr. No.	Name of Private Housing Scheme/ Land Sub Division	Residential saleable area	Stamp duty (3%) CVT (2%) TMA (1%) Amount	Commercial saleable area	Stamp duty (3%) CVT (2%) TMA (1%) Amount
20	Maskan (Canal View) LSD Mouza Korotona Rs 230,000 (R) Rs.245,000 (C)	30.79 kanal Rs.141.634	4.249 4.832 1.416	-	
21	Taj Garden Mouza Ghakka Mitter Rs 666,000 (C) Rs.252,000 (R)	119.59 kanal Rs.602.733	18.081 12.054 6.027	7.23 kanal Rs.96.303	2.889 1.926 0.963
	Sub-total (i) Stamp duty 3%		614.871		79.341
	Sub -total (ii) CVT 2%		409.909		52.889
	Sub-total (iii) TMA 1%		204.950		26.439
	Total: (i+ii+iii)		1229.730		158.669
Grand Total (1,229.730+158.669)					RS 1,388.399

Annex-VI

(Para No .4.4)

Non-auction of mortgaged plots for completion of development works delayed by the developer

Sr. No.	Name of Private Housing Scheme/ Land Sub Division	Approved Area of the Scheme in Kanal	Date of LOP Sanction	Period Delayed Since 31.12.2016	Permissible period	Delay	Value of mortgaged plots not auctioned
1	City Star Housing Scheme Rs 110,000 per marla	411.58	TMA Khiali Shahpur 30.05.2012	05Y -- 07 M	05 Years	0 -- 07 M	89,606,000
2	Abdullah Town Mouza Vorki Rs 666,000 (C) Rs 252,000 (R)	63.49	TMA WZD 13.06.2013	03Y -- 06 M	02 Years	01Y -- 06 M	790,221,600
3	Jinnah City Project (SWM for 10 Marla not provided) Mouza Wania wala Rs 50,000 (R) Rs 70,000 (C)	194	03.12.2007	09Y --11 M	03 Years	06Y -- 11 M	26,780,000
4	Haji Park LSD 05 Years Mouza Dhonkal Rs 431,250 (C) Rs 230,000 (R)	97.74	TMA WZD 19.08.2010	06Y -- 04 M	02 Years	04Y -- 04 M	56,253,400
5	Abubakar Garden (Mouza Sarwala WZD) LSD Rs 224,000 (C) Rs 123,200 (R)	35.65	13.09.2014	02Y -- 03 M	02 Years	0 -- 03 M	13,552,000

Sr. No.	Name of Private Housing Scheme/ Land Sub Division	Approved Area of the Scheme in Kanal	Date of LOP Sanction	Period Delayed Since 31.12.2016	Permissible period	Delay	Value of mortgaged plots not auctioned
6	Land Sub-division Plan Kohlowala Mouza Khiali Shahpur Rs 230,400 (R) Rs 444,090 (C)	99.55	20.03.2012 TMO Khialy Shahpur G/wala	04Y -- 09 M	02 Years	02Y -- 09 M	0
7	Maskan (Canal View) LSD Mouza Korotona Rs 230,000 (R) Rs 245,000 (C)	48.65	06.03.2014	02Y -- 09 M	02 Years	0 -- 09 M	28,943,200
8	Taj Garden Mouza Ghakka Mitter Rs 666,000 (C) Rs 252,000 (R)	213.06	19.06.2008	03Y -- 07 M	03 Years	0 -- 07 M	127,834,560
Total							1,133,190,760

(Annex-VII)
(Para No .4.5)
Non-imposition of penalties against 72 illegal housing schemes
Rs 502.560 million

Sr. No	Name of Housing Scheme / Land Sub Divisions	Area (Kanal) Approx.	Year of Establishment	Colonization (%)	Penalties / Fines prior to 12.03.2014 (At least 10 challans @ Rs 15,000 offence)	Penalties / Fines w.e.f. 13.03.2014 to 30.06.2016 (683 days) @ Rs 10,000 per day
1	Judicial Colony	449.2	1978	70%	150,000	6,830,000
2	GEPCO Town	5440	2010		150,000	6,830,000
3	Climax Town	160	2000	90%	150,000	6,830,000
4	Ashraf Model	109-K 14.22 M	2003	70%	150,000	6,830,000
5	Township	197-K 18-M	2003	70%	150,000	6,830,000
6	Green Town	600	1990	70%	150,000	6,830,000
7	Al-mujeeb Town	216	2003	90%	150,000	6,830,000
8	Husnain City	244.06ds	2006	50%	150,000	6,830,000
9	Islam City	178.55	2007	50%	150,000	6,830,000
10	Hamza Town	176	2010	1%	150,000	6,830,000
11	Canal City	4195	1988	0%	150,000	6,830,000
12	Gulshan-e-Rheman	133.3	2000	1%	150,000	6,830,000
13	Aurangzeb Town	201	2010	15%	150,000	6,830,000
14	Shuja Avenue	42.9	2010	10%	150,000	6,830,000
15	Faisla Town	32	2008	20%	150,000	6,830,000
16	Sheraz Town	30	2009	5%	150,000	6,830,000
17	Ejaz Town	28.8	2009	5%	150,000	6,830,000
18	Islam Park	31-k 18-m	2010	10%	150,000	6,830,000
19	Kohluwala	15.5	2013	0%	150,000	6,830,000
20	Green Valley-III	35-k 14-M 180-sft	2013	0%	150,000	6,830,000
21	Mian Ali Ahmad Park	32	2004	90%	150,000	6,830,000
22	Habib Ullah Colony	48	2003	60%	150,000	6,830,000
23	Gulshan-e-Ayaz Colony	56	2003	10%	150,000	6,830,000
24	Waqar Town	32	2002	40%	150,000	6,830,000
25	Meeran Sabir Town	70	2003	50%	150,000	6,830,000

Sr. No	Name of Housing Scheme / Land Sub Divisions	Area (Kanal) Approx.	Year of Establishment	Colonization (%)	Penalties / Fines prior to 12.03.2014 (At least 10 challans @ Rs 15,000 offence)	Penalties / Fines w.e.f. 13.03.2014 to 30.06.2016 (683 days) @ Rs 10,000 per day
26	Arshad Town	80	2000	90%	150,000	6,830,000
27	Hassan Town	60	2003	50%	150,000	6,830,000
28	Faiz Alam Town	40	2000	90%	150,000	6,830,000
29	Jannat Town	32	2004	5%	150,000	6,830,000
30	Amanat Town	60	1999	80%	150,000	6,830,000
31	Naseer Town	80	2003	45%	150,000	6,830,000
32	Hassan Usman Park	39	2000	90%	150,000	6,830,000
33	Umar Park	80	2002	20%	150,000	6,830,000
34	Sarfraz Park	32	2003	10%	150,000	6,830,000
35	Meher Yasin S.S. Homes	31.11	2004	10%	150,000	6,830,000
36	Shehbaz Town	32	2000	90%	150,000	6,830,000
37	Imran Park	30	1999	95%	150,000	6,830,000
38	Meeran Jee Town	60	2000	52%	150,000	6,830,000
39	Deen Town	32	2003	48%	150,000	6,830,000
40	Mian Park	16	2004	40%	150,000	6,830,000
41	Younas Town	24	2002	60%	150,000	6,830,000
42	Munir Town	24	2000	70%	150,000	6,830,000
43	Hassan Par	32	2002	65%	150,000	6,830,000
44	Mian Jee Town	40	2003	46%	150,000	6,830,000
45	Dastgir Town	24	2002	70%	150,000	6,830,000
46	Ghulam Hussain Estate	65	2003	60%	150,000	6,830,000
47	Green City	75	2001	51%	150,000	6,830,000
48	New Model City	40	2002	50%	150,000	6,830,000
49	Rizwan Town	60	2003	48%	150,000	6,830,000
50	New City	72.2	2002	48%	150,000	6,830,000
51	Hazrat Awais Qarni Town	64	1998	90%	150,000	6,830,000
52	Ittefaq City	40	1999	50%	150,000	6,830,000
53	Muhammadi Town	56	2002	70%	150,000	6,830,000
54	Waqar Town	30	2008	10%	150,000	6,830,000
55	Madina Town	48	2006	10%	150,000	6,830,000
56	Areez Town	48	2008	10%	150,000	6,830,000
57	Mian Park	72	2004	40%	150,000	6,830,000

Sr. No	Name of Housing Scheme / Land Sub Divisions	Area (Kanal) Approx.	Year of Establishment	Colonization (%)	Penalties / Fines prior to 12.03.2014 (At least 10 challans @ Rs 15,000 offence)	Penalties / Fines w.e.f. 13.03.2014 to 30.06.2016 (683 days) @ Rs 10,000 per day
58	Mian Riaz Town	55	2004	60%	150,000	6,830,000
59	Muhammad Abad	64	2004	25%	150,000	6,830,000
60	Mohallah Mian Abad	41	2003	60%	150,000	6,830,000
61	Ahmad Nagar	22	2004	20%	150,000	6,830,000
62	Mian arif Town	80	2002	80%	150,000	6,830,000
63	Haji Avenue	47.1	2010	20%	150,000	6,830,000
64	Dastgir Park	20	20089	30%	150,000	6,830,000
65	Al-Rehman City	13	2010	25%	150,000	6,830,000
66	Al-Raheem City	52	2011	25%	150,000	6,830,000
67	Elahi City	40	2009	40%	150,000	6,830,000
68	Quran Mehal	48	2007	70%	150,000	6,830,000
69	Al-Baghdad Town	40	2006	90%	150,000	6,830,000
70	Sheryar Town	98.07	2011	10%	150,000	6,830,000
71	Abdullah Town	32	2002	60%	150,000	6,830,000
72	Falak Sher Colony	32	2003	38%	150,000	6,830,000
Total=					10,800,000	491,760,000

Grand Total (10,800,000 + 491,760,000) = 502,560,000

**Annex-VIII
(Para No .4.6)**

Approval of schemes without the provision of public area to be transferred in the name of authority

Sr. No.	Name of Private Housing Scheme/ Land Sub Division	Approved Area of the Scheme and approval Date	Transferred area	Amount of public area not provided in LOP	(i) 2% public building area to be reserved (ii) 1% transferred to GDA in Kanal	Amount
1	Abdullah Town Rs 666,000 (C) Rs 252,000 (R)	63.49 Kanal TMA WZD 13.06.2013	25.561	128,827,440	(i)1.27 (ii) To be transferred 0.635	3,200,400
2	Abubakar Garden LSD Rs 224,000 (C) Rs 123,200 (R)	35.65 Kanal 13.09.2014	08 Kanal 10 Marla Transferred required to be obtained Parks 7% 2.496 P/Building 2% 0.713 Roads 8.27 Total=11.479 Less transferred 3.209	20,944,000	(i)0.713 (ii)To be transferred 0.3565	3,279,800
3	Maskan (Canal View) LSD Rs 230,000 (R) Rs 245,000 (C)	48.65 Kanal 06.03.2014	17.19	79,074,000	(i)0.67 To be transferred (ii)0.4865	3,082,000
TOTAL					228,845,440	9,562,200

Grand total (228,845,440+9,562,200)=238,407640

**Annex-IX
(Para No.4.7)**

Non-auction/allotment of 1% Public Building area

Sr. No.	Name of Private Housing Scheme/ Land Sub Division	Approved Area of the Scheme	Public Building Area approved in Kanal	1% of Public Building area to be transferred to GDA in Kanal
1	City Housing Scheme Phase-I & Extension Mouza Adho Rai & Kot Momen & Rattoki Rs 230,000 (R) Rs 345,000 (C)	3235.61 Kanal	72.26	14,885,600
2	Prime City Mouza sangowali Rs 48,000 (C) Rs 55,000 (R)	369.89 Kanal	11.80	3,552,000
3	City Housing Scheme Phase-II Rs 230,000 (R) Rs 345,000 (C)	1042.24 Kanal	21.78	4,807,000
4	Garden Town Phase-II Mouza aroop Rs 126,500	1251 Kanal		31,650,300
5	Royal Palm City Mouza Adhoria qila nohi singh Rs 42,000 (R) Rs 108,000 (C)	4084.94 Kanal	109.89	34,314,000
6	Johar City Mouza buttranwali, sangunwali, kotli addu Rs 48,000 (C) Rs 40,000 (R)	405.12 Kanal	8.10	3,240,000
7	Al-falah City Mouza Khot khaliq Rs 63,250 (C) Rs 45,600 (R)	196.3 Kanal		1,787,520
8	Punjab Garden Mouza Waniya wala Rs 50,000 (R) Rs 70,000	159.46 Kanal	1.06	2,226,000
9	Sharjah City Mouza Butteranwala Rs 48,000 (C) Rs 40,000 (R)	431 Kanal 19 Marla	14.07	3,448,000

Sr. No.	Name of Private Housing Scheme/ Land Sub Division	Approved Area of the Scheme	Public Building Area approved in Kanal	1% of Public Building area to be transferred to GDA in Kanal
10	Fazaia Housing Scheme (Extension) Mouza garjakh Rs 100,000 per marla	241.44 Kanal	8.56	4,820,000
11	University Town Mouza qayam pur & garjakh Rs 110,000 per marla	189 Kanal 07 Marla 54.4sft	1.09	8,331,400
12	Canal View Mouza kot momin & korotona 60,000 (R) per marla	1861.19 Kanal	58.21	22,332,000
13	Master City Mouza kotli mughlan Rs 110,000(R) Rs 120,000 (C)	2382.87 Kanal	102.49	52,426,000
14	City Star Housing Scheme Rs 110,000 per marla	411.58 Kanal	14.06	9,055,200
15	Jinnah City Project (SWM for 10 Marla not provided) Mouza Wania wala Rs 50,000 (R) Rs 70,000 (C)	194 Kanal	1.44	1,940,000
16	Taj Garden Mouza Ghakka Mitter Rs 666,000 (C) Rs 252,000 (R)	213.06 Kanal	4.47	10,780,560
			TOTAL	209,595,580

Annex-X
(Para No. 4.8.2)

**Delay (upto 31.12.2016) in submission of approved design/specification
of development works**

Sr. No.	Name of Private Housing Scheme/ Land Sub Division	Approved Area of the Scheme	Date of LOP Sanction	Delayed Period upto 31.12.2016 in submission / approval of design / specification of development works Year(Y)Month (M)
1	City Housing Scheme Phase-I & Extension Mouza Adho Rai & Kot Momen & Rattoki Rs 230,000 (R) Rs 345,000 (C)	3235.61 Kanal	15.08.2016	0 -- 4.5 M
2	Prime City Mouza sangowali Rs 48,000 (C) Rs 55,000 (R)	369.89 Kanal	18.12.2014	02Y -- 1.5 M
3	City Housing Scheme Phase-II Rs 230,000 (R) Rs 345,000 (C)	1042.24 Kanal	18.07.2016	0 -- 5.5 M
4	Garden Town Phase-II Mouza aroop Rs 126,500	1251 Kanal	19.03.2015	01Y -- 10 M
5	Royal Palm City Mouza Adhoria qila nohi singh Rs 42,000 (R) Rs 108,000 (C)	4084.94 Kanal	09.06.2016	0 -- 07 M
6	Johar City Mouza buttranwali, sangunwali, kotli addu Rs 48,000 (C) Rs 40,000 (R)	405.12 Kanal	26.01.2016	01Y -- 0 M
7	Punjab Garden Mouza Waniya wala Rs 50,000 (R) Rs 70,000	159.46 Kanal	13.06.2014	02Y -- 06 M
8	Sharjah City Mouza Butteranwala Rs 48,000 (C) Rs 40,000 (R)	431 Kanal 19 Marla	12.07.2014	02Y -- 04 M
9	Fazaia Housing Scheme (Extension) Mouza garjakh Rs 100,000 per marla	241.44 Kanal	07.03.2015	01Y -- 09 M
10	University Town Mouza qayam pur & garjakh Rs 110,000 per marla	189 Kanal 07 Marla 54.4sft	11.04.2013	03Y -- 08 M

Sr. No.	Name of Private Housing Scheme/ Land Sub Division	Approved Area of the Scheme	Date of LOP Sanction	Delayed Period upto 31.12.2016 in submission / approval of design / specification of development works Year(Y)Month (M)
11	Canal View Mouza kot momin & korotona 60,000 (R) per marla	1861.19 Kanal	12.06.2014	02Y -- 06 M
12	Master City Mouza kotli mughlan Rs 110,000(R) Rs 120,000 (C)	2382.87 Kanal	28.05.2015	01Y -- 06 M
13	City Star Housing Scheme Rs 110,000 per marla	411.58 Kanal	TMA Khiali Shahpur 30.05.2012	05Y -- 07 M
14	Abdullah Town Mouza Vorki Rs 666,000 (C) Rs 252,000 (R)	63.49 Kanal	TMA WZD 13.06.2013	03Y -- 06 M
15	Jinnah City Project (SWM for 10 Marla not provided) Mouza Wania wala Rs 50,000 (R) Rs 70,000 (C)	194 Kanal	03.12.2007	09Y --11 M
16	Haji Park LSD 05 Years Mouza Dhonkal Rs 431,250 (C) Rs 230,000 (R)	97.74 Kanal	TMA WZD 19.08.2010	06Y -- 04 M
17	Abubakar Garden (Mouza Sarwala WZD) LSD Rs 224,000 (C) Rs 123,200 (R)	35.65 Kanal	13.09.2014	02Y -- 03 M
18	Land Sub-division Plan Kohlowala Mouza Khiali Shah pur Rs 230,400 (R) Rs 444,090 (C)	99.55 Kanal	20.03.2012 TMO Khialy Shahpur G/wala	04Y -- 09 M
19	Maskan (Canal View) LSD Mouza Korotona Rs 230,000 (R) Rs 245,000 (C)	48.65 Kanal	06.03.2014	02Y -- 09 M
20	Taj Garden Mouza Ghakka Mitter Rs 666,000 (C) Rs 252,000 (R)	213.06 Kanal	19.06.2008	03Y -- 07 M

Total penalty:Rs 200,000 x 20 = Rs 4,000,000

(Annex-XI)
(Para No 4.9.3)

Non-formulation of rules /regulations in respect of 49 illegal schemes established prior to the promulgation of Punjab private housing rules

A-Schemes established prior to Punjab private housing rules(49 schemes)

Sr. No	Name of Housing Scheme / Land Sub Divisions	Area (Kanal) Approx.	Year of Establishment	Colonization (%)	Remarks
1	Judicial Colony	449.2	1978	70%	Established prior to PHS Rules i.e. 25.01.2005
2	Climax Town	160	2000	90%	Established prior to PHS Rules i.e 25.01.2005
3	Ashraf Model	109-K 14.22 M	2003	70%	Established prior to PHS Rules i.e 25.01.2005
4	Township	197-K 18-M	2003	70%	Established prior to PHS Rules i.e 25.01.2005
5	Green Town	600	1990	70%	Established prior to PHS Rules i.e 25.01.2005
6	Al-mujeeb Town	216	2003	90%	Established prior to PHS Rules i.e 25.01.2005
7	Canal City	4195	1988	0%	Established prior to PHS Rules i.e 25.01.2005
8	Gulshan-e-Rheman	133.3	2000	1%	Established prior to PHS Rules i.e 25.01.2005

Sr. No	Name of Housing Scheme / Land Sub Divisions	Area (Kanal) Approx.	Year of Establishment	Colonization (%)	Remarks
9	Mian Ali Ahmad Park	32	2004	90%	Established prior to PHS Rules i.e 25.01.2005
10	Habib Ullah Colony	48	2003	60%	Established prior to PHS Rules i.e 25.01.2005
11	Gulshan-e-Ayaz Colony	56	2003	10%	Established prior to PHS Rules i.e 25.01.2005
12	Waqar Town	32	2002	40%	Established prior to PHS Rules i.e 25.01.2005
13	Meeran Sabir Town	70	2003	50%	Established prior to PHS Rules i.e 25.01.2005
14	Arshad Town	80	2000	90%	Established prior to PHS Rules i.e 25.01.2005
15	Hassan Town	60	2003	50%	Established prior to PHS Rules i.e 25.01.2005
16	Faiz Alam Town	40	2000	90%	Established prior to PHS Rules i.e 25.01.2005
17	Jannat Town	32	2004	5%	Established prior to PHS Rules i.e 25.01.2005
18	Amanat Town	60	1999	80%	Established prior to PHS Rules i.e 25.01.2005
19	Naseer Town	80	2003	45%	Established prior to PHS Rules i.e 25.01.2005

Sr. No	Name of Housing Scheme / Land Sub Divisions	Area (Kanal) Approx.	Year of Establishment	Colonization (%)	Remarks
20	Hassan Usman Park	39	2000	90%	Established prior to PHS Rules i.e 25.01.2005
21	Umar Park	80	2002	20%	Established prior to PHS Rules i.e 25.01.2005
22	Sarfaraz Park	32	2003	10%	Established prior to PHS Rules i.e 25.01.2005
23	Meher Yasin S.S. Homes	31.11	2004	10%	Established prior to PHS Rules i.e 25.01.2005
24	Shehbaz Town	32	2000	90%	Established prior to PHS Rules i.e 25.01.2005
25	Imran Park	30	1999	95%	Established prior to PHS Rules i.e 25.01.2005
26	Meeran Jee Town	60	2000	52%	Established prior to PHS Rules i.e 25.01.2005
27	Deen Town	32	2003	48%	Established prior to PHS Rules i.e 25.01.2005
28	Mian Park	16	2004	40%	Established prior to PHS Rules i.e 25.01.2005
29	Younas Town	24	2002	60%	Established prior to PHS Rules i.e 25.01.2005
30	Munir Town	24	2000	70%	Established prior to PHS Rules i.e 25.01.2005

Sr. No	Name of Housing Scheme / Land Sub Divisions	Area (Kanal) Approx.	Year of Establishment	Colonization (%)	Remarks
31	Hassan Par	32	2002	65%	Established prior to PHS Rules i.e 25.01.2005
32	Mian Jee Town	40	2003	46%	Established prior to PHS Rules i.e 25.01.2005
33	Dastgir Town	24	2002	70%	Established prior to PHS Rules i.e 25.01.2005
34	Ghulam Hussain Estate	65	2003	60%	Established prior to PHS Rules i.e 25.01.2005
35	Green City	75	2001	51%	Established prior to PHS Rules i.e 25.01.2005
36	New Model City	40	2002	50%	Established prior to PHS Rules i.e 25.01.2005
37	Rizwan Town	60	2003	48%	Established prior to PHS Rules i.e 25.01.2005
38	New City	72.2	2002	48%	Established prior to PHS Rules i.e 25.01.2005
39	Hazrat Awais Qarni Town	64	1998	90%	Established prior to PHS Rules i.e 25.01.2005
40	Ittefaq City	40	1999	50%	Established prior to PHS Rules i.e 25.01.2005
41	Muhammadi Town	56	2002	70%	Established prior to PHS Rules i.e 25.01.2005

Sr. No	Name of Housing Scheme / Land Sub Divisions	Area (Kanal) Approx.	Year of Establishment	Colonization (%)	Remarks
42	Mian Park	72	2004	40%	Established prior to PHS Rules i.e 25.01.2005
43	Mian Riaz Town	55	2004	60%	Established prior to PHS Rules i.e 25.01.2005
44	Muhammad Abad	64	2004	25%	Established prior to PHS Rules i.e 25.01.2005
45	Mohallah Mian Abad	41	2003	60%	Established prior to PHS Rules i.e 25.01.2005
46	Ahmad Nagar	22	2004	20%	Established prior to PHS Rules i.e 25.01.2005
47	Mian arif Town	80	2002	80%	Established prior to PHS Rules i.e 25.01.2005
48	Abdullah Town	32	2002	60%	Established prior to PHS Rules i.e 25.01.2005
49	Falak Sher Colony	32	2003	38%	Established prior to PHS Rules i.e 25.01.2005

B-Illegal schemes established after private housing schemes rules(23 schemes)

Sr. No	Name of Housing Scheme / Land Sub Divisions	Area (Kanal) Approx .	Year of Establishment	Colonization (%)	Remarks
1.	GEPCO Town	5440	2010		Illegal
2.	Husnain City	244.06d s	2006	50%	Illegal

Sr. No	Name of Housing Scheme / Land Sub Divisions	Area (Kanal) Approx .	Year of Establishment	Colonization (%)	Remarks
3.	Islam City	178.55	2007	50%	Illegal
4.	Hamza Town	176	2010	1%	Illegal
5.	Aurangzeb Town	201	2010	15%	Illegal
6.	Shuja Avenue	42.9	2010	10%	Illegal
7.	Faisla Town	32	2008	20%	Illegal
8.	Sheraz Town	30	2009	5%	Illegal
9.	Ejaz Town	28.8	2009	5%	Illegal
10.	Islam Park	31-k 18-m	2010	10%	Illegal
11.	Kohluwala	15.5	2013	0%	Illegal
12.	Green Valley-III	35-k 14-M 180-sft	2013	0%	Illegal
13.	Waqar Town	30	2008	10%	Illegal
14.	Madina Town	48	2006	10%	Illegal
15.	Areez Town	48	2008	10%	Illegal
16.	Haji Avenue	47.1	2010	20%	Illegal
17.	Dastgir Park	20	2008	30%	Illegal
18.	Al-Rehman City	13	2010	25%	Illegal
19.	Al-Raheem City	52	2011	25%	Illegal
20.	Elahi City	40	2009	40%	Illegal
21.	Quran Mehal	48	2007	70%	Illegal
22.	Al-Baghdad Town	40	2006	90%	Illegal
23.	Sheryar Town	98.07	2011	10%	Illegal

Annex-XII
(Para No 4.9.4)

Statement showing the non-obtaining the status of allotment / sale of plots periodically

Sr. No.	Name of Private Housing Scheme/ Land Sub Division	Approved Area of the Scheme	Date of LOP Sanction
1	City Housing Scheme Phase-I & Extension Mouza Adho Rai & Kot Momen & Rattoki Rs 230,000 (R) Rs 345,000 (C)	3235.61 Kanal	15.08.2016
2	Prime City Mouza sangowali Rs 48,000 (C) Rs 55,000 (R)	369.89 Kanal	18.12.2014
3	City Housing Scheme Phase-II Rs 230,000 (R) Rs 345,000 (C)	1042.24 Kanal	18.07.2016
4	Garden Town Phase-II Mouza aroop Rs 126,500	1251 Kanal	19.03.2015
5	Royal Palm City Mouza Adhoria qila nohi singh Rs 42,000 (R) Rs 108,000 (C)	4084.94 Kanal	09.06.2016
6	Johar City Mouza buttranwali, sangunwali, kotli addu Rs 48,000 (C) Rs 40,000 (R)	405.12 Kanal	26.01.2016
7	Al-falah City Mouza Khot khaliq Rs 63,250 (C) Rs 45,600 (R)	196.3 Kanal	11.01.2017
8	Punjab Garden Mouza Waniya wala Rs 50,000 (R) Rs 70,000	159.46 Kanal	13.06.2014
9	Sharjah City Mouza Butteranwala Rs 48,000 (C) Rs 40,000 (R)	431 Kanal 19 Marla	12.07.2014
10	Fazaia Housing Scheme (Extension) Mouza garjakh Rs 100,000 per marla	241.44 Kanal	07.03.2015
11	University Town Mouza qayam pur & garjakh Rs 110,000 per marla	189 Kanal 07 Marla 54.4sft	11.04.2013
12	Canal View Mouza kot momin & korotona 60,000 (R) per marla	1861.19 Kanal	12.06.2014

Sr. No.	Name of Private Housing Scheme/ Land Sub Division	Approved Area of the Scheme	Date of LOP Sanction
13	Master City Mouza kotli mughlan Rs 110,000(R) Rs 120,000 (C)	2382.87 Kanal	28.05.2015
14	City Star Housing Scheme Rs 110,000 per marla	411.58 Kanal	TMA Khiali Shahpur 30.05.2012
15	Abdullah Town Mouza Vorki Rs 666,000 (C) Rs 252,000 (R)	63.49 Kanal	TMA WZD 13.06.2013
16	Jinnah City Project (SWM for 10 Marla not provided) Mouza Wania wala Rs 50,000 (R) Rs 70,000 (C)	194 Kanal	03.12.2007
17	Haji Park LSD 05 Years Mouza Dhonkal Rs 431,250 (C) Rs 230,000 (R)	97.74 Kanal	TMA WZD 19.08.2010
18	Abubakar Garden (Mouza Sarwala WZD) LSD Rs 224,000 (C) Rs 123,200 (R)	35.65 Kanal	13.09.2014
19	Land Sub-division Plan Kohlowala Mouza Khiali Shah pur Rs 230,400 (R) Rs 444,090 (C)	99.55 Kanal	20.03.2012 TMO Khialy Shahpur G/wala
20	Maskan (Canal View) LSD Mouza Korotona Rs 230,000 (R) Rs 245,000 (C)	48.65 Kanal	06.03.2014
21	Taj Garden Mouza Ghakka Mitter Rs 666,000 (C) Rs 252,000 (R)	213.06 Kanal	19.06.2008

(Annex-XIII)
(Para No 4.10.1)

Non-demolition of illegal construction against 72 illegal housing schemes

Sr. No	Name of Housing Scheme / Land Sub Divisions	Area (Kanal) Approx.	Year of Establishment	Colonization (%)
1	Judicial Colony	449.2	1978	70%
2	GEPCO Town	5440	2010	
3	Climax Town	160	2000	90%
4	Ashraf Model	109-K 14.22 M	2003	70%
5	Township	197-K 18-M	2003	70%
6	Green Town	600	1990	70%
7	Al-mujeeb Town	216	2003	90%
8	Husnain City	244.06ds	2006	50%
9	Islam City	178.55	2007	50%
10	Hamza Town	176	2010	1%
11	Canal City	4195	1988	0%
12	Gulshan-e-Rheman	133.3	2000	1%
13	Aurangzeb Town	201	2010	15%
14	Shuja Avenue	42.9	2010	10%
15	Faisla Town	32	2008	20%
16	Sheraz Town	30	2009	5%
17	Ejaz Town	28.8	2009	5%
18	Islam Park	31-k 18-m	2010	10%
19	Kohluwala	15.5	2013	0%
20	Green Valley-III	35-k 14-M 180-sft	2013	0%
21	Mian Ali Ahmad Park	32	2004	90%
22	Habib Ullah Colony	48	2003	60%
23	Gulshan-e-Ayaz Colony	56	2003	10%
24	Waqar Town	32	2002	40%
25	Meeran Sabir Town	70	2003	50%
26	Arshad Town	80	2000	90%
27	Hassan Town	60	2003	50%
28	Faiz Alam Town	40	2000	90%
29	Jannat Town	32	2004	5%
30	Amanat Town	60	1999	80%
31	Naseer Town	80	2003	45%
32	Hassan Usman Park	39	2000	90%
33	Umar Park	80	2002	20%
34	Sarfaraz Park	32	2003	10%
35	Meher Yasin S.S. Homes	31.11	2004	10%
36	Shehbaz Town	32	2000	90%

Sr. No	Name of Housing Scheme / Land Sub Divisions	Area (Kanal) Approx.	Year of Establishment	Colonization (%)
37	Imran Park	30	1999	95%
38	Meeran Jee Town	60	2000	52%
39	Deen Town	32	2003	48%
40	Mian Park	16	2004	40%
41	Younas Town	24	2002	60%
42	Munir Town	24	2000	70%
43	Hassan Par	32	2002	65%
44	Mian Jee Town	40	2003	46%
45	Dastgir Town	24	2002	70%
46	Ghulam Hussain Estate	65	2003	60%
47	Green City	75	2001	51%
48	New Model City	40	2002	50%
49	Rizwan Town	60	2003	48%
50	New City	72.2	2002	48%
51	Hazrat Awais Qarni Town	64	1998	90%
52	Ittefaq City	40	1999	50%
53	Muhammadi Town	56	2002	70%
54	Waqar Town	30	2008	10%
55	Madina Town	48	2006	10%
56	Areez Town	48	2008	10%
57	Mian Park	72	2004	40%
58	Mian Riaz Town	55	2004	60%
59	Muhammad Abad	64	2004	25%
60	Mohallah Mian Abad	41	2003	60%
61	Ahmad Nagar	22	2004	20%
62	Mian arif Town	80	2002	80%
63	Haji Avenue	47.1	2010	20%
64	Dastgir Park	20	2008	30%
65	Al-Rehman City	13	2010	25%
66	Al-Raheem City	52	2011	25%
67	Elahi City	40	2009	40%
68	Quran Mehal	48	2007	70%
69	Al-Baghdad Town	40	2006	90%
70	Sheryar Town	98.07	2011	10%
71	Abdullah Town	32	2002	60%
72	Falak Sher Colony	32	2003	38%

**Annex-XIV
(Para No.4.11)**

**Statement showing the irregular sanction of private housing schemes
after expiry of preliminary planning permission**

Sr. No.	Name of Private Housing Scheme/ Land Sub Division	Approved Area of the Scheme	Date of PPP	Date of LOP Sanction	Lapsed period
1	City Housing Scheme Phase-I & Extension Mouza Adho Rai & Kot Momen & Rattoki Rs 230,000 (R) Rs 345,000 (C)	3235.61 Kanal	08.02.2014	15.08.2016	30 months
2	Prime City Mouza sangowali Rs 48,000 (C) Rs 55,000 (R)	369.89 Kanal	03.02.2014	18.12.2014	10 months
3	City Housing Scheme Phase-II Rs 230,000 (R) Rs 345,000 (C)	1042.24 Kanal	18.12.2015	18.07.2016	07 months
4	Royal Palm City Mouza Adhoria qila nohi singh Rs 42,000 (R) Rs 108,000 (C)	4084.94 Kanal	29.11.2014	09.06.2016	16 months
5	Johar City Mouza buttranwali, sangunwali, kotli addu Rs 48,000 (C) Rs 40,000 (R)	405.12 Kanal	21.05.2013	26.01.2016	31 months
6	Al-falah City Mouza Khot khaliq Rs 63,250 (C) Rs 45,600 (R)	196.3 Kanal	03.12.2015	11.01.2017	24 months
7	Master City Mouza kotli mughlan Rs 110,000(R) Rs 120,000 (C)	2382.87 Kanal	26.04.2013	28.05.2015	25 months