



PERFORMANCE AUDIT REPORT
ON
THE ROLE OF VARIOUS
DIRECTORATES OF LDA ON
ENCROACHMENTS AND THEIR
REMOVAL IN LAHORE

HUD & PHE DEPARTMENT
GOVERNMENT OF THE PUNJAB
AUDIT YEAR 2017-18

AUDITOR-GENERAL OF PAKISTAN

PREFACE

The Auditor-General of Pakistan conducts audits under Articles 169 & 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 & Conditions of Service) Ordinance, 2001. Performance Audit on the role of various directorates of LDA on encroachments and their removal in Lahore was carried out accordingly.

The Directorate General of Audit Works (Provincial) Lahore conducted "Performance Audit on the role of various directorates of LDA on encroachments and their removal in Lahore" during May 2018 from the inception of LDA with a view to reporting significant findings to the stakeholders. Audit examined the economy, efficiency and effectiveness aspects of the Authority. In addition, audit also assessed, on test check basis whether the management complied with applicable laws, rules and regulations in managing the affairs of the Authority. The Performance Audit Report indicates specific actions that, if taken, will help the management to realize the objectives of the Authority. Most of the findings included in this report have been finalized in the light of discussion in SDAC meeting held in March 2019.

The Performance 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
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(Javaid Jehangir)
Auditor-General of Pakistan

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ABBREVIATIONS & ACRONYMS

AEI	Anti-encroachment Inspector
CHS	Co-operative Housing Society
CMP	Chief Metropolitan Planner
CTP	Chief Town Planner
DG	Director General
DIC	District Implementation Committee
DLD	Director Land Development
DEM	Director Estate Management
ERP	Enterprises Resource Planning
FIR	First Information Report
ECHS	Employees Cooperative Housing Schemes
GPA	General Power of Attorney
HUD & PHE	Housing Urban Development & Public Health Engineering
HP&EP	Housing Physical & Environmental Planning
ISSAI	International Standards of Supreme Audit Institution
LAC	Land Acquisition Collector
LDA	Lahore Development Authority
NAB	National Accountability Bureau
PASSCO	Pakistan Agricultural Storage and Services Corporation
PEEDA	Punjab Employees Efficiency, Discipline and Accountability Act
PHA	Parks and Horticulture Authority
PHS	Private Housing Schemes
SOPs	Standard Operating Procedures
SDAC	Special Departmental Accounts Committee
SPA	Special Power of Attorney
Sft	Square Foot
UD-Wing	Urban Development Wing
WASA	Water and Sanitation Agency

EXECUTIVE SUMMARY

Directorate General of Audit Works (Provincial) Lahore conducted the Performance Audit on “the role of various Directorates of LDA on encroachments and their removal in Lahore” during May 2018 from the inception of LDA. The main objective of the audit was to report significant findings to the stakeholders. Encroachment and its removal was the key element of LDA’s mission to carry on and safeguard “rightful, economical and effective utilization of land”. The encroachments had a direct impact on the general public as most encroachments were made on government land i.e. public areas reserved for graveyards, parks, hospitals, community centers and for other public utilities. It was examined whether any effective system of internal controls was established to safeguard the public properties from encroachments. The audit was conducted in accordance with the International Standards of Supreme Audit Institutions (ISSAIs).

Directorates of Estate Management-I, II, PHS, Quaid-e-Azam Town, Avenue-I, Town Planning and Enforcement were responsible to protect the public properties from encroachments and for removal/demolition of any illegal constructions under section 39 and 40 of LDA Act 1975.

The Performance Audit was carried out with objectives to assess whether LDA succeeded in safeguarding the public utility sites from encroachments i.e. roads, open spaces/parks, graveyards and public building sites both of LDA schemes and approved private housing schemes.

Key Audit Findings

1. Non-reporting of encroachments on government land worth Rs 4,024.70 million (approx.).
2. Encroachment due to defective ownership / bogus documents valuing Rs 219.75 million.

3. Encroachment of 06 kanal due to the illegal conversion of land valuing Rs 120.00 million.
4. Non-retrieval of encroached government land by illegal kachi abadies Rs 1,420.40 million.
5. Encroachments on open space/parks, public building and graveyard area - Rs 6,219.566 million
6. Encroachments due to weak monitoring mechanism.

Recommendations

1. Responsibility be fixed on field staff and state officers for failing to prevent encroachments and subsequent retrieval of encroached plots besides strengthening the internal control regime.
2. An effective mechanism for verification of ownership documents from revenue authority prior to exemption/allotment of plots with certified serial no. and date be devised besides ensuring a proper accountability process within LDA.
3. Responsibility be fixed against the persons responsible for bogus exemption of plots. Moreover, a manual entry in Possession Registers be replaced by an efficient System with computerization of land record.
4. An effective SOP needs to be formulated for getting periodic reports based on a survey for the LDA controlled areas under encroachment besides effective liaison should be made at an appropriate level to avoid such encroachments in future.
5. Directorate of Enforcement should be sufficiently equipped to carry out a large number of operations for removal of encroachments.
6. Inventory registers of pointed out, removed and under process encroachment sites needs to be maintained to avoid recurrence of encroachments besides proper monitoring system be implemented at Deputy Director level responsible for specified areas providing fortnightly reports to respective DEMs, along with daily diary and roznamcha of field staff recording daily visits systematically.

1. INTRODUCTION

Lahore Development Authority (LDA), Lahore was established on 3rd April, 1975 under provisions of Lahore Development Authority Act XXX of 1975. LDA is responsible for establishing a continuous mechanism of planning and development of the areas notified under section 18 of the LDA Act in an effective, efficient, equitable and sustainable manner.

The Lahore Development Authority planned and developed various LDA housing schemes. Directorate of Estate Management I, II, PHS, Quaid-e-Azam Town, Avenue-Iand CMP were the custodian of the 301 approved schemes of LDA in Lahore as well as private housing schemes. These Directorates were established to safeguard the govt. land from encroachment under controlled areas of LDA.

Under section 39 and 40 of LDA Act 1975, the Authority is authorized to remove and demolish the encroachments/illegal construction under controlled areas.

2. AUDIT OBJECTIVES

The main objectives of audit were to:

- i. Assess how far LDA's mission and stated objectives of its various directorates vis-a-vis encroachments and their removal had been achieved.
- ii. Point out precise areas of deficiency that caused hindrance in achieving desired results.
- iii. Report capacity and competence issues of LDA supported by facts and figures so that things could be rectified.
- iv. Give a picture of the quantifiable impact of encroachments on general public.
- v. Put forth practical and concise recommendations to improve the desired results/achievement.

3. AUDIT SCOPE AND METHODOLOGY

3.1 Audit Scope

Audit Scope was included to assess encroachments that go unreported, beside to report, capacity and competence issues of delay on the part of concerned directorates as well as specific emphasis on the recurring encroachments so that the things can be rectified by the responsible directorates.

3.2 Audit Methodology

The following audit methodology was adopted:

- i. Checking of the encroached areas already pointed out by Audit from time to time and their follow up by concerned quarters and their analysis.
- ii. Data collection to dig out the encroachment cases, which were not reported by LDA.
- iii. Physical verification of various sites.
- iv. Putting a questionnaire to various directorates of LDA to identify the weak areas.
- v. Discussions with officers of auditee formations.

4. AUDIT FINDINGS AND RECOMMENDATIONS

The performance audit was carried out on the role of various Directorates (DEM-I&II, Quaid-e-Azam Town, Avenue-I, PHS, Director Katchi Abadi, Town Planning and Hidden Properties) of LDA on encroachments and their removal in Lahore. The audit findings were as under:

4.1 Organization & Management

4.1.1 Non-reporting of encroachment on government land having an area of 197.11 kanal -Rs 4,024.70 million (approx.)

As per section 40(1) of LDA Act 1975 if any building, structure, used in contravention of the provisions of this Act or any rules, regulations or orders made there under, the Authority or any person authorized by it in this behalf, may, by order in writing, require the owner, occupier, user or person in control of such building, structure, work or land to remove, demolish or alter the building, structure or work or to use it in such manner to bring such erection, construction or use in accordance with the said provisions of this Act and as per section 40(2) of LDA Act 1975, any illegal construction/encroachment on Authority owned land would be demolished and retrieved in favour of Authority.

4.1.1.1 Physical verification of Central Park Housing Scheme Lahore was conducted by Audit Team during the audit period for verification of actual layout plan. Audit observed the following violations which were not reported by anti-encroachment inspectors.

Violation of approved layout plan of the scheme resulted encroachment on the areas of 164.86 kanal worth Rs 3,297,200,000 (Annex-I).

Audit pointed out the encroachments in May 2018. The Authority replied that the revised plan was under process and LDA recovered the fee/penalty for extension in time and illegal development amounting to Rs 48,360,275. The reply was not tenable because the revised layout plan of scheme was approved by CMP in 2011 and LDA Anti-Encroachment Inspectors did not visit the scheme to safeguard the area reserved for parks, open spaces, roads, graveyard and public utility sites as per the revised layout plan.

The para was discussed in the SDAC meeting held on 05.03.2019 wherein the Authority reiterated its earlier stance. Audit informed that

DEM (PHS) failed to protect/intact/safeguard the public utility area as per the plan approved on 30.12.2011 due to non-reporting and non-watch & ward of the scheme. The Committee directed the Authority to take appropriate action against the sponsor and fix the responsibility against the person(s) at fault and make sure the execution and mutation of transfer deed of public utility area and keep a strict eye to avoid further encroachment during the approval of revised Layout plan. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early retrieval of the encroached areas and mutation of transfer deed of public utility areas in favour of Authority besides fixing the responsibility against the delinquents.

(Para No.35)

4.1.1.2 As per the site visit of Audit team during the period of audit it was observed that 17 kanal land was encroached by the land grabbers in Township Lahore on the plots allocated for "Shuhada". The land grabbers also encroached the park/open space by constructing shops thereon and some commercial area in Maryam Colony was also encroached. DEM-Quaid-e-Azam Town did not initiate punitive action against the encroachers.

Weak supervisory control resulted in non-reporting of encroachment for the area of 17 kanal worth Rs 360,000,000 (approx.).

Audit pointed out the encroachment in May 2018, but no response was initially given by the Authority.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that possession of 11 plots of 1½ Kanal was handed over to allottees and after that LDA was not responsible to take action against the encroachers against said plots. However, open space existing in front of 11 plots allotted to Shuhada was encroached and became part of the Maryam Colony. Audit informed that the plots were encroached by the occupants of Katchi Abadi with the connivance of LDA staff. Hence, Estate Management Quaid-e-Azam Town and Directorate of Katchi Abadi both failed to perform the duty to safeguard the property of

the Authority. The Committee directed the Authority to put the matter before governing body and evolve a policy regarding the safeguard of government land and retrieval of land from KatchiAbadi besides improving the pursuance in the court of law to avoid such recurrence in future. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early retrieval of the encroached area besides fixing the responsibility against the delinquents.

(Para No.27)

4.1.1.3 Scrutiny of Map of Quaid-e-Azam Town Lahore revealed that a market was shown in Sector B-1 Block-7 of Quaid-e-Azam Town on the area of 8 kanal 5 marla. When the matter was taken up with Director Quaid-e-Azam Town for provision of property files of shops 1 to 203 Phase-II of Jinnah Market, the Authority failed to produce any file and contended that no property files of said shops were available in the record. Audit team visited the location and observed said 203 shops were encroached but never reported/removed by responsible authorities of LDA.

Weak supervisory control resulted in non-reporting of encroachment for the area of 8 kanal 05 marla valuing Rs 247,500,000.

Audit pointed out the encroachment in May 2018, but no response was initially given by the Authority.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority admitted that 203 constructed shops each measuring 8'x10' in Block 7 of sector B-I (Jinnah Market Phases-2) were under illegal occupation except seven (07) which were already disposed of by the HP&EP department by way of allotment. Efforts were being made by the DG LDA in the light of Chief Minister approval through Secretary HUD&PHE under rule 7 of Notification dated 01.11.2002. A Committee was also constituted for auctioning of these shops but encroachers went into litigation. Hence, the matter was pended. Audit informed that the shops were encroached with the connivance of LDA staff and also

remained unreported for a long time. The Committee directed the Authority to put the matter before Governing Body and evolve a policy for retrieval of government land besides conducting a probe of the matter regarding non-reporting of the encroached land in LDA record besides improving the pursuance of the matter in the court of law to avoid such recurrence in future. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early retrieval of the encroached area besides fixing the responsibility against the delinquents.

(Para No.30)

4.1.1.4 Scrutiny of the Map of Quaid-e-Azam Town revealed that five commercial plots of five marla each in Block-3 of Sector-C-2, bus bays and open space provided approx four kanals were found encroached. Audit team visited the area and found that commercial plots were encroached and 5 houses were constructed thereon. Further, the bus bays and open space area was also encroached by land grabbers and they had constructed houses/shops thereon. Thus, encroachment on government land was not possible without the connivance of LDA staff. Audit demanded the relevant record of the said area to be verified and the factual position be cleared but the Authority did not provide the record.

Weak supervisory control resulted in the non-reporting of encroachment for the area of 5 kanal worth Rs 100,000,000.

Audit pointed out the encroachment in May 2018, but no response was initially given by the Authority.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority admitted that the site pointed out by Audit had been encroached. The site was physically checked and ownership documents were asked verbally and notices were also issued for provision of ownership documents. Audit informed that encroachments remained unreported because the record against said encroached area did not exist in LDA record. The Committee directed the Authority to retrieve the

government land and put the matter before Governing Body and improve the pursuance in court of law to avoid such recurrence in future. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early retrieval of encroached area besides fixing the responsibility against the delinquents.

(Para No.26)

4.1.1.5 Audit team visited the Chinar Bagh Housing Scheme and observed that encroachment has been made by construction on one kanal land allocated for the graveyard against the approved layout plan but Anti Encroachment Inspectors of LDA did not report the construction of houses on the land allocated for the graveyard.

Weak supervisory control resulted in non-reporting of encroachment for the area of one kanal on graveyard area worth Rs 20,000,000.

Audit pointed out the encroachment in May 2018. The Authority replied that in order to remove the encroachments, this office had conducted many operations due to which the sponsor/society of Chinar Bagh Housing Scheme submitted the revised plan for approval and they were now willing to execute Transfer Deed and Mortgage Deed. The reply was irrelevant because Audit pointed out the non-reporting of the encroached area of graveyard. This non-reporting was made due to a poor watch & ward system.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that the sponsor executed the transfer deed of Chinar Bagh and got registered with Sub-Registrar Nishtar Town, wherein an area of 90 kanal 18 marla 90 sft was intact for the graveyard. Audit informed that graveyard area of 01 kanal was encroached by the sponsor and transfer deed executed required to be mutated in revenue record in the name of Authority besides retrieval of one kanal area of graveyard. The Committee directed the Authority to retrieve encroached graveyard area and get the mutation of transfer deed in revenue record and also keep strict

watch to avoid further encroachment besides initiating disciplinary action against the person(s) responsible for negligence. No compliance of Committee's directives was reported till finalization of the report.

Audit recommends early retrieval of the encroached area and get the land mutated in favour of the authority besides fixing of responsibility against the delinquents.

(Para No.36)

4.1.2 Non-retrieval of government land due to unlawful exemption based on defective ownership - Rs 53.00 million

As per Clause-7 of Allocation Letter and Clause-17 of Exemption Letter, if at any stage title's proved to be defective the exemption of plot shall stand automatically withdrawn and as per Section 39 of the LDA Act 1975, the Authority may summarily eject any person in unauthorized occupation of any land or property of the Authority and may use force for ejection.

4.1.2.1 Director Estate Management-I, UD-Wing LDA, Lahore allotted Plot No. 37 Block-P Model Town Extension Lahore measuring two kanal and plot No.524 Block-J of MA Johar Town Lahore measuring five marla. The ownership of both plots were cancelled because the exemptions given to allottees were found void and unlawful. Hence, the plots were the property of LDA and fall in terms of encroachment but the LDA failed to retrieve the possession of the plots.

Weak supervisory control resulted in non-retrieval due to defective ownership of property Rs 53,000,000.

Audit pointed out the defective ownership in May 2018, but no response was initially given by the Authority.

The paras were discussed in the SDAC meeting held on 05.03.2019. The Authority explained that notices under section 40(1) & 40(2) were issued to the illegal occupants for providing the ownership

documents; the occupants provided the restraining orders. Property could not be retrieved due to pending litigations and action would be taken in the light of final outcome of litigations. Audit informed that the exemptions were made on fake documents but defective ownership was not observed during 1st transfer or 2nd transfer by any Directorate of LDA. The Committee directed the Authority to prepare working papers for submission before the Governing Body to resolve the pending litigations in the Civil Courts by the encroachers and to fix the responsibility against the person(s) held responsible and get it verified from Audit. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early retrieval of encroached area besides fixing of responsibility against the delinquents.

(Para No.05, 09)

4.1.2.2 Director Estate Management-I, UD-Wing LDA, Lahore could not keep the land of 09 meter 13 feet wide road in front of plot No.573 to 584 and 520 to 531 of H/1 Block of M.A Johar Town Lahore under the safe custody. The encroachers had already got exemption for an area of seven kanal 12 marla in the year 2001, 2005 and 2007 respectively against total area of 18 kanal seven marla of khasra No.11803 & 11805. Thus, LDA failed to restore/remove the encroachment from road.

Weak supervisory control resulted in encroachment due to defective ownership of LDA land.

Audit pointed out the encroachment in May 2018, but no response was initially given by the Authority.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority admitted that 30 feet wide road in front of plot No.573 to 584, Block H-I, another 20 feet wide road in front of plot No.520 to 531 Block H-I was blocked by erection of residential quarters. Further, action would be taken in the light of the final outcome of the litigation. Audit informed that plots were encroached due to negligence and connivance of

the LDA officer/official. The Committee directed the Authority to put the matter before Governing Body and evolve policy for vigorous retrieval of government land besides improving the pursuance in court of law. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early retrieval of encroached area besides fixing of responsibility against the delinquents.

(Para No.08)

4.1.3 Encroachment of 06 kanal due to illegal conversion of land valuing Rs 120.00 million.

As per sections 18, 34 and 39 read with section 40 of LDA Act, 1975, an Estate Officer has power to lodge a complaint in competent courts and to exercise the power for summary ejectment of encroachers and to exercise powers vested in the Authority.

As per Map of Gulberg Lahore has revealed that a park existed in Block-C Gulberg III, Lahore in front of liberty market. Audit team visited the park site and observed that a house about six kanal was constructed on edge of the park site and assigned the plot address as 1-C/3 Park view. It was worth mentioning that 1-C/3 Gulberg Lahore was also situated around the Hussain Chowk M.M Alam Road. DEM-II LDA did not provide the inventory register, possession register, allotment file, part plan and lay out plan.

Violation of LDA Act resulted in encroachment of six kanal valuing Rs 120,000,000.

Audit pointed out the encroachment in May 2018, but no response was initially given by the Authority.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that all the parks, green verges and fountain etc. had been shifted to Parks and Horticulture Authority. Moreover, land

under use of WASA, a water reservoir and residence of WASA Officer existed. Audit informed that construction of house should not be allowed in the premises of the park. The land was encroached and the house was constructed without approval of LDA. Moreover, LDA officials did not take appropriate action and the matter remained unreported till pointed out by Audit. The Committee directed the Authority to take up the matter with WASA and PHA and take the factual position and get it verified from Audit within one month. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early retrieval of encroached area besides fixing the responsibility against the delinquents.

(Para No.25)

4.2 Financial Management

4.2.1 Loss to Authority due to non-retrieval of plots from encroachers - Rs 1,420.40 million

As per Katchi Abadi Act, 1992 section 6 sub clause (2) "no area belonging to the federal government or any authority or corporation or body established or controlled by the federal government shall be declared as Katchi Abadi without the consent of federal government". Further, according to Section 39 of the LDA Act 1975, the Authority may summarily eject any person in unauthorized occupation of any land or property of the Authority and may use force for ejection.

4.2.1.1 Scrutiny of the record of Director Estate Management, Quaid-e-Azam Town, UD-Wing LDA Lahore revealed that de-notified Katchi Abadi i.e. Zia Colony established on plot No. 09 (45 kanal 05 marla) Civic Center Quaid-e-Azam Town which was reserved for the commercial area in the approved scheme plan was declared as Katchi Abadi vide order dated 09.02.2016. The survey list of 185 dwellers was found bogus as they did not provide proof in support of occupancy prior to the date of regularization i.e. 21.12.2006 but LDA failed to remove the encroachments due to inefficient anti-encroachment capacity.

Weak supervisory control resulted in loss due to encroachment of 45 kanal 5 marla worth Rs 1,086,000,000.

Audit pointed out the loss in May 2018, but no response was initially given by the Authority.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that Zia Colony was established on plot No.09 measuring 45 Kanal 5-Marla of Civic Centre Quaid-e-Azam Town, reserved for Fruit and Vegetable market which was also declared as Katchi Abadi on 27.10.2007. The matter was taken up with DG, Katchi Abadies regarding withdrawal of the notification dated 27.10.2007 to the extent of Katchi Abadi Zia Colony. A writ petition (161688/18) had been filed in the Lahore High Court against the orders of the DG Katchi Abadies which was pending adjudication. Audit informed that the plots were encroached due to the weak watch system of LDA Staff and improper reporting system. The Committee directed the Authority to put the matter before Governing Body and evolve a policy to avoid such recurrence in the future. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early retrieval of encroached area besides fixing of responsibility against the delinquents.

(Para No.31)

4.2.1.2 Director Estate Management-I, UD-Wing LDA, Lahore did not keep the possession of 63 plots of different categories allocated/exempted which were encroached by land mafia/grabbers who had constructed unplanned structures at those plots and claimed that the said area may be declared as Katchi Abadi Sagian Sattar. Audit was of the view that Katchi Abadi could not be declared on the land owned by private persons or corporate bodies. LDA had the status of a corporate body, hence the creation and approval of Katchi Abadi on clear plots of LDA was unlawful. Accordingly, LDA issued notices u/s 40(i) of LDA Act 1975 on 23.02.2016 requiring them to show the proof of their ownership, if any, but

encroachers failed to produce the ownership. Anti-encroachment operations were scheduled six times by the Directorate of Estate Management-I, LDA which could not be conducted due to non-cooperation from local police and other external interventions.

Violation of Katchi Abadies Act 1992 resulted in loss due to non-retrieval of encroached plots worth Rs 326,400,000.

Audit pointed out the loss in May 2018, but no response was initially given by the Authority.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that notices under section 40(1) of LDA Act 1975 were issued to the occupants requiring them to show the proof of their ownership, if any. Instead of providing the ownership documents, the occupants filed Writ Petition. Wherein, interim relief was granted to the petitioners. In compliance with orders of Lahore High Court Lahore, DG LDA decided the matter after hearing the petitioners and declared the petitioners as illegal encroachers. After that encroachers further filed five different petitions. Further, action would be taken in the light of the final outcome of the litigation. Audit informed that LDA was the custodian of government land under the control of Authority which was encroached due to weak watch & ward system of LDA staff. The Committee directed the Authority to prepare working papers for submission before the Governing Body to resolve the pending litigations in the Civil Courts by the encroachers with the consultation of Advocate General and Law Department for transfer of cases against LDA for summary trial to avoid delay in finalization of such cases to safeguard the interest of the Authority and also conduct a probe to fix the responsibility against the person(s) responsible and get it verified from Audit. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early retrieval of encroached area, strengthened the capacity level of enforcement besides fixing of responsibility against the delinquents.

(Para No.07)

4.2.1.3 Director Estate Management-II UD-Wing, LDA Lahore allotted plot No.1295, Block-B/2 measuring five marla in Gujjarpura Housing Scheme to original allottee but the plot had already been encroached and illegally occupied by the land mafia. LDA failed to keep the plot under safe custody as possession was not given to any allottee/exemptee. Hence, the property of LDA could not be retrieved due to lack of capacity of LDA.

Weak supervisory control resulted in loss due to non-retrieval of encroached plot of Rs 5,000,000.

Audit pointed out the loss in May 2018, but no response was initially given by the Authority.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that Estate Branch managed the operation on 14.10.2017 but mob of land mafia gathered and a law & order situation was created. Hence, operation could not succeed. Further, litigation was pending in court and the Director Law, LDA had been requested to pursue the litigation vigorously. Audit informed that the plot was encroached due to the weak watch & ward system of LDA. The Committee directed the Authority to put the matter before Governing Body and improve the pursuance in the court of law to avoid such recurrence in the future. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early retrieval of encroached area, strengthened the capacity level of enforcement directorate besides fixing of responsibility against the delinquents.

(Para No.21)

4.2.1.4 Director Katchi Abadi UD-Wing, LDA Lahore failed to detect/stop the encroachment of area of two marla 213 sft adjacent to unit No.391 Katchi Abadi Shah Jamal. Whereas encroachment was made by the occupant of unit No.391 as evident from supporting record i.e. I.D card,

Nikah Nama, and electricity bill. Further, neither the encroachment was removed nor penal action initiated against the encroacher by LDA.

Weak supervisory control resulted in loss due to non-retrieval of encroached area valuing Rs 3,000,000.

Audit pointed out the loss in May 2018. The Authority replied that the cost of land from the dweller will be recovered as per the current evaluation table issued by the DC, Lahore as envisaged vide letter No. DG(KA)BOR/1-140/12 dated 21.6.2012.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that the case of unit No.391-A would be placed before the District Implementation Committee that had delegated powers to empower leftover a name for inclusion in the survey list after the recovery of cost of land at prevailing DC rates from the occupant. Thereafter, any penal or punitive action could be taken by this directorate against the dwellers. Audit informed that as per Deputy Secretary (Housing) Board of Revenue, Punjab letter No. 755-2003/41-11(II) dated 27.01.2004 para-iv, dwellers of Katchi Abadi should be declared strictly in accordance with the survey of 1985 and para-v vacant plot with or without boundary wall should not be transferred. Furthermore, Vigilance Inspector did not report the encroachment. Director Katchi Abadi, even though the applicant was not declared dweller as per survey list, neither initiated any penal action nor removed the encroachment and failed to perform his assigned duty. The Committee directed the Authority either to retrieve area from encroachers or case be placed before DIC and recovery of land be made as per prevailing rates and get it verified from Audit. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early recovery of land be made as per prevailing rates and the record be verified from Audit.

(Para No.43)

4.2.2 Loss to the Authority due to non-removal of encroachments based on bogus documents – Rs 166.750 million

According to Section 39 of the LDA Act 1975, the Authority may summarily eject any person in unauthorized occupation of any land or property of the Authority and may use force for ejection.

4.2.2.1 Director Estate Management-I, UD-Wing LDA, Lahore could not retrieve the plot No. 371 and 372 having area of two kanal each in Block G-I, Johar Town Lahore from encroachers while the verification of ownership documents substantiates that the plots were encroached on the basis of bogus documents.

Weak supervisory control resulted in loss due to non-removal of encroachments on the basis of bogus documents of Rs 80,000,000.

Audit pointed out the loss due to a bogus document in May 2018, but no response was initially given by the Authority.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that notices under section 40(1) and 40(2) for provision of ownership proof were issued on 26.03.2018 and 02.04.2018 to illegal occupants. Instead of providing forged ownership documents, the occupants provided the copies of the restraining orders. Hence, the properties were under encroachment and could not be retrieved. Audit informed that physical possession of plot No. 371, 372 Block G-I, was cancelled by the orders of DEM-I on 20.03.2018. It was astonishing that the encroachers got the stay orders prior to the issuance of notice. This situation also substantiates that the plots were encroached with active connivance of LDA employees. The Committee directed the Authority to prepare working papers for submission before the Governing Body to resolve the pending litigations in the civil courts by the encroachers with the consultation of Advocate General and Law Department for transfer of cases against LDA for summary trial to avoid delay in finalization of such cases to safeguard the interest of the Authority and also conduct inquiry to fix the responsibility against the person(s) responsible besides verification

from Audit. No compliance of Committee's directives was reported till finalization of the report.

Audit recommends taking effective steps to safeguard the interest of the Authority and also conduct the inquiry to fix the responsibility against the person(s) responsible.

(Para No.10)

4.2.2.2 Director Estate Management-I, UD-Wing LDA, Lahore handed over the possession of plot No. 574-Q Johar Town measuring 420.34 square meter on 13.09.1999 which was cancelled on 28.09.2013 on basis of bogus entry. The encroacher constructed boundary walls on plot which was pointed out by LDA staff on 09.02.2015. LDA filed a civil petition which was dismissed on 23.02.2015 due to non-prosecution. LDA filed an appeal, as per letter No. L.371/dated 07.01.2017, but no one attended the court.

Weak supervisory control resulted in loss due to non-removal of encroachment based on bogus documents for Rs 24,000,000.

Audit pointed out the loss due to bogus documents in May 2018, but no response was initially given by the Authority.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that bogus entry in the possession register was unearthed and cancelled. Disciplinary actions were also taken against the responsible(s). Property could not be retrieved due to pending litigations. Action would be taken in the light of the final outcome of litigations. Audit informed that plot was encroached due to connivance of the LDA officer/official by preparing bogus ownership documents and improper pursuance in the court of law was also a reason of non-retrieval of government land. The Committee directed the Authority to prepare working papers for submission before the Governing Body to evolve a policy to resolve the pending litigations in the Civil Courts by the encroachers with the consultation of Advocate General and Law Department for transfer of cases against LDA for summary trial to avoid

delay in finalization of such cases to safeguard the interest of the Authority. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends that the responsibility be fixed on field staff/Law Directorate for non-prevention of encroachments and non-retrieval of encroached plots.

(Para No.02)

4.2.2.3 Director Estate Management-II, UD Wing LDA, Lahore issued a notice under section 40(1) on 25.10.2016 to the occupants of plot No. 230 & 231 Block-D measuring 7.5 marla each of Sabzazar Housing Scheme. Exemption Branch DLD-IV LDA verified that said plots were not exempted to any exemptee and entry in possession register was bogus but neither the case was pursued vigorously in the court nor possession was taken back in favour of LDA.

Weak supervisory control resulted in loss due to non-removal of encroachment on the basis of Rs 15,000,000.

Audit pointed out the loss due to bogus documents in May 2018, but no response was initially given by the Authority.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that fake entries of possession existed in the possession register and the same had been cancelled. The possession of both plots had been retrieved as a result of the demolition operation. However, litigation was pending in court. Audit informed that the plots were encroached with the connivance of LDA staff by preparing bogus ownership documents and plots were under litigation due to improper pursuance in the court of law. Further, the encroacher got a stay order on 15.10.2016 10 days before issuance of notices i.e. 25.10.2016. The Committee directed the Authority to put the matter before Governing Body and improve the pursuance in a court of law to avoid such recurrences in the future. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early retrieval of the encroached area besides fix the responsibility against the delinquents.

(Para No.20)

4.2.2.4 Director Estate Management-I, UD-Wing LDA, Lahore could not keep the plot No. 930-931 Block-Q of Johar Town Lahore measuring five marla each under safe custody as the possession was not handed over to any allottee or exemptee rather the plot was encroached by constructing double story house at the site. Thus, notices under section 40(1) and 40(2) were issued on 04.12.2015 and 11.12.2015 respectively for the production of ownership documents. No action after 15.08.2016 was shown in record regarding removal/retrieval of plot.

Weak supervisory control resulted in loss due to non-removal of encroachment due to bogus documents of plots worth Rs 12,000,000.

Audit pointed out the loss due to bogus documents in May 2018, but no response was initially given by the Authority.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that notices under sections 40(1) & 40(2) were issued to the illegal occupants for providing the ownership documents, the occupants provided the restraining orders. Property could not be retrieved due to pending litigations and action would be taken in the light of the final outcome of litigations. Audit informed that plot was encroached due to forged documents by the connivance and weak watch & ward of the area by the LDA officers/officials. The Committee directed the Authority to prepare working papers for submission before the Governing Body to evolved policy to resolve the pending litigations in the Civil Courts by the encroachers besides conducting a probe to fix the responsibility against the person(s) held responsible and get it verified from Audit. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early retrieval of the encroached area beside fix the responsibility against the delinquents.

(Para No.03)

4.2.2.5 Director Estate Management-I, UD-Wing LDA, Lahore could not keep the plots No. 430-431 Block-R-1 of Johar Town Lahore measuring five marla each under safe custody. These plots were found encroached when possession of said plots was handed over to exemptee on 30.11.2003. As per LDA record, entry in possession register was forged and original file of plot No.431 Block R-I of Johar Town was also missing. Thus, notice was served to occupant on 22.09.2015 but no action towards removal of encroachment after 20.10.2015 was reported.

Weak supervisory control resulted in loss due to non-removal of encroached plots worth Rs 12,000,000.

Audit pointed out the loss due to bogus documents in May 2018, but no response was initially given by the Authority.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that notices under sections 40(1) & 40(2) were issued to the illegal occupants for providing the ownership documents, the occupants provided the restraining orders. Property could not be retrieved due to pending litigations and action would be taken in the light of the final outcome of litigations. Audit informed that physical possession of plot Nos. 430,431 Block-R-1 MA Johar Town was not handed over to anyone whereas single story structures existed at the site. The plots were encroached due to negligence/connivance and weak watch & ward of the area by the LDA officer(s)/official(s). The Committee directed the Authority to prepare working papers for submission before the Governing Body to resolve the pending litigations in the Civil Courts by the encroachers and also conduct probe to fix the responsibility against the person(s) held responsible and get it verified from Audit. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early retrieval of the encroached area besides fixing of responsibility against the delinquents.

(Para No.04)

4.2.2.6 Director Estate Management-I, UD-Wing LDA, Lahore failed to deliver the physical possession of plot No. 273 Block-Q Johar Town area measuring 105 square meter to exemptee because a double story house was already constructed by encroacher on the said plot. Possession letter already issued to encroacher in June 2002 against file No. JT/NB/II/3584A/6893 was found bogus and cancelled. Thus, LDA issued notices under section 40(1) of LDA Act 1975 to show the proof of ownership, if any. But encroachers failed to produce the ownership.

Weak supervisory control resulted in loss due to non-removal of the encroached plot of Rs 12,000,000.

Audit pointed out the loss due to bogus documents in May 2018, but no response was initially given by the Authority.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that notices were issued to the occupants of Plot No. 273 Block-Q MA Johar Town for provision of ownership documents but they provided copies of restraining orders. Therefore, the property could not be retrieved due to litigation. Further, action would be taken in the light of the final outcome of the litigation. Audit informed that encroachment was not possible if proper watch & ward system of LDA was in place. Further, no concrete efforts were shown by the law directorate in respect of removal of encroachment. The Committee directed the Authority to prepare working papers for submission before the Governing Body to resolve the pending litigations in the Civil Courts by the encroachers and fix the responsibility against the person(s) held responsible and get it verified from Audit. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early retrieval of the encroached area besides fixing of responsibility against the delinquents.

(Para No.06)

4.2.2.7 Director Estate Management-II, UD-Wing LDA, Lahore failed to keep the plot No.790 Block-D/2 measuring five marla of Gujjarpura

Housing Scheme under safe custody as possession of the said plot was not given to any exemptee/allottee. Hence, the plot was encroached due to bogus documents. Notice under section 40(1) was issued to the illegal occupants on 14.01.2017. Hence, plot was encroached due to weak watch & ward of anti-encroachment inspectors.

Weak supervisory control resulted in loss due to non-removal of the encroached plot of Rs 5,000,000.

Audit pointed out the loss due to bogus document in May 2018, but no response was initially given by the Authority.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that notice under section 40(1) was issued when encroachment was brought into the notice regarding plot No.790 Block-D/2 Gujjarpura and demolition operation was carried out. However, due to litigation and stay order whole building could neither be fully demolished nor retrieved. The plot would be retrieved as and when litigation and stay order is finished. Audit informed that plot was encroached due to weak watch & ward of AEI because possession of plot was not handed over to anyone. The Committee directed the Authority to put the matter before Governing Body and improve the pursuance in the court of law to avoid such recurrence in future. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early retrieval of the encroached area besides fix the responsibility against the delinquents.

(Para No.18)

4.2.2.8 Director Estate Management - Quaid-e-Azam Town, UD-Wing LDA, Lahore could not keep the plot No. 400 Block-3 Sector B-II measuring 4.5 marla of Quaid-e-Azam Town Housing Scheme under safe custody as this plot was encroached by illegal occupants on the basis of bogus/fabricated documents.

Weak supervisory control resulted in loss due to non-removal of encroached plot Rs 4,500,000.

Audit pointed out the loss due to a bogus document in May 2018, but no response was initially given by the Authority.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that notices under section 40 (1) and (2) of LDA Act 1975 were issued and as a result of an operation conducted on 03.11.2015 the encroachers were evicted from the said plot. The plot was de-sealed on court orders dated 04.11.2015. A suit was also filed by LDA for vacation of status quo. Audit informed that the plot was encroached with the help and connivance of LDA staff by preparing bogus ownership documents. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early retrieval of the encroached area besides fixing of responsibility against the delinquents.

(Para No.28)

4.2.2.9 Director Estate Management - Quaid-e-Azam Town, UD-Wing LDA, Lahore allotted plot no. 277-6-A-II to Mst. Muni Begum in 1988, which was already encroached and double story house was constructed on the basis of bogus and fabricated allotment letter. Instead of retrieving the plot the Authority allotted alternate plot to Mst. Muni Begum. The cancellation of allotment instead of restoration of plot indicated that the Authority was not interested in getting the plot vacated and provided the opportunity to illegal occupant for encroachment. Notice under section 40(1) was served to the encroacher dated 15.12.1988. However, no action was taken except serving the notices despite the lapse of 30 years.

Weak supervisory control resulted in loss due to non-removal of the encroached plot of Rs 2,250,000.

Audit pointed out the loss due to bogus documents in May 2018, but no response was initially given by the Authority.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that the operation was planned for removal of illegal occupation but could not be retrieved due to restraining orders. The matter was still pending in the civil court and action would be taken after the vacation of the restraining orders. Audit informed that on several occasions, the encroacher lodged applications with requests to issue an allotment letter in his favor which indicated that he confessed the encroachment and not the ownership of the plot and it was quite obvious that such encroachment was not possible without the connivance of internal staff of Authority. The Committee directed the Authority to put the matter before Governing Body to evolve policy regarding retrieval of government land and improve the pursuance in court of law to avoid such recurrence in future. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early retrieval of encroached area beside fix the responsibility against the delinquents.

(Para No.29)

4.3 Monitoring & Evaluation

4.3.1 Encroachments on open space/parks, public building and graveyard area in PHS - Rs 6,219.566 million

According to Punjab Private Housing Schemes Rules 2010 & LDA Private Housing Schemes Rules 2014, the layout plan of a scheme was required to be approved by allocating the 7% area for parks/open spaces, 2% for public building (educational institutions, hospital, community center, post office, dispensary and such other public buildings etc.) and 2% area for the graveyard. Such type of area was required to be transferred in the name of LDA by the sponsors of the Private Housing Schemes. Further, as per the job description, enforcement inspectors are responsible for the watch & ward of public utility sites. Any illegal construction / encroachment on Authority owned land would be demolished and retrieved in favour of Authority under section 34, 39, 40 read with section 18 of the Lahore Development Authority Act, 1975.

4.3.1.1 The Metropolitan Planning Wing LDA approved layout plan of schemes wherein 7% open space/parks site, 2% public building area and 2% graveyard area was provided. Audit scrutinized the survey reports, Land Audit Reports and Land Bank Reports and it was revealed that the areas allocated for the open space/parks, public building and graveyard were encroached by sponsors and converted into residential houses in violation of the approved layout plan.

Weak supervisory control resulted in encroachment of 1776.683 kanal of land in private housing schemes worth Rs 3,553,366,000 (Annex-II).

Audit pointed out the anomaly in May 2018. The Authority replied that this office was making vigorous efforts for the removal of new/old encroachments. However, any action at this belated stage would invite agitation from the general public and might create a law & order situation. Moreover, this office was now taking immediate anti-encroachment action on receipt of the report of any fresh encroachment. The Authority admitted the lapse pointed out by Audit but did not take actions under the prevailing law.

The paras were discussed in the SDAC meeting held on 05.03.2019 wherein the Authority reiterated its earlier stance. The Committee directed the Authority to retrieve and restore open spaces/park, public building and graveyard area and fix the responsibility against the sponsor and LDA officials and get it verified from Audit within one month. No compliance with Committee's directive was reported till the finalization of the report.

Audit recommends early mutation of public building, open space and graveyard area in favour of Authority beside early compliance of Committees directives.

(Para No.37, 38, 39)

4.3.1.2 Director Estate Management (PHS) UD-Wing, LDA Lahore approved the layout plan of Eden Value Homes housing schemes on 28.08.2007. The developer of schemes made massive deviation from approved layout plan and public building area of 55.51 kanal was sold out by the developer to the general public for construction of houses and commercial shopping plazas in violation of approved layout plan. Audit observed that the Authority failed to maintain the reserved area for public building sites, parks, graveyard and Mosque in the Eden Value Homes Housing Scheme for 55.51 kanal.

Weak supervisory control resulted in encroachment of area/plots worth Rs 1,110,200,000.

Audit pointed out the encroachment in May 2018. The Authority replied that the change in layout plan and construction on Public Building site etc. had been carried out prior to the establishment of Directorate of Estate Management (PHS), LDA. This office had also taken action against the sponsor and sealed the office of society on 26.10.2017. The management of society illegally de-sealed the office against which FIR was lodged against the society. It was difficult to take action for the removal of encroachments at this stage, which would ultimately affect the general public. The reply was not tenable as the encroachment was made by the developer due to weak watch & ward of LDA staff which was tantamount to sheer negligence.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that due to several complaints against the sponsor of the Eden Value Homes, the NAB had taken up matter against Eden Developers. On the other hand, in compliance with orders of the Lahore High Court, notice was issued to Project Director Eden Value Homes. Audit informed that the public utility area was encroached due to weak watch & ward system of LDA. The Committee directed the Authority to restore the public utility area and fix the responsibility against the person(s) held responsible for negligence besides imposing a penalty on the sponsor and get it verified from Audit within one month. No

compliance with Committee's directive was reported till the finalization of the report.

Audit recommends early mutation of public building, open space and graveyard area in favour of Authority beside early compliance of Committees directives.

(Para No.34)

4.3.1.3 Director Estate Management (PHS) UD-Wing, LDA Lahore did not prevent the encroachment from road side in front of plot no.25 and from park in PASSCO ECHS having total area of 16 marla. Notices were issued for the removal of encroachment on 08.04.2017 & 11.04.2017 but neither the encroachment was removed nor penal action against the delinquents was initiated.

Weak supervisory control resulted in encroachment of land worth Rs 16,000,000.

Audit pointed out the encroachment in May 2018. The Authority replied that society admitted there might be a drafting/scaling mistake. As per the latest survey report, about 50 feet long strip was missing at site in comparison to the approved layout plan of the scheme. If area of the Park needs to be addressed then 30 feet of the road would have to be included in the park, resultantly only 20 feet of road would be left instead of 50 feet. However, at this stage, the dismantling of the road would be against the interest of general public. The Authority admitted that the area of the park would be restored.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that the society office was sealed on 10.07.2018 and the representative of the Society had submitted affidavit on 11.07.2018 by stating that 10 feet wide passage would be reinstated as per approved layout plan of the scheme. Audit informed that encroachment was brought into the Authority notice on 05.05.2015 by the residents but site visit was made by Authority at later stage due to poor watch & ward system of LDA. The Committee directed the Authority to restore the park area and fix the responsibility against the person(s) held responsible for

negligence besides imposing of penalty on them and get it verified from Audit within one month. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends recovery of penalty from developer and removal of encroachment besides get the record verified from Audit.

(Para No.33)

4.3.1.4 Scrutiny of the record pertaining to MA Johar town scheme Block G/3 revealed that physical possession of Plot No. 3, 7 to 36 and 38 to 42 G/2 (36 plots) and Plot No. 1 to 11, 13 to 42 G/3 Johar Town were not handed over to any exemptee /allottee. Audit observed that these plots had been encroached and construction had been made thereon. Audit is of the view that encroachment on state land was made by land grabbers due to inefficiency and connivance of the LDA staff.

Weak supervisory control resulted in encroachment of 77 plots of one Kanal each worth Rs 1,540,000,000.

Audit pointed out the encroachment in May 2018, but no response was initially given by the Authority.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that G/2 and G/3 were not two separate blocks rather these were a single block. Further, possession of plot No.1, 2, 4, 5 and 6 were handed over to different allottees and not under any encroachment. Furthermore, remaining plots were encroached and under litigation. Moreover, action would be taken in the light of court decision. Audit informed that award was announced in 1985, these plots were neither allotted nor exempted and resultantly encroached. Notices were issued after 30 years and plots were encroached due to negligence of the LDA officer/official. The Committee directed the Authority to prepare working papers for submission before the governing body to resolve the pending litigations in the Civil Courts by the encroachers with the consultation of Advocate General and Law Department for transfer of cases against LDA for summary trial to avoid delay in finalization of such

cases to safeguard the interest of the Authority and also conduct a probe to fix the responsibility against the person(s) held responsible and get it verified from Audit. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early retrieval of encroached area beside fix the responsibility against the delinquents.

(Para No.13)

4.3.2 Non-recording of inspection visits by Anti-Encroachment Inspectors (AEI)of LDA

As per the job description, enforcement inspector is responsible for the watch& ward of public utility sites and mortgaged plots. Besides, AEI is also responsible for the identification of the encroachments over public sites and to accompany the estate officer for the removal of encroachment.

Estate Management UD-Wing, LDA Lahore deputed the anti-encroachment inspectors with the responsibility of visits to assigned areas and to report the encroachment in concerned directorate. Audit observed that the Authority did not maintain any proper diary/roznamcha to record the details of visits carried out on daily basis. Thus, the entire process of watch& ward through field visits at the discretion of inspectors without any check and balance.

Due to non-adherence to job description many encroachments may remain unreported at the initial stage.

Audit pointed out the non-recording of inspection visits by AEI in May 2018. The Authority replied that there was no practice of recording/preparing visit records by the Anti-Enforcement Inspectors in "Roznamcha/Register". However, if any encroachment was identified during the field visit the Anti-Enforcement Inspector report it in the relevant file of the approved Private Housing Scheme and submit the same to the concerned Estate Officer (PHS), LDA for taking appropriate action as per law/policy. Authority admitted that there was no mechanism of maintaining a record of details in respect of visits carried out by Anti-

Encroachment Inspectors. In the absence of recording of daily visits in diary/roznamcha many cases of encroachments may go-unreported.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that the suggestions made by the Audit could serve as double check to counter the occurrence of encroachments. Audit informed that maintenance of record was not yet properly adopted/devised which was a major cause of unreported encroachment. The Committee directed the Authority to devise a proper mechanism of roznamcha to record encroachment at the earliest and get it verified from Audit. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early devising of effective mechanism to avoid unreported encroachments.

(Para No.14)

4.3.3 Non-maintenance of inventory registers in respect of encroachments

As per sections 44 and 45 of LDA Act 1975, the Authority may make rules and regulations as may be necessary, to carry out the purposes of this Act.

Directorates of Estate Management-I, II, PHS,Quaid-e-Azam Town, & LDA Avenue-I did not maintain any inventory register comprising the information of encroachments pointed out by anti-encroachment Inspectors and complaints of the general public through complaints. Due to the non-maintenance of this important record, chances of fixing responsibility and accountability of LDA officers regarding encroachments and their removal became null. This also rendered the whole process of reporting & removal of encroachments doubtful and disarrayed alongside multiplying the chances of recurrence of encroachment.

Weak supervisory control resulted in non-maintenance of the inventory register being as an important record.

Audit pointed out the non-maintenance of inventory registers in May 2018. The Authority replied that as per prevailing practice, the encroachments pointed out by the Enforcement Inspector or by the complainants were recorded and processed in relevant files. Any action towards the removal of encroachments and litigation (if any) against the encroachments were also recorded in the same file. The inventory register had been started now to maintain the record of encroachments. Authority admitted that there was no mechanism of maintaining a record of details in respect of inventory of encroachments.

The para was discussed in the SDAC meeting held on 05.03.2019 wherein the Authority reiterated its earlier stance. Audit informed that non-maintenance of proper inventory might cause the recurrence of encroachments. The Committee directed the Authority to prepare a proper inventory and handing/taking over of encroachment files at the time of transfer of staff at the earliest and get it verified from Audit. No compliance of Committee's directives was reported till finalization of the report.

Audit recommends early maintenance of proper inventory and handing/taking over of encroachment files.

(Para No.15)

4.3.4 Inefficient system of LDA regarding removal of encroachment

As per section 40(1) of LDA Act 1975, If any building, structure, used in contravention of the provisions of this Act or any rules, regulations or orders made thereunder, the Authority or any person authorized by it on this behalf, may, by order in writing, require the owner, occupier, user or person in control of such building, structure, work or land to remove, demolish or alter the building, structure or work or to use it in such manner so as to bring such erection, construction or use in accordance with the said provisions of this Act and as per section 40(2) of LDA Act 1975, any illegal construction/encroachment on Authority owned land would be demolished and retrieved in favour of Authority.

During the site visit of the audit team it was revealed that the owner of plot made permanent parking shed on the roadside around the building of Plot No 1-A, Block A/1, Gulberg-III, Lahore having area of 09 kanal 19 marla and 109 sft. Director Town Planning, LDA, UD-Wing and Director Enforcement LDA failed to remove the illegal structure either due to political influence or inefficient managerial controls. In the adjacent markets, every owner of the shop led the same attitude as the LDA was unable to remove the structure around the building of a private school named, Lahore Grammar School. Although Audit pointed out this encroachment in October 2012 but Directorate of Town Planning LDA could not perform the functions assigned by law in letter and spirit and failed to remove the encroachment/illegal structure despite lapse of several years and causing further encroachments and inconvenience to the general public.

Weak supervisory control resulted in an inefficient system of LDA regarding removal of encroachment.

Audit pointed out the lapse in May 2018, but no response was initially given by the Authority.

The para could not be discussed due to non-submission of working papers.

Audit recommends early removal of encroachment and get it verified from Audit.

(Para No.41)

4.3.5 sImproper liaison regarding removal of encroachments/illegal construction

As per minutes of the meeting of LDA held on 02.02.2011 “Enforcement of building control and regulations in Katchi Abadies of Lahore are the responsibility of Chief Town Planner of LDA”.

Directorate of Katchi Abadi LDA issued various request from February to May 2018 to Directorate of Town Planning in respect of

illegal constructions with the request to take punitive actions against encroachers/offenders. Audit observed that concerned Directorate of Town Planning did not take any action against aforementioned requests which shows the lack of liaison between the directorates regarding removal of encroachments/illegal construction.

Non-adherence of entrusted responsibilities resulted in improper liaison regarding removal of encroachments/illegal construction which caused a gradual increase in encroachments.

Audit pointed out the lapse in May 2018, but no response was initially given by the Authority.

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that the Directorate of Town Planning was the supervisory & executing Directorate of LDA to take cognizance and requisite action under the prescribed law & decisions of the Governing Body, LDA dated 02.02.2011 & 16.03.2013. Audit informed that letters were taken up as a test check basis in respect of the performance of LDA regarding encroachment on LDA Land. The representative of town planning did not attend the meeting. Moreover, no action on letters written to Town Planning by KatchiAbadi was taken up till now. The Committee directed the Authority to take action against the responsible person who did not attend the SDAC meeting and actions taken on the said letters be verified from Audit within one month. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends for strengthening the coordination mechanism and improving the internal control system besides taking action against the responsible(s).

(Para No.42)

4.3.6 Inefficient working of Directorate of Hidden Properties LDA causing non-tracing/detecting the LDA properties encroached by land grabbers

The function of Directorate of Hidden Properties was to bring the properties on record which was under adverse possession in old schemes of LDA by the following procedure by visiting the sites, consulting the dead record/old record lying in different branches and verbal information from the general public of the area.

Directorate of Hidden Properties UD-Wing LDA Lahore could not perform its functions towards highlighting/tracing the adverse possession or encroachments of government land in the regular housing schemes of LDA, despite the fact that full fledged Directorate was established with complete facilities.

Violation of assigned functions resulted in non-tracing the encroachment.

Audit pointed out the issue of poor performance in May 2018. The Authority replied that in order to improve the official business, all out efforts were being made to achieve higher financial targets. The reply of the Authority was not convincing as the Directorate of Hidden Properties did not perform any concrete/achievable target during the year 2016-17 & 2017-18.

The para was discussed in the SDAC meeting held on 05.03.2019 wherein the Authority reiterated its earlier stance. Audit informed that the performance of the Hidden Property wing was required to be improved as the department could not provide any progress of Directorate of Hidden Properties and there was no mechanism between the Director Hidden properties and other department of LDA to detect the encroachment on government land. The Committee directed the Authority that either performance of the Directorates of the Hidden Properties be improved or services of the staff be rendered to some other LDA Directorate. No

compliance of Committee's directive was reported till finalization of the report.

Audit recommends improving the mechanism regarding detecting of encroachments and strengthening of watch & ward system to avoid the encroachments.

(Para No.44)

4.3.7 Non-deterrence to counter recurrence of encroachments- Rs 10.00 million

As per section 40(2) of LDA Act 1975, any illegal construction/encroachment on Authority owned land would be demolished and retrieved in favour of the Authority.

As per the record of DEM-PHS UD-Wing, LDA Lahore there was no encroachment in Campus View Town. It was observed during a site visit of Audit Team an open space about 10 marla in the commercial area of Campus View Town was encroached but encroachment was not reported by the Anti-Encroachment Inspectors.

Violation of LDA Act resulted in a loss of Rs 10,000,000 due to non-reporting of encroached land.

Audit pointed out the encroachment in May 2018. The Authority replied that Campus View housing scheme was an adjusted scheme in MA Johar Town Scheme, since the control of MA Johar Town Scheme was with concerned DEM, LDA, therefore, the matter relating to the adjusted scheme was under consideration. As soon as the matter was decided by the Authority, action for removal of encroachments would be taken up by the concerned directorate. The reply of the Authority was not convincing because the encroachment on the park area was neither reported by the anti-encroachment inspectors nor the action for the removal of encroachment was taken up by the concerned directorate up till now. Furthermore, in the exit meeting dated 26.05.2018, DEM-I stated

that the Campus View Town was an adjusted Scheme in MA Johar town and the watch & ward was the responsibility of DEM (PHS).

The para was discussed in the SDAC meeting held on 05.03.2019. The Authority explained that this office had conducted demolition operation and encroachments from the site had been removed but the matter was under litigation in a civil suit. Audit informed that the plot was re-encroached due to weak watch & ward system of LDA and the matter was under litigation due to improper pursuance in the court of law. The Committee directed the Authority to pursue the matter in court of law and get the final status verified from Audit. No compliance of Committee's directive was reported till finalization of the report.

Audit recommends early retrieval of the encroached area beside fixing the responsibility against the delinquents.

(Para No.32)

4.4 Overall Assessment

No effective monitoring mechanism is in place to safeguard the Government's land from encroachments. Non-maintenance of records relating to encroachment issue was one of the main causes of its recurrence. Most of the encroachment cases were remained unreported due to improper watch & ward system of the anti-encroachment staff. LDA also faces the capacity issue regarding the removal of encroachment.

5. CONCLUSION:

5.1 Key issues for the future: LDA Lahore has no effective mechanism for detection and ejection/demolition of encroachment. It was observed in many cases, public buildings, grave yards, parks, road areas were encroached by sponsors/developers. Further, many cases of encroachment were unearthed due to bogus and fabricated documents. Moreover, a lot of cases of encroachment went unreported due to weak watch & ward system and due to improper pursuance of court cases. Due

to these reasons, LDA could not evacuate the encroachments which indicated the poor performance of concerned staff.

5.2 Lessons learnt:

- i. Proper vigilance/internal control and safe custody/access of unauthorized officials to the possession registers were lacked.
- ii. Proper coordination among various directorates regarding encroachments and their removal was not exited.
- iii. Effective liaison between the directorates were not exited.
- iv. Effective mechanism of anti-encroachment was not properly implemented and proper accountability process within the LDA was lacked.

ACKNOWLEDGEMENT

We wish to express our appreciation to the Management and staff of the LDA Lahore for the assistance and cooperation extended to the auditors during this assignment.

Annex-I

Para 4.1.1.1

Non-reporting of encroachment on government land having an area of 164.86 kanal worth - Rs 3,297,200,000

Sr. No	Site Name	Observations
1.	Grave yard	Area (97.06 kanal) left for graveyard in Block-C was encroached.
2.	Public Building for LDA	Two sites reserved for an area (48.55 kanal) in Block-C for public building for LDA. The same was not being intact and encroached.
3.	Public Building Area	Area left for public building in Block-A consisted of Khasra No.799, 800, 801, 789, 788, 814, 816, 823 & 824.Total area was not intact because road had been constructed for extension area on Khasra No. 788,814,816,823 & 824.
4.	Parks	Park for an area of (10.20 kanal) (5.60 kanal) & (0.45 kanal) did not exist.
5.	Parks	Pump House & Water Reservoir Tank for an area about 2 kanal had been constructed in park (9.95 kanal) in Block-A
6.	Parks	1 kanal area encroached by developing a plot of 10 marla & house of 10 marla in park having area2.3 kanal

Annex-II

Para 4.3.1.1

Encroachments on open space/parks, public building and graveyard area in PHS - Rs 3,553.366 million

ENCROACHMENTS IN GRAVEYARDS:				
Sr. No.	Scheme Name	As Per Survey Report (Area in Kanal)	As Per DEM (PHS)	Violation made in Respect of Graveyard to date
1	Canal View Cooperative Housing Society	5.5	School is constructed	<ul style="list-style-type: none"> • The site of grave yard in front of plot No. 580/D has been converted into a school. • The site of post office and adjacent grave yard has been converted into park. • An open space site is included in the grave yard.
2	Pak Arab Housing Scheme	7.54	road has been carved out	<ul style="list-style-type: none"> • Encroachment in form of metallised road inside Graveyard site has not yet completed been removed.
3	Alfalah Avenue-I (PCSIR Staff Phase-I)	6.87	-	<ul style="list-style-type: none"> • Some residential plots/houses have been constructed on reserved site for grave yard.

4	Architect Engineers Housing Scheme Phase-I, II & III	1	-	<ul style="list-style-type: none"> • Sponsor has illegally carved out the road on graveyard resulting in decrease of grave yard site. • A disposal station has also been constructed on graveyard site
5	Sheraz Housing Scheme	11.3	-	-
6	Lahore Canal Bank	3.19	-	• Graveyard has been encroached.
7	West Wood Housing Society	5.36	Houses are constructed	• The area of grave yard site has been reduced at site by construction of houses thereon.
8	Azam Garden	14.9	Layout is not implemented on ground	• Grave yard site has been converted into residential plots.
9	Iqbal Avenue Phase-I	7.49	-	• The graveyard at site has been reduced.
10	Ghee Corporation of Pakistan	3.63	Houses have been constructed	• Double storey house measuring 2 kanals 19 Marlas is constructed on the graveyard site.
11	Audit & Accounts Cooperative Housing Society	14.85	Grid Station in some area	• About half of the grave yard site has been turned into grid station.
12	Aitchison College Staff Cooperative Housing Society	6.65	Temp shed on small area	• Public utility sites & Graveyard sites has been encroached by constructing housing therein.
13	Gulshan-e-Lahore Housing Society	3.27	Some areas are encroached	• In Block C, area reserved for graveyard has been reduced from 7kanal-12M to 5kanalby increasing the depth of plots and creating additional plots.
14	Canal Berg Housing Scheme	0.03	-	• A portion of graveyard has been encroached by constructing illegal houses thereon without getting approval from LDA.
15	Saman Berg khurd Housing Scheme	1.03	Houses are constructed	• The site for grave yard has been converted into the residential plots and houses have been constructed thereon.

16	Mohafiz Town Phase-I & II	4.14	-	• Part of graveyard has been turned into garden.
17	Ashfaq-ur-Rehman	1.4	-	-
18	River View Cooperative Housing Society	0.22	-	• Disposal pump has been installed on the site earmarked for graveyard.
19	Alpha Cooperative Housing Society	0.13	-	-
20	LARECHS (Rail Town)	8.17	-	-
21	Lake City Bella Vista	141.02	-	-
22	OPF Housing Scheme	46.75	-	• One-third portion of graveyard is converted into residential area.
23	Wyeth Employees cooperative Housing Society	17.26	Some area is included in scheme	• On some part of grave yard, flats have been constructed.
24	Government Officers Cooperative Housing Scheme	17.29	-	• The site reserved for graveyard has been encroached and houses/boundary walls have been illegally constructed thereon.
25	KEMC CHS	16.22	-	• The area reserved for grave yard has not been provided as per approved plan.
26	Sheraz Town (Moza Baggrian)	11.3	-	-
27	Bahria Town Sector-A	13.78	A warehouse and 03 rooms constructed	-
28	Gulshan-e-Mustafa	10.3	-	• Graveyard site has been encroached.
29	Abid Town	0.92	-	• The grave yard site has been reduced and a part of house and a car/vehicle show room has been constructed thereon.

30	Eden Palace Villas	3.11	-	• Graveyard site has been encroached by using it for material storage.
31	Punjab Board of Revenue	5.65	02 rooms are constructed	-
32	Khayaban-e-Quaid	5.11		-
33	Gulshan-e-Shalimar	3.55	The site has been converted into residential houses	• Graveyard site has been converted in to residential plots.
34	NESPAK ECHS	2.69	-	• A portion of grave yard about 3.25K is encroached by constructing houses there.
35	Tricon Village	1.5	Water tank and small room is constructed	• Overhead reservoir is constructed in graveyard.
36	Farooq Avenue	1.1	-	-
37	Sunny Park	0.55	One road has been carved	• Area reserved for graveyard was 6K-16M-104Sqfthas been divided into two parts by providing an illegal road. • Illegal construction on graveyard site.
38	Estate Enterprises Phase-II	0.5	Layout is not implemented on ground	• Graveyard has been encroached & houses constructed at site.
39	Ghosia Town	0.13	-	-
40	Campus View Town	15.84	-	• A triangular shaped park has been encroached in Block-C.
41	Campus Colony Housing Scheme	4.22	-	• Complete Graveyard site has been encroached and converted into residential plots.
42	Islamia College Old Boys Housing Scheme	4.18	Site fall in ammunition depot army restricted area	• Plotting on site reserved for graveyard.
43	Agrics Town Phase-I	4.4	-	-

44	Rail town housing scheme	8.2	-	• Graveyard site encroached and houses are constructed on the encroached site.
45	Ghousia Town Housing Scheme	0.13	-	-
46	Pak Arab Housing Scheme (Extension)	3.93	-	-
Total		446.303 Kanal		
ENCROACHMENTS IN OPEN SPACE:				
1	Pak Arab Housing Scheme	107.07	-	-
2	Punjab Government Employees Cooperative Housing Society Phase-I	1	-	2K+1.44 K
3	Sheraz Housing Scheme	31	-	• Houses have been constructed in open space.
4	Punjab Govt. Employees Cooperative Housing Society Phase-II	1	-	Mosque has been constructed in Open space of Block-E
5	Audit & Accounts Cooperative Housing Society	29.61	-	• Encroachment on park and public building site of Block-A
6	Canal Berg Housing Scheme	8.37	-	• An open space has been encroached by constructing masjid thereon.
7	Ashfaq-ur-Rehman	1.84	-	-
8	Gosha-e-Ahbab Phase-I	21.51	-	• Open space site has converted into residential plots.
9	Dubai Town	3.1	-	• Open space & Public building sites have been converted into residential plots.
10	Farooq Avenue	1.4	-	• A small pocket of open space is encroached

11	AWT Housing Scheme Phase-II	300	-	<ul style="list-style-type: none"> • A site office has been constructed in the open space of Block-D. • In Block-C/I, the open space is converted into grid station and residential plots.
12	IEP Town (Moza Satto Kattla)	5.36	-	-
13	Eden Canal Villas	3.84	-	-
14	Accounts Group Officers CHS	7.27	-	-
15	Khayaban-e-Khair-Ud-Din Housing Scheme	3.5	-	-
16	International City Farm Hosing Scheme	2.34	-	-
	Total	528.21 Kanal		
ENCROACHMENTS IN PUBLIC BUILDING				
1	WAPDA Town Phase-I	160	-	Yes
2	Canal View Cooperative Housing Society	6.6	5.5K School 6.6K Hospital 3.33K Houses have been constructed in place of grid station	<ul style="list-style-type: none"> • Some portion of disposal station have been converted into residential plots • On the site of Grid Station, Imam Bara and a house have been constructed. • Some part of the hospital site is converted into residential houses.
3	PCSIR Staff Phase-II	39.34	-	-
4	ChinarBagh Housing Scheme	42.3	-	• Tube well installed at public building site.
5	IEP Town Sector-A	23.35	-	-
6	Pak Arab Housing Scheme	15.09	-	-
7	Naz Town (MozaSadhoke)	8.75	-	<ul style="list-style-type: none"> • Illegal shops have been constructed at mosque site. • A structure about 10 Marla land

				has been constructed at school site. • Two houses and boundary walls have been constructed in the right of way of structure plan road. • A new road has been carved out through public building site.
8	Revenue Cooperative Housing Scheme (MozaRakhKhamba)	27.89	-	-
9	Chinar Court Housing Scheme	27.84	13K10M 82 Sft Boundary Wall and park has been built in place of public utility site 5K 13M 50Sft Boundary wall and property office have been built in place of disposal works 4K 07M 175Sft Boundary wall and one room has been constructed	• A strip measuring 25 feet in public building site encroached and road has been carved.
10	NESPAK Phase-I Housing Scheme	20.29	-	
11	Alfalah Avenue-I (PCSIR Staff Phase-I)	16	mosque has been constructed in place of School 4K	• Public building site is encroached by two side boundary wall and dispensary site is encroached by two rooms.
12	Punjab Government	22.96	-	Yes

	Employees Cooperative Housing Society Phase-I			
13	Khayaban-e-Amin Housing Scheme	21.23	6.44K area for LDA public building nursery has been established on public building area Nursery has been established	<ul style="list-style-type: none"> • Public building site in block B has been converted into plots.
14	PCSIR Phase-II Housing Scheme	13.67	in some parts of public building area a Tube well has been installed on some part and 2.12K Being used as parking and Bar-B-Q	<ul style="list-style-type: none"> • A Temporary room is constructed at public building site in Block-B.
15	Revenue Employees Cooperative Housing Scheme	18.68	-	<ul style="list-style-type: none"> • Commercial shops have been constructed on public building site, • Residential plots have been constructed on one of the public buildings site
16	Nasheman-i-Iqbal Phase-I (MozaKhamba)	18.7	5.7K School has been constructed 2.0K Nursery has been established in place of school	<ul style="list-style-type: none"> • Community center has been converted into society office.
17	Architect Engineers Housing	1	1k 16M Residential quarters	-

	Scheme Phase-I, II & III		have been constructed in place of dispensary	
18	Sheraz Housing Scheme	11.16	-	-
19	Lahore Canal Bank	8.15	-	• Houses have been constructed at public building site in Block-C.
20	West Wood Housing Society	11.35	9.6K School has been constructed 1.75K Dispensary site has been included in school	<ul style="list-style-type: none"> • The site reserved for school has been converted into houses. • The site reserved for mosque has been converted into houses. • The site reserved for dispensary has been converted houses.
21	Airlines Cooperative Housing Society	14.3	8.3K School has been constructed	-
22	Azam Garden	14.25	14.25K Public building is encroached	• Three houses and one commercial plot have been constructed adjacent to plot No. 150.
23	Abdalian Cooperative Housing Society Ltd	5.43	-	• Some portion of public building converted into departmental store.
24	Saigol Estate Housing Scheme	2	1K 19M Mosque has been constructed	-
25	Izmir Town	12.88	-	<ul style="list-style-type: none"> • Izmir Employees Mess constructed on public building site adjacent to the graveyard. • Society office has been constructed on public building site of Block-K.
26	Ahmed Housing Scheme	12.61	4.84K School 1.24K Mosque 0.62K Dispensary (houses have been constructed	

) 3.95K School 1.30K Mosque 0.66k Post Office Madassa has been constructed	
27	Iqbal Avenue Phase-I	6.66	Mosque has been constructed	• Public building of Block-B is encroached by water tank, Society Office & Complaint Office.
28	Ghee Corporation of Pakistan	0.3	-	• House is constructed on site earmarked for dispensary.
29	Punjab Govt. Employees Cooperative Housing Society Phase- II	10.2	-	Mosque is constructed in the site reserved for school in Block-C
30	PIA Employees Cooperative Housing Society Phase-I	10.03	3 K public utility area for school has encroached	• School site in Block-E measuring 3 Kanal has been transferred to LDA and this site is owned by LDA but same has been illegally sold out by the society where American Public School is functioning
31	Eden Gardens	4.1	-	• Society Office has been constructed in public amenity site for school in Block A.
32	Audit & Accounts Cooperative Housing Society	11.48	-	• Encroachment on structure plan road • Encroachment on park and public building site of Block-A
33	Aitchison College Staff Cooperative Housing Society	6.18	03 Houses have been constructed in place of Mosque one house and 02 shops have been constructed in place of Communit	• Public utility sites & Graveyard sites has been encroached by constructing housing therein. • Road in between the plots No. 39 has been encroached.

			y center 02 houses have been constructed in place of post office 04 houses have been constructed in place of school 3.3K	
34	Gulshan-e-Lahore Housing Society	8.1	-	<ul style="list-style-type: none"> • In Block C, public building site reserved for school measuring 3-K,8-M-0sqft has been encroached by constructing boundary wall and some rooms illegally. • In Block-B, public building site reserved for dispensary measuring 1-K,2-M,220-sqft has been encroached by constructing boundary wall and some rooms illegally
35	P&D Housing Scheme	7.96	-	-
36	NESPAK Phase-II Housing Scheme	6		<ul style="list-style-type: none"> • Society Office constructed at hospital site. • Primary school site of block-B is encroached by construction of mosque there.
37	Alia Town	5.13	Shops have been constructed instead of Community Center area for Dispensary shops have been constructed	<ul style="list-style-type: none"> • A boundary wall has been constructed around the community centre;
38	Hassan Town	6.84	-	-
39	The Engineers CHS (Tech Society)	5.5	Building is constructed in place of member auditorium TECH office is	-

			used as parking place	
40	Canal Berg Housing Scheme	3.25	-	<ul style="list-style-type: none"> Public building sites such as school and masjid have been encroached by constructing illegal houses thereon without getting approval from LDA.
41	NFC Housing Scheme Phase-I	6.3	-	<ul style="list-style-type: none"> Club site is used as society office.
42	Engineer University Cooperative Housing Society	6.18	4.8 K Disposal pumps and two rooms are constructed in place of police station and bank 4K Society office is constructed in place of school	<ul style="list-style-type: none"> The site reserve for Police Station & Bank in Block-A has been converted into nursery. In addition to this, two small rooms and Disposal Station has been constructed therein. The site earmarked for School in block-B has been converted into society office illegally
43	Pakistan Rajput Cooperative Housing Society	3.6	-	<ul style="list-style-type: none"> A masjid constructed on half portion of public building site A house and an estate agency constructed in the set back of the UBD Canal.
44	Excise & Taxation	4.49	-	<ul style="list-style-type: none"> Servant quarters, society office and mosque have been constructed on public building site.
45	Agrics Town Phase-II	5.6	5.6K A small area is encroached by construction in place of school	<ul style="list-style-type: none"> Three small katcha rooms (storage rooms) have been constructed upon one corner of reserved site for school.
46	Irrigation Cooperative Housing Society	5.06	-	<ul style="list-style-type: none"> Society office has been constructed in Public Building site. Construction has been raised in an area reserved for mosque.
47	PIA Employees Cooperative Housing Society Phase-	4.9	4.9K School has been constructed	<ul style="list-style-type: none"> The site reserved for mosque in Block-A/I has been encroached by constructing 4 Katcha houses (Quarters) and a Darbar.

	II			<ul style="list-style-type: none"> • A private school has been constructed and operational in the reserved site for school in Block-A/I, whereas this site has been transferred to LDA through registered mortgaged/transfer deed.
48	Saman Berg khurd Housing Scheme	1	1K Houses have been constructed in place of Mosque and community center	<ul style="list-style-type: none"> • A house has been constructed on reserved site for mosque.
49	PCSIR Phase-I Housing Scheme	2.5	-	<ul style="list-style-type: none"> • A mosque has been constructed upon the site reserved for school (bearing plot No. 141) in Block-A • The site reserved site for mosque has been converted into four residential plots bearing Nos. 88/I, 88/B, 88/D and 88 in Block-B and houses have been constructed thereon
50	Pakistan Technocrats Cooperative Housing Scheme	3.26	-	<ul style="list-style-type: none"> • Plots are created on public building. • Shops have been constructed in the proposed mosque site and hospital is also proposed over there.
51	Mohafiz Town Phase-I & II	4	4K Area for school has been reduced	-
52	Eden Abad Housing Scheme	4.61	4.61K Public Building encroached	<ul style="list-style-type: none"> • Public building site is encroached by construction of a temporary room.
53	Ashfaq-ur-Rehman	1.58	-	-
54	Judicial Avenue Phase-II	3.3	-	-
55	Gosha-e-Ahbab Phase-I	3.28	-	<ul style="list-style-type: none"> • The school site has been encroached at site.
56	River View Cooperative Housing Society	3	1.66K Society office has been built in place of	-

			post office 0.8K Park has been established in place of society office 2.66K Park has been established in place of school	
57	Izmir Town Extension	2.68	-	Yes
58	Alpha Cooperative Housing Society	2.66	2.66K School area is encroached	• School site has been used as park.
59	LARECHS (Rail Town)	2.18	-	
60	Dubai Town	1.15	-	• Open space & Public building sites have been converted into residential plots.
61	Eden Abad Extension Housing Scheme	2.05	-	• Public building site is partially encroached by construction of a house.
62	Satelite Town Housing Scheme	1.08	1K 10M 50Sft public site High tension pole has been installed and mosque is constructed on remaining area	-
63	Khayaban-e- Zahra Housing Scheme	1.33	Housing have been constructed in place of Public Building & Mosque	• Public utility site is encroached by constructing boundary wall.
64	IEP Town	0.8	3.46K	• A room of 25' x 35' has been

	Sector-B		School has been constructed	constructed in the dispensary site.
65	Housing Scheme at PindiRajputan	1.325	02 rooms have been constructed in place of School 21 Marla	• A temporary room is constructed on school site.
66	Eden Abad Extension Housing Scheme	2.05	-	-
67	Abid Town	2	2K Mosque has been constructed	-
68	Khayaban-e-Khair-Ud-Din Housing Scheme	0.5	-	-
69	Sun Flower Housing Scheme	1.9	9K public utility sire was encroached due to Tube well is installed in place of school	• A small tube well room has been constructed upon one corner of site reserved for school site.
70	Campus Colony Housing Scheme	4	-	• Area reserved for mosque has been completely encroached and converted into residential houses. • Site reserved for school has been completely encroached and converted into residential houses.
71	Judicial Employees Cooperative Housing Scheme	6.06	1K 2M Mosque 1k 11M Post Office 1K 12M School 1K 11M 175Sft Mosque 1K 10M 5Sft Dispensary	• Public building site has been converted into commercial without approval.
72	Rehman Estate Housing Estate	2.9	1K 4M Mosque	• The reserved site for mosque has been converted into residential

			1K 4M Public Building Site Houses have been constructed	plots/houses. • Public building site has been converted into residential plots/houses.
73	Eden Palace Housing Scheme	2.07	-	-
74	Ittefaq Town Housing Scheme	1.1	1.1K Darbar has been constructed in place of Dispensary	• Dispensary site is encroached by a permanent structure.
75	PCSIR Staff Cooperative Housing Society Ltd	4	-	A portion of public building sites have been encroached by constructing illegal commercial shops
76	Ghousia Town Housing Scheme	3.28	3k 5M-173 Sft Area for school two rooms have been constructed and remaining area is vacant	-
77	Eden Lane Villas Housing Scheme	1.04	1.04K Mosque has been constructed in place of public building	-
78	Akhtar Estate	2.12	2K 3M 126 Sft Mosque has been constructed	-
79	Saman Berg Housing Scheme	3.27	-	• Public building sites, open spaces and graveyard sites are not intact.
Total		781.755 kanals		