



**SPECIAL STUDY**  
**ON**  
**ESTABLISHMENT OF**  
**PRIVATE HOUSING SCHEMES**  
**AND LAND SUB-DIVISIONS UNDER**  
**MUNICIPAL CORPORATION**  
**BAHAWALPUR**

**AUDIT YEAR 2019-20**

**AUDITOR GENERAL OF PAKISTAN**

## TABLE OF CONTENTS

|  |     |
|--|-----|
| ABBREVIATIONS AND ACRONYMS .....           | i   |
| PREFACE.....                               | ii  |
| EXECUTIVE SUMMARY .....                    | iii |
| SECTORAL ANALYSIS .....                    | vi  |
| 1. INTRODUCTION.....                       | 1   |
| 2. SPECIAL STUDY OBJECTIVES .....          | 2   |
| 3. SCOPE AND METHODOLOGY OF STUDY .....    | 3   |
| 4. AUDIT FINDINGS AND RECOMMENDATIONS..... | 4   |
| 5. OVERALL ASSESMENT.....                  | 39  |
| 6. CONCLUSION .....                        | 40  |
| 7. ACKNOWLEDGEMENT.....                    | 43  |
| ANNEXURES.....                             | 44  |
| Annexure-A .....                           | 45  |
| Annexure-B .....                           | 48  |
| Annexure-C .....                           | 50  |
| Annexure-D .....                           | 53  |
| Annexure-E .....                           | 55  |
| Annexure-F.....                            | 83  |
| Annexure-G.....                            | 87  |
| Annexure-H.....                            | 89  |
| Annexure-I .....                           | 90  |
| Annexure-J .....                           | 91  |
| Annexure-K.....                            | 95  |
| Annexure-L .....                           | 96  |
| Annexure-M .....                           | 99  |
| Annexure-N.....                            | 100 |

## ABBREVIATIONS AND ACRONYMS

|         |  |
|---------|--|
| AAO     | Assistant Audit Officer                              |
| AGP     | Auditor General of Pakistan                          |
| AO      | Audit Officer  |
| CO      | Chief Officer  |
| DAC     | Departmental Accounts Committee                      |
| DC      | District Council                                     |
| DAG     | Deputy Auditor General                               |
| DGA     | Director General Audit                               |
| DO      | District Officer                                     |
| EDO     | Executive District Officer                           |
| EPA     | Environmental Protection Agency                      |
| FAT     | Field Audit Team                                     |
| HS      | Housing Scheme                                       |
| LOP     | Layout Plan  |
| LSD     | Land Sub-Division                                    |
| LSR     | Land Sub-Division Rules                              |
| MC      | Municipal Corporation                                |
| MO (P)  | Municipal Officer Planning                           |
| PHE     | Public Health Engineering                            |
| PLGA    | Punjab Local Government Act                          |
| PLGO    | Punjab Local Government Ordinance                    |
| PPHSLSD | Punjab Private Housing Schemes and Land Sub-Division |
| PPP     | Preliminary Planning Permission                      |
| PAO     | Principal Accounting Officer                         |
| PC-I    | Planning Commission Proforma-1                       |
| PSR     | Preliminary Survey Report                            |
| QCC     | Quality Control Committee                            |
| RDA     | Regional Director Audit                              |
| SSAW    | Special Sectors Audit Wing                           |
| Sft     | Square Feet  |
| SSJM    | Senior Special Judicial Magistrate                   |
| SOPs    | Standard Operating Procedures                        |
| SDAC    | Special Departmental Accounts Committee              |
| TMA     | Tehsil Municipal Administration                      |
| TOR     | Terms of reference                                   |
| TP      | Town Planning  |

## **PREFACE**

Articles 169 and 170 of the Constitution of the Islamic Republic of Pakistan, 1973 read with Section 10 and Section 13 of the Auditor General's (Functions, Powers and Terms and Conditions of Service) Ordinance, 2001 that enables him to undertake special studies and analysis, as required from time to time as per requirement of the government. The Special Study of "Establishment of Private Housing Schemes and Land Sub-Divisions under jurisdiction of Municipal Corporation, Bahawalpur" was carried out accordingly.

The Directorate General of Audit, District Governments, Punjab (South), Multan, conducted special study of "Establishment of Private Housing Schemes and Land Sub-Divisions under jurisdiction of Municipal Corporation, Bahawalpur" during May, 2020 for the Financial Years 2009-19 with a view to report significant findings to the stakeholders, in order to bring about improvement in process of approval of Private Housing Schemes and Land Sub-Divisions. Audit examined the process of approval of Private Housing Schemes and Land Sub-Divisions in accordance with the Punjab Private Site Development Schemes (Regulation) Rules, 2005 and Punjab Private Housing Schemes and Land Sub-Division Rules, 2010. Audit also assessed, on test check basis, whether the management complied with applicable laws, rules and regulations in establishment of Private Housing Schemes and Land Sub-Divisions. The Special Study indicates specific actions that, if taken, will help the management to improve the performance of the management while according sanction to establish Private Housing Schemes and Land Sub-Divisions.

The observations included in this report have been finalized without management response and DAC meeting as the management did not respond to Audit observations despite repeated requests.

The Special Study Report is submitted to the Governor of Punjab in pursuance of Article 171 of the Constitution of the Islamic Republic of Pakistan, 1973 read with Section 108 of the Punjab Local Government Act, 2013, for causing it to be laid before the Provincial Assembly.

Islamabad  
Dated:

**(Javaid Jehangir)**  
**Auditor General of Pakistan**

## **EXECUTIVE SUMMARY**

Directorate General of Audit, District Governments, Punjab (South), Multan conducted Special Study on “Establishment of Private Housing Schemes and Land Sub-Divisions under Municipal Corporation Bahawalpur” for the period 2009-19, in accordance with the INTOSAI Auditing Standards during May, 2020. The main objective of the study was to assess that the process of approval of Private Housing Schemes and Land Sub-Divisions, sanction of layout plans and formal approvals were according to the criteria laid down in Punjab Private Site Development Schemes (Regulation) Rules, 2005 and the Punjab Private Housing Schemes and Land Sub-Division Rules, 2010. It was also examined whether there was a system of internal controls for prevention of unauthorized establishment of illegal Private Housing Schemes and Land Sub-Divisions falling in the jurisdiction of TMA / MC.

There were 84 approved and 52 unapproved / illegal Private Housing Schemes / Land Sub-Divisions under the jurisdiction of TMA / MC. The record of 46 approved and 30 illegal Housing Schemes and Land Sub-Divisions was audited and irregularities of Rs 13,369.107 million were pointed out. Audit has pointed out many instances of non / less recovery of different fees from the owners / developers of Private Housing Schemes and Land Sub-Divisions due to departure from Punjab Private Housing Schemes and Land Sub-Division Rules 2010, as notified from time to time. Housing Scheme was split up into two Land Sub-Divisions and less area was processed for payment of prescribed fee. Approval was granted without ensuring 100% ownership rights of land in the name of developers. Further, management of the MC failed to transfer areas of public buildings, open spaces, parks, roads, graveyards and solid waste management in the name of MC. Management of the MC did not obtain mortgage deed of 20% of saleable area as a warranty for completion of development work in relevant Private Housing Schemes and Land Sub-Divisions. Approval was granted without obtaining a certificate from Environmental Protection Agency (EPA). Development work was carried out without approval of design and specifications from the competent authority. The management of MC did not monitor the development work in Private Housing Schemes and land Sub-Divisions. Management of MC did not take any action against the owners / developers of Housing Schemes and Land Sub-Divisions

who did not complete development work in prescribed period and who did not provide basic facilities to the residents of said schemes. Many Land Sub-Divisions were approved without observing rules and regulations. Management did not take solid steps to discourage establishment of illegal Housing Schemes and Land Sub-Divisions which resulted in huge loss to government due to nonpayment of prescribed fees. Furthermore, undue delay was also observed in the process of approval of some Housing Schemes and land Sub-Divisions.

Special Study has recommended that the management of MC should take solid steps to recover due amount from the owners / developers at the earliest. The management should get the areas of public buildings, open spaces, roads, parks, grave yards and solid waste management transferred in the name of MC in revenue record. The management should obtain mortgage deed of 20% of saleable area in the name of MC as a warranty for completion of development work and where development work has not been completed by the owners / developers, the same should be completed by selling mortgaged plots according to the Punjab Private Housing Scheme and Land Sub-Division Rule, 2010. Development work in the Housing Schemes and Land Sub-Divisions should be monitored properly and completion of the same be ensured according to approved designs and specifications. Solid step should be taken against the owners / developers of illegal Housing Schemes and Land Sub-Divisions like ban on mutation, ban on provision of electricity and gas, wide publicity of such illegal schemes through print and electronic media etc. Action should be taken against the person(s) responsible to process the case and according sanction to the owners / developers of those Housing Schemes and Land Sub-Divisions which were established without observing criteria mentioned in relevant rules.

Special Study has also recommended to the Government / policy makers to improve rules and regulations with respect to penal actions against defaulters and owners / developers of illegal Private Housing Schemes and Land Sub-Divisions for effective monitoring as well as better service delivery to the residents of said schemes and stakeholders. Strict disciplinary actions should be initiated against the officers / officials who did not comply with the Punjab Private Housing Schemes and land Sub-Division Rules, 2010. Simplify the process of approval of Private Housing Schemes and Land Sub-Divisions. A one window operation should be initiated to accommodate the owners / developers

who want to develop a Housing Scheme or Land Sub-Division. A computerized mechanism should be developed in order to facilitate the owners / developers having a unique tracking ID so that the process of approval could be checked and it could be determined that how much time was taken on each step and delay could be monitored. An effective monitoring mechanism should be developed for timely completion of development works in Housing Schemes and Land Sub-Divisions as per approved specifications and designs. The process of collection of sewerage tax levied by the MC should be linked with the approval of map or it should be collected through WAPDA.

## SECTORAL ANALYSIS

### i. Analysis of Financial Resources

To achieve the target as assigned to the Chief Officer, TMA Bahawalpur (City) / Municipal Corporation now Metropolitan Corporation Bahawalpur, Financial resources as given below were made available to the Planning Branch during 2009-19.

(Rupees in millions)

| Year         | Budgeted Expenditure | Receipt        |
|--------------|----------------------|----------------|
| 2009-10      | 4.984                | 20.455         |
| 2010-11      | 6.123                | 21.415         |
| 2011-12      | 4.945                | 37.158         |
| 2012-13      | 5.995                | 20.145         |
| 2013-14      | 7.379                | 65.527         |
| 2014-15      | 6.782                | 88.236         |
| 2015-16      | 9.828                | 97.233         |
| 2016-17      | 8.573                | 17.320         |
| 2017-18      | 13.501               | 132.398        |
| 2018-19      | 20.775               | 206.401        |
| <b>Total</b> | <b>88.886</b>        | <b>706.286</b> |

\*Source: Detail provided by the management of MC. Actual expenditure incurred by Planning branch of MC Bahawalpur could not be identified as DDO-wise separate books of account were not maintained in MC Bahawalpur.





Overall PAO/ Chief Officer failed to utilize the receipt funds collected under conversion fee for development purpose only which showed financial indiscipline towards utilization of funds.

## ii. Analysis of Targets and Achievements

Sectoral analysis of MC Bahawalpur was made on the basis of various factors for the financial years 2009-19. These factors were introduced, implemented and monitored through the Punjab Private Housing Schemes and Land Sub-Division Rules, 2010 and policies made under that rules from time to time. Detail of targets and achievements are given below:

| Sr. No. | Factors/Indicators   | Remarks              |
|---------|--|----------------------|
| 1       | Execution of mortgage deed   | Targets not achieved |
| 2       | Transfer of land of housing schemes in the name of TMA / MC  | Targets not achieved |
| 3       | Collection of Building / Map Fees  | Targets not achieved |
| 4       | Classification of land   | Targets not achieved |
| 5       | Soft Copy of Approved layout plan of Housing Scheme / LSD  | Targets not achieved |
| 6       | Approval of Housing Schemes / Land Sub-Division after obtaining NOC from Environment Protection Unit | Targets not achieved |
| 7       | Publication of mortgaged plots and features of sanctioned scheme in print media                      | Targets not achieved |
| 8       | Disclosure of development charges by the developer of Housing Scheme                                 | Targets not achieved |
| 9       | Recovery of Map fee arrears  | Targets not achieved |
| 10      | Monitoring of development work in Housing Schemes / Land Sub-Divisions                               | Targets not achieved |
| 11      | Registration of Illegal Housing Schemes / Land Sub-Divisions Established before Rules                | Targets not achieved |

\* Derived from Audit Findings.

## iii. Serious Financial Irregularities and Findings

- Non production of record was observed in 01 case.
- Violation of rules / irregularities amounting to Rs 297.091 million were observed in 19 cases.
- Cases regarding value for money involving amount of Rs 13,072.016 million were observed in 09 cases.

#### **iv. Service Delivery Issues**

According to Rule No. 4 of the Punjab Land Use (Classification, Reclassification and Redevelopment) Rules 2009, Land use classes are stipulated as under:

- a. A City District Government or a Tehsil Municipal Administration shall classify the land falling within its geographical limits into the following land use classes: (a) residential (b) commercial (including institutional) (c) Industrial (d) peri-urban (e) agricultural and (f) notified area.
- b. A City District Government or a Tehsil Municipal Administration shall not grant permission to a person for a permissible land use unless the District Planning and Design Committee has examined and recommended such permission.
- c. A City District Government or a Tehsil Municipal Administration shall;
  - i. Prepare a land use classification map of the area falling within its geographical limits in accordance with the land use classification and sub-classification under rule 4.
  - ii. prepare a land use classification map using satellite imagery of the area.
  - iii. digitize the satellite imagery of the area and use it as a base map for the required field survey to complete the land use classification map.

TMA Bahawalpur (City) / Municipal Corporation Bahawalpur did not classify the land into residential, commercial Industrial, peri-urban, agricultural and notified areas in violation of above rules.

#### **Suggestion / Remedial Measures**

The suggestions and remedial measures are as under:

The management of MC should:

- i. Approve taxes proposed by the Government, approve master plans, zoning, land use plans, including classification and reclassification of land, environment control, urban design, urban renewal and ecological balances.
- ii. Review implementation of rules and bye-laws governing land use,

housing, markets, zoning, environment, roads, traffic, tax, infrastructure and public utilities.

- iii. Prepare spatial plans for the Tehsil in collaboration with Union Councils, including plans for land use.
- iv. Prevent and remove encroachments, propose taxes, cesses, user fees, rates, rents, tolls, charges, surcharges, levies, fines and penalties.
- v. Collect approved taxes, cesses, user fees, rates, rents, tolls, charges, fines and penalties.
- vi. Exercise control over land use, land Sub-Division, land development and zoning by public and private sectors for any purpose, including agriculture, industry, commerce, markets, shopping and other employment centers, residential, recreation, parks, entertainment, passenger and transport freight and transit stations within the framework of the spatial and master plan for the District.
- vii. Authorize an officer or officers to issue notice to a person committing any municipal offence and initiate legal proceedings for continuance of commission of such offence or for failure to comply with the directions contained in such notice.
- viii. Prosecute, sue and follow up criminal, civil and recovery proceedings against the violators of municipal laws in the courts of competent jurisdiction.
- ix. Maintain municipal records and archives.

## **1. INTRODUCTION**

Municipal Corporation, Bahawalpur was established on 01.01.2017 under the Punjab Local Government Act, 2013. Earlier it was working as Tehsil Municipal Administration (TMA) Bahawalpur (City) under the Punjab Local Government Ordinance, 2001. Now after promulgation of the Punjab Local Government Act, 2019 it is working as Metropolitan Corporation Bahawalpur. Municipal / Metropolitan Corporation, Bahawalpur is a body having perpetual succession and a common seal, with power to acquire / hold property and enter into any contract and may sue and be sued in its name.

The Government of Punjab has notified rules regarding approval of private housing schemes from time to time. These rules were framed regarding ownership of land of the scheme, details of the development work along with time schedule, recovery of scrutiny fee, preliminary planning permissions fees, sanction fee of the scheme and design fees of water supply, sewerage, roads, parks and electricity. The percentage of land use was to be restricted at 5% for commercial use, 7% for open spaces / parks area, 2% for public buildings and 2% for graveyard in Housing Schemes and Land Sub-Divisions and remaining for residential use. Special study was conducted to verify the extent of implementation of these rules.

### **1.1 Responsible Authorities:**

The Chief Officer is the focal person in the MC. He assists the Administrator, acts as the coordinating and administrative officer in-charge of the offices and units of the MC and is the Principal Accounting Officer of the MC.

MO (Planning) is responsible for spatial planning, zoning, land-use, building control, development and planning including co-ordination of projects of Union Administrations and Village / Neighborhood Councils in Tehsil and with other local governments. He has the leading role in the planning and development activities in the MC.

## **2. SPECIAL STUDY OBJECTIVES**

The main objectives of special study program were to check that:

- i. The process of issuance of sanction of the Housing Schemes and Land Sub-Divisions was efficient, effective and transparent.
- ii. There were any internal controls / system for the prevention of unauthorized commercial use of property, unauthorized establishment of illegal Private Housing Schemes and Land Sub-Divisions and encroachment of public areas.
- iii. Any action was taken against illegal Housing Schemes and land Sub-Divisions by the MC authorities for the area under its jurisdiction.
- iv. The owners / developers of Private Housing Schemes and land Sub-Divisions were providing all the facilities / civic services to the inhabitants of the schemes in accordance with the approved plan.
- v. The developers of Private Housing Schemes and Land Sub-Divisions have provided the areas of public amenities as per legal requirements.

### **3. SCOPE AND METHODOLOGY OF STUDY**

#### **Scope of Study**

The scope of study included 84 approved and 52 unapproved Private Housing Schemes and Land Sub-Divisions for the period 2009-19 (**Annexure-A**) and (**Annexure-B**) respectively. Out of which, record of 46 approved and 30 unapproved schemes was examined during Special Study.

#### **Methodology**

Special Study involved an independent assessment of the process of approval of Private Housing Schemes and Land Sub-Divisions, sanction of layout plans and formal approvals according to the criteria laid down in Punjab Private Site Development Schemes (Regulation) Rules, 2005 and the Punjab Private Housing Schemes and Land Sub-Division Rules, 2010. Further, It was also examined assessed whether there was any system of internal controls for prevention of unauthorized establishment of illegal Private Housing Schemes and Land Sub-Divisions falling in the jurisdiction of TMA / MC. Audit Methodology included study of the Punjab Local Government Ordinance, 2001, Punjab Local Government Act, 2013, Punjab Private Site Development Schemes (Regulation) Rules, 2005, Punjab Private Housing Schemes and Land Sub-Division Rules, 2010 and Punjab Land Use (Classification, Reclassification and Redevelopment) Rules 2009, reports of MC's employees in respect of Private Housing Schemes, data collection regarding approved and unapproved Housing Schemes and Land Sub-Divisions, examination of files of approved and unapproved schemes, site visits and discussion with the management and other stakeholders.

## **4. AUDIT FINDINGS AND RECOMMENDATIONS**

### **4.1 Municipal Corporation Bahawalpur**

The function of approval and monitoring control of Private Housing Scheme and Land Sub-Divisions under the jurisdiction territory of Tehsil Bahawalpur was entrusted to the TMA Bahawalpur (City) under PLGO, 2001 and to the Municipal Corporation Bahawalpur after coming into force of PLGA, 2013 w.e.f 01.01.2017. However, all approved / under process files of LSDs of defunct TMA Bahawalpur (City) falling in jurisdiction also became the responsibility of MC Bahawalpur. Study findings pertaining to Municipal Corporation Bahawalpur are as under:

#### **4.1.1 Loss due to splitting of Housing Scheme into Land Sub-Divisions – Rs 16.037 million**

According to Chapter VIII, rule 42 (f) of Punjab Private Housing Schemes and Land Sub-Division Rules 2010, A Town Municipal Administration, a Tehsil Municipal Administration or a Development Authority shall, after verification of ownership documents, entertain an application for sub-division of land which is less than one hundred kanal subject to requirement that a developer does not own additional land in continuation of the land proposed for sub-division.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur sanctioned 02 Land Sub-Divisions during 2016-17 named Allama Iqbal Avenue (70 kanals) and Allama Iqbal Gardens (67 kanals) while actually this area of 137 kanal belonged to two real brothers who jointly established one Housing Scheme with same mosque, same boundary wall and same gate but in papers these were titled with 02 different names which resulted in loss of Rs 16.037 million as detailed below:

1. Fees of Land Sub-Division were charged rather than that of Housing Scheme.
2. Open area was allocated 05% rather than that 07% and such land was sold out in shape of plots.
3. 02% area was not allocated for graveyard.

(Amount in rupees)

| Description  | Admissible / Required<br>As Per Housing<br>Scheme Status | Applied / Treated<br>As Per Land Sub-<br>Division Status | Difference<br>/ Loss |
|--|--|--|----------------------|
| Total Land (kanals)  | 136.58   | (69.65 + 66.93)  | Same                 |
| Treated as / Status  | Housing Schemes  | Land Sub-Division  |                      |
| Preliminary Planning Permission fee Collected @<br>Rs 5,000 upto 2000 kanals                       | 5,000  | 0  | 5,000                |
| Sanction of Scheme Fee Collected @ Rs 1,000 / kanal  | 136,580  | 0  | 136,580              |
| <b>Total Less Fees Collected</b>   |  |  | <b>141,580</b>       |
| Graveyard 02%  | 2.73   | 0  | 2.73                 |
| 02% graveyard Land not Transferred in the Name of<br>MC and sold out as residential plots (kanals) | 2.73   | 0  | 2.73                 |
| Average per kanal Residential Land Rate in Both<br>Towns   |  |  | 5,822,410            |
| <b>Amount of Land Not Transferred in the Name of<br/>MC and sold out as residential plots</b>      |  |  | <b>15,895,179</b>    |
| <b>Total Loss</b>  |  |  | <b>16,036,759</b>    |

Due to willful negligence of the management and extending undue favour to the developers / owners, Housing Scheme was split up into 02 Land Sub-Division schemes.

Splitting of Housing Scheme into 02 Land Sub-Divisions resulted in loss to treasury and general public.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides recovery of due fees from the concerned and ensuring corrective measures at the earliest.

[AIR Para No.1]

#### **4.1.2 Loss due to processing less area of scheme for approval – Rs 284.898 million**

According to Rule 42 (f) of Punjab Private Housing Schemes and Land Sub-Division Rules 2010, A Town Municipal Administration, a Tehsil



Municipal Administration or a Development Authority shall, after verification of ownership documents, entertain an application for sub-division of land which is less than one hundred kanal subject to requirement that a developer does not own additional land in continuation of the land proposed for sub-division. Further, as per rule 37 & 38, a developer shall deposit different fees at prescribed rates. Moreover, according to Rule 10 (02) (b), a developer while planning a Housing Scheme shall adhere to following requirements:

- (a) Open space or park, seven percent and above.
- (b) Graveyard, two percent and above.
- (c) Commercial area, fixed five percent.
- (d) Public buildings, from five percent to ten percent.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur undertook approval process of Asif Town with only 48 kanals as a Land Sub-Division scheme and collected necessary fees from the developer / owner accordingly. Physical inspection of said LSD revealed that scheme consisted on the area of about 145 kanals instead of 48 kanals. In this way the management extended favour to desired developer / owner which resulted in loss of Rs 284.898 million as detailed below:

1. Less Conversion fee of land area was recovered as compared to actual one.
2. Fees of Land Sub-Division were charged rather than of housing scheme.
3. Less land allocations were made in respect of open space and public building areas and said saved land was sold out in shape of plots.
4. 02% area was not allocated for graveyard.

Detail is given below:

(Amount in rupees)

| Description   | Admissible/<br>Required As Per<br>Actual Area | Applied / Treated<br>As Per Considered<br>Area | Difference<br>/ Loss |
|---|---|--|----------------------|
| Total Land (kanals)   | 145   | 48   | (97)                 |
| Land Residential Rate / kanal (Rs.) as per valuation Table 2018-19              | 6,400,000                                     | 6,400,000                                      | 6,400,000            |
| Treated as / Status   | Housing Schemes                               | Land Sub Division                              |                      |
| Preliminary Planning Permission fee Collected @ Rs 5,000 upto 2000 kanals (Rs.) | 5,000   | 0  | 5,000                |
| Scrutiny Fee Collected @ Rs 100 / kanal (Rs.)                                   | -   | 4800   | (4,800)              |

| Description   | Admissible/<br>Required As Per<br>Actual Area | Applied / Treated<br>As Per Considered<br>Area | Difference<br>/ Loss |
|---|---|--|----------------------|
| Sanction of Scheme Fee Collected @ Rs 1,000 / kanal   | 145,000                                       | 0  | 145,000              |
| Approval of Design for water Supply, Sewerage & Drainage @ Rs 500 / kanal (Rs.)                 | 72,500  | 0  | 72,500               |
| Approval of design and specification for road, Bridge and foot path @ Rs 500 / kanal (Rs.)      | 72,500  | 0  | 72,500               |
| Conversion Fee @ 01% of Residential Value (Rs.)   | 9,280,000                                     | 3,072,000                                      | 6,208,000            |
| <b>Total Less Fees Collected</b>  | <b>9,575,000</b>                              | <b>3,076,800</b>                               | <b>6,498,200</b>     |
| Open Space 07% (Kanals)   | 10.15   | -  | 10.15                |
| Public Buildings (School / Masjid / Madrissa / Hospital) 02% (Kanals)                           | 1.45  | -  | 1.45                 |
| Graveyard 02% (kanals)  | 2.90  | -  | 2.90                 |
| Internal Roads - Approx. 20% (kanals)   | 29.00   | -  | 29.00                |
| <b>Total Land Less Transferred in the Name of MC and sold out as residential plots (kanals)</b> | <b>43.50</b>                                  | <b>-</b>                                       | <b>43.50</b>         |
| <b>Amount of Land Less Transferred in the Name of MC and sold out as residential plots</b>      | <b>278,400,000</b>                            | <b>-</b>                                       | <b>278,400,000</b>   |
| <b>Total Loss</b>   |   |  | <b>284,898,200</b>   |

Due to willful negligence of the management and extending undue favour to the developers / owners, less land area was considered / processed than actual.

Lesser consideration of land resulted in loss of Rs 284.898 million to treasury and general public in shape of different fees and allocation of public places.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends that excess fees and land be recovered besides fixing responsibility on the person(s) at fault.

[AIR Para No.2]

#### 4.1.3 Non execution of mortgage deed – Rs 200.773 million

According to Rule 17 (e & f) and Rule 42 (h) of the Punjab Private Housing Schemes and Land Sub-Division Rules 2010, a developer shall submit in the name of a Town Municipal Administration, a Tehsil Municipal Administration or a Development Authority a mortgage deed of 20% of the saleable area, in accordance with Form C, as security for completion of development works.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur approved different Land Sub-Division / Housing Schemes during 2009-19 but 20% of saleable area was not mortgaged in the name of MC valuing Rs 200.773 million. Detail is given in **Annexure-C**.

Due to weak administrative controls, sanction was granted without getting mortgage deed in the name of TMA / MC as per requirement.

Non execution of mortgage deed of land valuing Rs 200.773 million resulted in irregular issuance of NOC to Land Sub-Division / housing schemes and violation of rules as well.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends that mortgage deed as per rules be executed in the name of MC besides fixing responsibility on the person(s) at fault.

[AIR Paras No.3 & 32]

#### **4.1.4 Loss due to non-transfer of land of Housing Schemes and Land Sub-Divisions in the name of municipal corporation – Rs 344.566 million**

According to Rule 17 and Rule 42 of Punjab Private Housing Schemes and Land Sub-Division Rules 2010, A developer shall submit a transfer deed in accordance with Form B, for free of cost transfer to a Town Municipal Administration, a Tehsil Municipal Administration or a Development Authority:

1. The area reserved for roads, open space, park, solid waste management; and
2. One percent of the area under Land Sub-Division for public buildings, excluding the area of mosque.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur did not take solid steps to get transfer admissible land / area in its name from private housing schemes in shape of open space, hospital / school / mosque / madrissa, solid waste and internal road areas in violation of said instructions /

rule which resulted in loss of Rs 344.566 million during 2009-19. Detail is given in **Annexure-D**.

Due to weak administrative controls, property was not / less transferred in the name of Municipal Corporation.

Non / less transfer of property in the name of Municipal Corporation valuing Rs 344.566 million resulted in irregular issuance of NOC and violation of rules as well.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides transferring of property in the name of Municipal Corporation Bahawalpur at earliest.

[AIR Para No.4 & 17]

#### **4.1.5 Loss due to illegal establishment of private Housing Schemes without verification of land in the name of developers / owners – Rs 259.846 million**

According to Rule 42 of Punjab Private Housing Schemes and Land Sub-Division Rules 2010, a Town Municipal Administration, a Tehsil Municipal Administration or a Development Authority shall, after verification of ownership documents, shall entertain application of Sub-Division of a plot and parcel of land which is less than one hundred kanals.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur allowed establishment of private housing schemes / Land Sub-Division during 2010-19 which was subjected to following observations:

1. The schemes comprised area of 2,173 kanals out of which only 187 kanals was owned by the owners / developers as no authentic document of revenue department was provided. Planning branch approved / processed the map of area 1,986 kanals illegally as it was not the property of developers.

2. Partnership deeds, NTN certificates of Association of Persons and copy of bank statement of firms were not on record which clearly indicated that the persons having 1,986 kanals of land were partners / developers. Situation indicated that the developers just entered into sale / purchase agreements (satha) with other persons having land area of 1,986 kanals there.
3. The Developers did not own land of 1,986 kanals. Staff of municipal committee facilitated the developers to establish housing schemes and sell plots on that land (1,986 kanals) which was not owned by the developers.
4. Instead of working in public interest, the Planning branch betrayed revenue authorities and sent “Fard-e-milkiat” of irrelevant persons (having land of 1,986 kanals) for verification of their ownerships as if they were developers.
5. Establishment of Housing Scheme without getting the land transferred in the name of developers and illegal approval of maps facilitated the developers to avoid Government revenue amounting to Rs 259.846 million on account of stamp duty (05 %), tax on transfer of immovable property (01 %), withholding tax (filer 02 % Non filer 04 %), capital gain etc.
6. Illegal approval of schemes may facilitate developers to sell that land which was not owned by them. Public may lose their money if developers collect money and run away.

Aforementioned objection was proved true during scrutiny of “Allama Iqbal Avenue”, Land Sub-Division scheme record, where Dr. Imran Ahmad Qureshi and his brother Mr. Noman Ahmad Qureshi were shown owners of the scheme at the time of applying for registration / approval. This story was proved false when (prior) land sale agreement with Mr. M. Ejaz Akram (the developer / new owner) was provided by said owners due to some litigation matters. Land sale agreement revealed that the owners already sold land through agreement to the developer but acted as owners in registration process to save fees for the developer / new owner.

(Amount in rupees)

| Sr. No.      | Name of Housing Scheme     | Date of Approval | Total Area (marlas) | Area / Land Transferred in the Name of Owner / Developer (marlas) | Area / Land Not Transferred in the Name of Owner / Developer (marlas) | Land Value / marla | Value of Area / Land Not Transferred in the Name of Owner / Developer | Approx. Amount of stamp duty, TTIMP, I. Tax etc @ 10% |
|--------------|----------------------------|------------------|---------------------|---|---|--------------------|---|---|
| 1            | Canal Garden (H.S)         | 31.10.2012       | 7356                | 0   | 7356  | 60,000             | 441,360,000   | 44,136,000  |
| 2            | Paragon City (H.S)         | 05.08.2011       | 1982                | 1662  | 320   | 39,000             | 12,480,000  | 1,248,000   |
| 3            | Garden Town (H.S)          | 31.01.2012       | 1958                | 1214  | 744   | 28,000             | 20,832,000  | 2,083,200   |
| 4            | Shadman City Phase-I (H.S) | 22.12.2012       | 6891                | 0   | 6891  | 25,000             | 172,275,000   | 17,227,500  |
| 5            | Model Avenue (H.S)         | 23.01.2013       | 15435               | 0   | 15435   | 20,000             | 308,708,000   | 30,870,800  |
| 6            | Paragon Ideal Homes (H.S)  | 05.11.2015       | 5450                | 815   | 4635  | 100,000            | 463,500,000   | 46,350,000  |
| 7            | Aman Society (H.S)         | 18.12.2017       | 2470                | 0   | 2470  | 230,000            | 568,100,000   | 56,810,000  |
| 8            | Asif Town (LSD)            |                  | 960                 | 40  | 920   | 320,000            | 294,400,000   | 29,440,000  |
| 9            | Khalid Town (LSD)          |                  | 960                 | 0   | 960   | 330,000            | 316,800,000   | 31,680,000  |
| <b>Total</b> |                            |                  | <b>43,462</b>       | <b>3,731</b>  | <b>39,731</b>   |                    | <b>2,598,455,000</b>  | <b>259,845,500</b>                                    |

Similarly TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur approved following Housing Schemes which were developed by different developers without having hundred percent ownership rights. Moreover, financial statements including bank statement and detail of self-owned assets equal to the value of proposed land were also not obtained from the concerned developers. Government sustained loss due to non having 100% ownership rights on account of stamp duty and tax on transfer of immovable property and income tax only.

| Sr. No. | Name of Scheme with Address   | Name of Developer               | Name of Owner                | Area |    | Date of Approval |
|---------|---|---------------------------------|------------------------------|------|----|------------------|
|         |   |                                 |                              | K    | M  |                  |
| 1       | Model Avenue Housing Scheme, Mouza Aghapur, Mouza Noshehra, Mouza Raman, Bye Pass, Bahawalpur | Mr. Rizwan Iqbal                | Muhammad Nazeer Ramaye, etc. | 771  | 15 | 23.01.2013       |
| 2       | Zaman Villas, Housing Scheme Jhangi Wala Road, Bahawalpur                                     | Muhammad Rasheed-u-zama Qurashi | Khursheed Zaman, etc.        | 101  | 07 | 21.03.2014       |
| 3       | Aman Society Housing Scheme, Jhangi Wali Road, Mouza Qadir Bukhsh Channar Bahawalpur          | Hafiz Mansoor-ul-Hassan         | Waseem Sarwar, etc           | 123  | 10 | 18.12.2017       |
| 4       | Canal Garden Housing Scheme, Mouza Hoot Wala I/R Canal Branch Link Yazman Road, Bahawalpur    | Muhammad Pervaiz                | Ubaed u Rahman               | 367  | 16 | 31.10.2012       |

Due to intention of extending undue favour to desired developers, evasion of government fees was made.

Evasion of government fees resulted in loss to treasury of Rs 259.846 million.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends recovery from the concerned besides initiating disciplinary proceedings against the person(s) at fault.

[AIR Paras No.5& 29]

#### **4.1.6 Loss due to non approval / registration of Housing Schemes and Land Sub-Divisions – Rs 11,994.414 million**

As per Chapter VII, rule 37 & 38 of the Punjab Private housing Schemes and Land Sub-Division Rules,(1) A developer shall deposit a preliminary planning permission fee along with application at the rate of (a) rupees five thousand for scheme having area up to two thousand kanal; and (b) rupees ten thousand for scheme having area above two thousand kanal (2) A developer shall deposit a fee for: (a) sanction of a scheme at the rate of rupees one thousand per kanal; (b) approval of design and specifications for water supply, sewerage and drainage at the rate of rupees five hundred per kanal; (c) approval of design and specifications for road, bridge and footpath of a scheme at the rate of rupees five hundred per kanal; (d) approval of design and specifications for electricity and street light at the rate fixed by WAPDA or other agency responsible for electricity supply. And a developer shall deposit fee for conversion of peri-urban area to scheme use at the rate of one percent of the value of the residential land as per valuation table or one percent of the average sale price of preceding twelve months of residential land in the vicinity, if valuation table is not available.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur neither took solid steps to get approved Housing Schemes / Land Sub-Divisions nor collected (all admissible) fees from them while new houses and shops were

constructed there illogically. It was noticed that 80 housing / Land Sub-Division schemes were established during last 15 years but none of these completed its registration process till the date of this audit. This situation resulted in following losses:

1. Non / less collection of required fees; approximate loss of Rs 257.156 million.
2. Non / less transfer of required land in the name of MC; approximate loss of Rs 9,258.293 million.
3. Non collection of Map fee against constructed houses in such housing schemes; approximate loss of Rs 74.320 million.
4. Non collection of Map fee against constructed commercial shops in such housing schemes; approximate loss of Rs 3.482 million.
5. Non / less transfer of land in the names of concerned developers by previous owners; approximate loss of Rs 2,401.164 million.
6. Further, it was also feared that customers (plot purchasers) could have been easily looted as required area was not mortgaged (20% of saleable area) with MC.

Detail is given in **Annexure-E**.

**Note:** Ownership, land area and land rates of some illegal schemes could not be confirmed / traced out that is why approximation was applied for calculation of loss.

Due to weak financial controls, neither due fees were collected from private housing schemes nor required land could be transferred in the name of Municipal Corporation.

Non collection of fees and non transfer of land in the name of MC from private housing schemes resulted in loss of Rs 11,994.414 million.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends recovery of due amount from the concerned besides initiating disciplinary proceedings against the person(s) at fault.

[AIR Para No.6]



#### 4.1.7 Establishment of Schemes / Land Sub-Divisions in flooding area

According to Rule 06(b)(ii) and Rule 42 (a) of the Punjab Private Housing Schemes and Land Sub-Division Rules 2010, A Town Municipal Administration, a Tehsil Municipal Administration or a Development Authority shall, after verification of ownership documents, entertain an application subject to the condition that the site is not prone to flooding.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur approved 05 Land Sub-Division / Housing Schemes during 2009-19 without ensuring from quarters concerned / irrigation department that sites were not prone to flooding despite the fact that such schemes / Land Sub-Divisions were situated at north western bypass / southern belt of “Sutluj” river.

| Sr. No. | Name of Housing Scheme / Land Sub Division (along with Location) | Name of Owner / Developer | Date of Approval | Total Area (kanals) | Status of Development Works provided                               |
|---------|--|---------------------------|------------------|---------------------|--|
| 01      | Sutluj Valley Mouza Bhinda Dakhli, Bahawalpur                    | Tallat Mahmood            | 22.02.2013       | 44.45               | Roads, Park, Disposal, electricity, solid waste, sewerage, Mousque |
| 02      | Mehmood Town, Nouthern By-Pass, Mouza Vislan, Bahawalpur         | Azra Mahmood Sheikh       | 20.02.2016       | 37.35               | Roads, electricity, solid waste, park sewerage,                    |
| 03      | Bahawalpur Avenue, KLP Road, Mouza Ghani Pur Bahawalpur          | Syed M. Shah              | 04.06.2016       | 92.25               | Electricity, park, solid waste, disposal                           |
| 04      | Gulshan e Saeed, Link KLP Road, Mouza Ghani Pur Bahawalpur       | Athar Saeed               | 27.07.2017       | 66.15               | electricity, Roads, boundary wall, park, Mousque                   |
| 05      | Wasib Avenue LSD, KLP Road, Mouza Ghanni pur, Bahawalpur         | Muhammad Ajmal            | 20.04.2019       | 53.60               | No Development   |

Due to weak administrative controls, approval of schemes was granted in flooding area.

Granting approval of schemes in flooding area resulted in violation of rules.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides taking corrective measures / actions at the earliest.

[AIR Para No.7]

#### **4.1.8 Establishment of Land Sub-Divisions without observing criteria**

According to Rule 42 (d) (i) & (ii) of Punjab Private Housing Schemes and Land Sub-Division Rules 2010, a Town Municipal Administration, a Tehsil Municipal Administration or a Development Authority shall after verification of ownership documents, entertain an application for sub-division of land which is less than one hundred kanal subject to the requirement that land is locked due to:

- i. Surrounded by an existing built up area or an approved housing scheme;
- ii. Separated from the built up area by physical barriers.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur approved 77 Land Sub-Division Schemes during 2002-19 without ensuring said requirement. Scrutiny of record and physical inspection revealed that:

1. No Land Sub-Division was locked / surrounded by an existing built up area or an approved housing scheme.
2. No Land Sub-Division was locked / separated from the built up area by physical barriers.
3. All Land Sub-Divisions were established for independent land areas without any aforementioned compulsion of physical barriers or surroundings.

Detail is given in **Annexure-F**.

Due to weak administrative controls, approval of Land Sub-Division schemes was granted without basic requirements for extending favour to desired developers / owners.

Granting approval of Land Sub-Divisions without basic requirements resulted in violation of rules and extending favour to desired developers / owners.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends inquiry of the matter at appropriate level besides fixing responsibility on the person(s) at fault and taking corrective measures in future.

[AIR Para No.8]

#### **4.1.9 Non implementation of “Ease of Doing Business”**

As per Chapter VII, rule 37 & 38 of the Punjab Private Housing Scheme and Land Sub-Division Rules,(1) A developer shall deposit a preliminary planning permission fee along with application at the rate of(a) rupees five thousand for scheme having area up to two thousand kanal; and (b) rupees ten thousand for scheme having area above two thousand kanal (2) A developer shall deposit a fee for:(a) sanction of a scheme at the rate of rupees one thousand per kanal;(b) approval of design and specifications for water supply, sewerage and drainage at the rate of rupees five hundred per kanal;(c) approval of design and specifications for road, bridge and footpath of a scheme at the rate of rupees five hundred per kanal;(d) approval of design and specifications for electricity and street light at the rate fixed by WAPDA or other agency responsible for electricity supply. And a developer shall deposit fee for conversion of peri-urban area to scheme use at the rate of one percent of the value of the residential land as per valuation table or one percent of the average sale price of preceding twelve months of residential land in the vicinity, if valuation table is not available.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur did not implement “Ease of Doing Business” strategy for establishing housing / Land Sub-Division schemes in Bahawalpur. This action of the management not only created hurdles for developers, owners, customers and general public but curtailed valuable revenue of the corporation during 2009-19. Detail is as follows:

1. Diary and dispatch registers were not used / maintained for housing / Land Sub-Division schemes unlawfully.
2. Abnormal delay was made for approval of some schemes while extraordinary rush was shown for some desired ones surprisingly.
3. Excess fees were charged to some schemes illogically.

4. Excess area was got transferred in the name of Municipal Corporation in case of some schemes.
5. Excess area was got mortgaged with Municipal Corporation in case of some schemes. Detail is attached.

Aforementioned objections were proved true during scrutiny of “Canal Gardens Housing Scheme” record, where Mr. Muhammad Pervaiz (the developer) complained chief minister of the Punjab through written application against “Tehsil Municipal Officer” and DCO BWP (chairman scrutiny committee) for demanding bribe and making abnormal delay of 05 years in approval process despite paying required fees and fulfilling all necessary requirements. Detail is given in **Annexure-G**.

Due to weak administrative controls or bad intention, hurdles were created in approval process.

Creating hurdles in approval process resulted in minimizing the investment and curtailing valuable revenue of the corporation.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault, alongwith taking corrective measures / actions at the earliest.

[AIR Para No.9]

#### **4.1.10 Loss due to non-collection of Building / Map Fees – Rs 8.494 million**

According to Rule 08 (1) (a, b & c) a preliminary planning permission shall be a confirmation that a scheme can be submitted for approval in accordance with these rules. Further, according to Gazette Notification, map / building fee @ Rs 5 and Rs 40 per sq.ft shall be recovered for approval of maps of residential and commercial buildings respectively.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur did not collect building / map fee from houses and shops constructed in approved Housing Schemes / Land Sub-Division during 2009-19. Physical inspection of

some schemes revealed that houses and shops were constructed in different schemes but record of building / map fee was not available with the management which resulted in loss to treasury. Detail is as follows:

(Amount in Rupees)

| Sr. No.      | Name of Housing Scheme | Total Area (kanals) | Saleable Residential Area (kanals) | Land Value / kanal | Area of Constructed Houses as per physical Inspection (%) | Area of Constructed Houses (kanals) | Area of Constructed Houses (Sft) | Building Fee @Rs 05/Sft | No. of Constructed Shops / Commercial Units (No. / marlas) | Area of Constructed Shops / Commercial Units (Sft) | Building Fee @Rs 40/Sft |
|--------------|------------------------|---------------------|------------------------------------|--------------------|---|-------------------------------------|----------------------------------|-------------------------|--|--|-------------------------|
| 1            | Paragon City           | 99.1                | 60.52                              | 780,000            | 07  | 4.24                                | 23,046                           | 115,230                 | -  | -  | -                       |
| 2            | Al-Mehboob Town        | 56                  | 36.16                              | 400,000            | 02  | 0.72                                | 3,934                            | 19,671                  | -  | -  | -                       |
| 3            | Allama Iqbal Avenue    | 69.65               | 39.65                              | 5,600,000          | 20  | 7.93                                | 43,139                           | 215,696                 | 15   | 4,080  | 163,200                 |
| 4            | Allama Iqbal Garden    | 66.925              | 35.75                              | 6,044,820          | 15  | 5.36                                | 29,172                           | 145,860                 | 2  | 544  | 21,760                  |
| 5            | Canal Garden           | 658                 | 420.43                             | 1,200,000          | 15  | 63.06                               | 343,071                          | 1,715,354               | -  | -  | -                       |
| 6            | Shadman City Phase-I   | 344.55              | 194.81                             | 500,000            | 30  | 58.44                               | 317,928                          | 1,589,638               | 25   | 6,800  | 272,000                 |
| 7            | Model Avenue           | 771.77              | 454.15                             | 400,000            | 07  | 31.79                               | 172,940                          | 864,702                 | 12   | 3,264  | 130,560                 |
| 8            | Zaman Villas           | 101.325             | 51.05                              | 3,000,000          | 23  | 11.74                               | 63,874                           | 319,369                 | -  | -  | -                       |
| 9            | Paragon Ideal Homes    | 272.5               | 152.37                             | 2,000,000          | 12  | 18.28                               | 99,467                           | 497,336                 | 5  | 1,360  | 54,400                  |
| 10           | Aman Society           | 123.5               | 63.25                              | 4,600,000          | 07  | 4.43                                | 24,086                           | 120,428                 | 2  | 544  | 21,760                  |
| 11           | Asif Town              | 145                 | 81.983                             | 6,400,000          | 80  | 65.59                               | 356,790                          | 1,783,950               | -  | -  | -                       |
| 12           | Khalid Town            | 48                  | 27.1392                            | 6,600,000          | 60  | 16.28                               | 88,582                           | 442,912                 | -  | -  | -                       |
| <b>Total</b> |                        | <b>2466</b>         | <b>1617</b>                        |                    |   | <b>288</b>                          | <b>1,566,029</b>                 | <b>7,830,145</b>        | <b>61</b>  | <b>16,592</b>                                      | <b>663,680</b>          |

Due to intension of concealment of facts, record of building / map fee was not provided.

Non production of building / map fee record might result in loss to government.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends recovery of building / map fee from the concerned after conducting complete physical inspection of all schemes besides initiating disciplinary proceedings against the person(s) at fault.

[AIR Para No.10]

#### **4.1.11 Loss to Government due to Non classification of land (in millions)**

According to Rule 4 (1) of the Punjab Land Use (Classification, Reclassification and Redevelopment) Rules 2009, A City District Government or a Tehsil Municipal Administration shall, within one year of the notification of these rules, classify land falling within its geographical limits into the following land use classes:

1. Residential
2. Commercial (including institutional)
3. Industrial
4. Peri-urban
5. Agricultural and
6. Notified area.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur did not classify the land under its jurisdiction in violation of above rules due to which government is bearing loss in millions in shape of conversion fee during 2009-19.

Due to willful negligence of the authorities and non-compliance of prevailing rules, classification of land was not made by the administration of TMA / MC Bahawalpur.

Non classification of land by the management of MC Bahawalpur resulted in loss in shape of collection of conversion fee.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides classification of land as per rules in order to avoid further loss in shape of conversion fee.

[AIR Para No.11]

#### 4.1.12 Non-Submission of Soft Copy of Approved layout plan

According to Rule 17(b) of the Punjab Private Housing Schemes and Land Sub-Division Rules 2010, a development authority shall, prior to issuance of sanction for scheme, require to submit a soft copy of approved layout plan geo-referenced with the coordinate system of Survey of Pakistan Plan.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur issued sanction of following 6 Housing Schemes during 2012-17 without obtaining soft copy of approved layout plan, in violation of above rule.

| Sr. No. | Name of Scheme with Address   | Name of Owner/ Developer With Cell NO.     | Area |    | Date of Approval |
|---------|---|--|------|----|------------------|
|         |   |  | K    | M  |                  |
| 1       | Shadman City Phase-I Housing Scheme, Mouza Qadir Bukhsh Channar Jhangiwala Road, BWP          | Talat Mehmood etc.                         | 344  | 11 | 22.12.2012       |
| 2       | Model Avenue Housing Scheme, Mouza Aghapur, Mouza Noshehra, Mouza Raman, Bye Pass, Bahawalpur | Muhammad Nazeer Ramaye, (Mr. Rizwan Iqbal) | 771  | 15 | 23.01.2013       |
| 3       | Ajwa Garden Housing Scheme, Mouza Qadir Bukhsh Channar Jhangi Wala Road, Bahawalpur           | Maher Mohammad Ramzan etc                  | 120  | 00 | 25.03.2014       |
| 4       | Zaman Villas, Housing Scheme Jhangi Wala Road, Bahawalpur                                     | Muhammad Rasheed-ul-zama Qurashi           | 101  | 07 | 21.03.2014       |
| 5       | Paragon Ideal Homes, Samma Satta Road, Mouza Zakhira Samma Satta Bahawalpur                   | Syed Abdul Mueed Bukhari etc               | 272  | 10 | 05.11.2015       |
| 6       | Aman Society Housing Scheme, Jhangi Wali Road, Mouza Qadir Bukhsh Channar Bahawalpur          | Hafiz Manzoor - ul - Hassan etc            | 123  | 10 | 18.12.2017       |

Due to weak internal controls, sanction of housing schemes was granted without obtaining soft copy of approved layout plan from the owners / developers.

Sanction of housing schemes without obtaining soft copy of lay out plan resulted in noncompliance of rules as well as irregular sanction.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides taking corrective measures and obtaining soft copies of lay out plans from the concerned owners / developers.

[AIR Para No.12]

#### **4.1.13 Approval of Housing Schemes / Land Sub-Division without obtaining NOC from Environment Protection Unit**

According to Rule 17(g) and 44 (h) of the Punjab Private Housing Schemes and Land Sub-Division Rules 2010, a development authority shall, prior to issuance of sanction for scheme, require to submit a No Objection Certificate (NOC) from the Environment Protection Department.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur issued sanction to one Housing Scheme and 31 Land Sub-Divisions during 2009-19 without obtaining NOC from Environmental Protection Department, in violation of above rule. Detail is given in **Annexure-H**.

Due to weak internal controls, sanction of Housing Scheme / Land Sub-Divisions was granted without obtaining NOC from Environmental Protection Department.

Sanction of Housing Scheme / Land Sub-Divisions without obtaining NOC from Environmental Protection Department resulted in non-compliance of rules as well as irregular sanction.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides taking corrective measures and obtaining NOC from Environmental Protection Department.

[AIR Para No.13]

#### **4.1.14 Non-publication of mortgaged plots and features of sanctioned scheme in print media**

According to Rule 19 of the Punjab Private Housing Schemes and Land Sub-Division Rules 2010, a development authority shall, at the cost of a developer, publish in two Urdu daily national newspapers a public notice in accordance with Form F, giving details of mortgaged plots and salient features of the sanctioned scheme and place the same on the website, if available.



TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur issued sanction to following Seven (07) Housing Schemes during 2012-17 but not a single public notice having details of mortgaged plots of Housing Schemes and salient features of housing schemes in accordance with Form-F were ever printed in any Urdu daily national newspaper. Similarly, the same were also not placed on any website.

| Sr. No. | Name of Scheme with Address   | Name of Owner/ Developer                   | Area |    | Date of Approval |
|---------|---|--|------|----|------------------|
|         |   |  | K    | M  |                  |
| 1       | Canal Garden Housing Scheme, Mouza Hoot Wala I/R Canal Branch Link Yazman Road, Bahawalpur    | Ubaid ur Rahman S/o Abdul Rahman etc.      | 367  | 16 | 31.10.2012       |
| 2       | Shadman City Phase-I Housing Scheme, Mouza Qadir Bukhsh Channar Jhangiwala Road, BWP          | Talat Mehmood etc.                         | 344  | 11 | 22.12.2012       |
| 3       | Model Avenue Housing Scheme, Mouza Aghapur, Mouza Noshehra, Mouza Raman, Bye Pass, Bahawalpur | Muhammad Nazeer Ramaye, (Mr. Rizwan Iqbal) | 771  | 15 | 23.01.2013       |
| 4       | Ajwa Garden Housing Scheme, Mouza Qadir Bukhsh Channar Jhangi Wala Road, Bahawalpur           | Maher Mohammad Ramzan etc.                 | 120  | 00 | 25.03.2014       |
| 5       | Zaman Villas, Housing Scheme Jhangi Wala Road, Bahawalpur                                     | Muhammad Rasheed-u-zama Qurashi            | 101  | 07 | 21.03.2014       |
| 6       | Paragon Ideal Homes, Samma Satta Road, Mouza Zakhira Samma Satta Bahawalpur                   | Syed Abdul Mueed Bukhari etc.              | 272  | 10 | 05.11.2015       |
| 7       | Aman Society Housing Scheme, Jhangi Wali Road, Mouza Qadir Bukhsh Channar Bahawalpur          | Hafiz Manzoor-ul-Hassan etc.               | 123  | 10 | 18.12.2017       |

Due to weak administrative controls and undue favour to the owners / developers of housing schemes, detail of mortgaged plots and salient features of those were neither published in any national Urdu newspaper nor on any website.

Non publishing of salient features of housing schemes and detail of mortgaged plots by the owners / developers in any print media resulted in violation of rules as well as might result in loss to general public due to non-awareness.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides publishing the salient features of sanctioned housing schemes alongwith actual mortgage plots at the earliest.

[AIR Para No.14]

#### **4.1.15 Non-disclosure of development charges by the developers of Housing Schemes**

According to Rule 21(i) of the Punjab Private housing Schemes and Land Sub-Division Rules 2010, development charges per plot shall be clearly defined in the terms and conditions and shall not be increased without written permission of a Town Municipal Administration, a Tehsil Municipal Administration or a Development Authority as the case may be.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur issued sanction to Seven (07) Housing Schemes and 77 (Seventy Seven) Land Sub-Divisions during 2009-19 but none of the owners / developers of these schemes disclosed development charges being charged against each plot in violation of above rule.

Due to weak administrative controls and willful negligence of the authorities, no action was taken against owners / developers who did not disclose development charges per plot clearly.

Non-disclosure of development charges by the developers resulted in charging higher rates of plots as compared to approved schedule rate of the government.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides action against the owners / developers for non-disclosing development charges per plot and taking corrective measures at the earliest.

[AIR Para No.15]

#### **4.1.16 Non-provision of sewerage and drainage facilities**

According to Rule 23(C) of the Punjab Private Housing Schemes and Land Sub-Division Rules 2010, a developer shall ensure that water supply, sewerage and drainage lines are provided on both sides of a road. If provided only along one side of a road then underground connections for properties on the

other side of road shall be provided before road pavement. Further, he will connect sewerage and drainage system of the scheme to a public trunk sewer where-ever available, subject to approval of Water and Sanitation Agency maintaining a sewerage system, at his own cost. Further, according to Rule 34(a) of the Punjab Private Housing Schemes and Land Sub-Division Rules 2010, a developer shall execute all development works within following stipulated time period:

- i) In case of Land Sub-Division 2 years.
- ii) In case of Housing Scheme having an area from 100 kanals to 300 kanals 3 years.
- iii) Scheme having an area above 300 kanals 5 years

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur issued sanction to the following Land Sub-Divisions during 2009-19 but despite lapse of a considerable time, neither development work was got completed by the developers nor any action was taken by the TMA /MC authorities and development work was taken over and completed through sale of mortgaged plots in violation of Rule 35 (5) (a, b & c) of said rules.

| Sr. No. | Name of Scheme with Address   | Name of Owner/ Developer | Area |    | Date of Approval | Facilities not provided |
|---------|---|--------------------------|------|----|------------------|-------------------------|
|         |   |                          | K    | M  |                  |                         |
| 1       | Paragon City, Mouza Houtwala, Bahawalpur  | Sohail Majeed etc        | 99   | 2  | 05.08.2011       | Disposal                |
| 2       | Yousaf Garden, Chak # 12/BC-Alif, Bahawalpur  | Muhammad Sharif etc      | 88   | 0  | 16.07.2011       | Sewerage                |
| 3       | Rehman Garden Phase-II, Yazman Road, Mouza Houtwala Chak # 12/BC-Alif, Bahawalpur     | Saeeda Noor etc          | 76   | 12 | 30.05.2005       | Disposal                |
| 4       | Al-Majeed Paragon City Mouza Haut Wala, I/R Canal Branch Link Yazman Road, Bahawalpur | Sohail Majeed etc        | 23   | 9  | 06.10.2012       | Sewerage                |
| 5       | Canal Villas Chak # 12/BC-Alif , Southern Bypass near AIOU Bahawalpur                 | Sardar Dur Muhammad      | 21   | 1  | 22.12.2012       | Disposal                |
| 6       | Zakria Town, Mouza Qadar Bukhsh Channar, Bahawalpur                                   | Muhammad Akram etc       | 40   | 0  | 30.04.2014       | Sewerage                |
| 7       | Usman Ghani Avenue Town, Mouza Ramman, Bahawalpur                                     | Ahmad Usman etc          | 77   | 2  | 17.06.2014       | Sewerage                |
| 8       | Saeed Garden, Link Hasilpur Road, Chak # 9/BC Bahawalpur                              | Saeed Ahmad etc          | 65   | 2  | 18.07.2014       | Sewerage                |
| 9       | Bahawalpur Avenue, KLP Road, Mouza Ghani Pur Bahawalpur                               | Syed M. Shah etc         | 92   | 5  | 04.06.2016       | Sewerage                |

Due to weak administrative controls and extending undue favour to the owners / developers of Land Sub-Divisions, no action was taken by the TMA/MC authorities against the owners / developers who failed to provide basic facilities to residents of housing schemes.

Owing to no action against the owners / developers, basic facilities were not provided to the general public located / residing in said schemes.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides initiating action against the owners / developers of said schemes and provision of basic facilities to the locality of private Housing Scheme / Land Sub-Division at the earliest.

[AIR Para No.16]

#### **4.1.17 Non recovery of arrears – Rs 1.381 million**

According to Rule 11 (2)C of Punjab Local Governments (Accounts) Rules 2017, Chief Officer shall ensure that any sums due to local government are promptly realized and credited into local fund.

As per schedule of arrears (form BDR-4) shown in budget books of Municipal Corporation Bahawalpur for the year 2018-19, arrears on account of Maps fee amounting Rs 1.381 million were recoverable as on 30.06.2018 but due efforts were not made to recover arrears. Moreover, no amount of arrears was accounted for in the Annual Account 2018-19 of MC clearly showing malafide intention of the management.

Due to weak internal controls and poor performance of relevant staff, arrears of revenue were not recovered.

Non recovery of arrears resulted in loss of Rs 1.381 million.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides recovery of said amount from the concerned at the earliest.

[AIR Para No.18]

#### **4.1.18 Non monitoring of development work in Housing Schemes / Land Sub-Divisions**

According to Rule 35 of the Punjab Private Housing Scheme and Land Sub-Division Rules 2010, (1) A Town Municipal Administration, a Tehsil Municipal Administration or a Development Authority shall ensure that there is no deviation of the sanctioned scheme plan. (2) A local government, which approved design and specification shall (a) conduct, without prior notice, regular site visits to ensure that development works are in conformity with approved design and specifications (b) carry out hydraulic tests for sewer and water supply lines (c) determine testing laboratory, types and number of tests to be performed (d) complete testing and inspection prior to back filling of trenches and paving road surface (e) intimate the developer to rectify any deviations from approved design and specifications and (f) take action against the deviations or violations as per law.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur approved 7 Housing Schemes and 77 Land Sub-Divisions during 2009-19 which were developed by different developers but record regarding monitoring of development work according to approved designs and specifications by the TO/MO (I&S) or any other authority was not on record. Further, intimation from the developer regarding execution of different phases of work and lab tests performed were also not on record to authenticate whether the development work was carried out by the developers as per standards or not.

Due to weak administrative controls, development work in the Housing Schemes / Land Sub-Divisions was not monitored by the authorities of TMA/MC Bahawalpur.

Non monitoring of development work by the TMA/MC Authorities resulted in violation of rules as well as may result in substandard work.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides taking corrective measures and monitoring of development work in the Housing Schemes / Land Sub-Divisions.

[AIR Para No.19]

**4.1.19 Loss due to non-registration of Illegal Housing Schemes / Land Sub-Divisions established before Rules – Rs 155.891 million**

As per Rule 4&38 of the Punjab Private Housing Schemes and Land Sub-Division Rules 2010, the developer shall submit an application to the TMA, for seeking preliminary planning permission for a scheme before initiating any planning or development activity and shall pay the prescribed fee. Furthermore, Rule 35(1) of said rules empowers the TMO to monitor the development work of the schemes and ensure that there is no deviation from the sanctioned scheme plan.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur did not take any action against the owners / developers of 21 Housing Schemes / Land Sub-Divisions who carried out development and marketing activities without registration, approval of schemes, map design and specifications. Owners of said schemes did not apply for the registration. Thus, they did not pay the fee on account of registration and did not fulfil other prescribed requirements. TMO / Chief Officer did not take any action in shape of ban on mutation and wide publicity through advertisement in print media to aware the general public prohibiting sale and purchase of plots in said housing schemes. Detail is given in **Annexure-I**.

Due to willful negligence of the management, no action was taken against the owners / developers of said Housing Schemes / Land Sub-Divisions.

Non taking action against owners / developers of unapproved Housing Schemes / Land Sub-Divisions resulted in loss of Rs 155.891 million.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides taking action against illegal / unapproved Housing Schemes / Land Sub-Divisions and recovery of due amount from the concerned at the earliest.

[AIR Para No.20]

#### **4.1.20 Non-provision of Sui-Gas supply facility**

According to Rule 31 of the Punjab Private Housing Schemes and Land Sub-Division Rules 2010, a developer shall within one year of the sanction of a scheme deposit charges & costs for the provision of sui-gas.

Owners / developers of 65 (sixty five) Land Sub-Divisions / Housing Schemes failed to provide sui-gas facility to the locality of their approved housing schemes and land sub-divisions during 2009-19 which was required to be supplied by the developers within one year of sanction of schemes. Administration of TMA/MC Bahawalpur also, did not take any action against the developers of said schemes for provision of gas facility as admissible under the rules. Detail is given in **Annexure-J**.

Due to weak administrative controls and willful negligence of TMA/MC authorities, no action was taken against the owners / developers of said schemes for non-provision of sui-gas facility to the locality.

No action against the owners and developers resulted in non-provision of sui-gas to the Private Housing Scheme/ Land Sub-Divisions locality.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides taking action against the owners / developers of said schemes and provision of sui-gas facility to the residents of said schemes at the earliest.

[AIR Para No.21]

#### **4.1.21 Non-allocation of land area for mosque**

According to Rule 43(a)(ii) of the Punjab Private Housing Schemes and Land Sub-Division Rules 2010, a developer shall provide not more than one percent of total area for corner shops and mosque.

Owners / developers of following Land Sub-Division did not provide mosque facility to the locality. Administration of TMA/MC Bahawalpur did not take any action against the owners / developer for non-provision / allocation of such facility to the people of said area and used 36.80 Marlas  $((1840*20)+3.5)*1\%$  for their business purposes. Detail is given in **Annexure-K**.

Due to weak administrative controls and malafide intention of the management, no action was taken against the owners / developers.

Non taking action against the owners / developers resulted in non-provision of mosque facility to the residents of said Land Sub-Divisions.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides taking action against the owners / developers of said Land Sub-Divisions and provision of mosque facility to the residents at the earliest.

[AIR Para No.22]

#### **4.1.22 Non obtaining of required documents/ plans of approved Housing Schemes / Land Sub-Divisions**

According to Rule 26,28 and 29 of the Punjab Private Housing Scheme and Land Sub-Division Rules 2010, A developer shall submit following documents of an approved scheme to a Town Municipal Administration, a Tehsil Municipal Administration or a Development Authority; detailed designs and specifications of water supply, sewerage and drainage system, number of tube wells, their capacity, chamber design, bore hole detail and connection detail with water supply system, including tube well logs (strata chart), details of tube well



machinery and installation detail, numbers of overhead tank, capacity, design, structure design and design calculation detail along with structural stability, design for ultimate disposal of the sewage and location of septic or soakage well, where disposal is not available, topographic survey plan, design and specifications for a road network, bridge and foot path in accordance with law, rules, master plan and guidelines of agency responsible for approval of the same, geometric design of road network and junction, land uses analysis, pavement design, design of appurtenance arid structure, road drainage design, landscape design for a road network. Further, a developer shall, within one year of the sanction of a scheme, submit a landscape plan for parks, open spaces and a solid waste management plan. It shall include a plan showing location of proposed dust bins, storage places and collection and disposal of solid waste system.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur approved 7 Housing Schemes and 77 Land Sub-Divisions during 2002-19 but following requirements were not fulfilled; detailed designs and specifications of water supply, sewerage and drainage system, number of tube wells, their capacity, chamber design, bore hole detail and connection detail with water supply system, including tube well logs (strata chart), details of tube well machinery and installation detail, numbers of overhead tank, capacity, design, structure design and design calculation detail along with structural stability, design for ultimate disposal of the sewage and location of septic or soakage well, where disposal is not available, topographic survey plan, design and specifications for a road network, bridge and foot path in accordance with law, rules, master plan and guidelines of agency responsible for approval of the same, geometric design of road network and junction, land uses analysis, pavement design, design of appurtenance arid structure, road drainage design, landscape design for a road network. Further, a developer shall, within one year of the sanction of a scheme, submit a landscape plan for parks, open spaces and a solid waste management plan. It shall include a plan showing location of proposed dust bins, storage places and collection and disposal of solid waste system was not provided to the TMA / MC authorities.

Due to weak internal controls, required documents / plans were not obtained from the owners / developers.

Non obtaining of required documents / plans by the developers resulted in violation of rules. Further, it might result in substandard work by the owners / developers.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides taking corrective measures and obtaining required documents / plans from the concerned owners / developers.

[AIR Para No.23]

#### **4.1.23 Non finalization of pending cases of private Housing Schemes / Land Sub-Divisions**

According to Rule 9 of the Punjab Private Housing Schemes and Land Sub-Division Rules 2010, a Town Municipal Administration, a Tehsil Municipal Administration or a Development Authority shall entertain an application for sanction of a scheme if submitted within validity period of the preliminary planning permission. Moreover, as per Rule 10, a Development Authority shall ensure that a Housing Scheme is planned and sanctioned in accordance with the National Reference Manual on Planning and Infrastructure Standards, prepared by Ministry of Housing & Ministry of Environment Government of Pakistan.

Owners / developers of 09 Housing Schemes and 43 Land Sub-Divisions applied and submitted application to MC for the sanction of their respective schemes but the cases were not finalized despite lapse of a considerable time. On the other hand, owners / developers of said Housing Schemes / Land Sub-Divisions carried out activities in said schemes without any sanction. The administration of MC Bahawalpur neither took action for early completion of pending cases nor any action was taken against the activities carried out by such Housing Schemes / Land Sub-Divisions. Detail is given in **Annexure-L**.

Due to weak administrative controls and willful negligence of the management, neither process for early finalization of pending cases was finalized nor any action was taken against illegal activities being carried out by the owners / developers of said Housing Schemes / Land Sub-Divisions.

Non finalization of pending cases and non taking action against the concerned owners / developers resulted in illegal working / activities in said Housing Schemes / Land Sub-Divisions.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides early finalization of pending cases of Housing Scheme / Land Sub-Divisions, recovery of due amount from the concerned as well as stoppage of activities in said schemes till sanction / approval.

[AIR Para No.24]

#### **4.1.24 Non / less allotment of plots in approved housing schemes for low income group**

According to Rule 10(2)(j) of the Punjab Private Housing Schemes and Land Sub-Division Rules 2010, the developer while planning a Housing Scheme shall reserve / plan (20) twenty percent plots upto five marlas for low income group.

TMA / Municipal Corporation Bahawalpur sanctioned following 04 Housing Schemes during 2012-17 without allocating prescribed 20% plots upto five marlas for low income group in violation of above rule.

| Sr. No. | Name of Scheme with Address  | Date of Approval | Total Sale-able area |                | 20% Reserved Area for low income group |                | Actual Area allotted by the developer |                | Difference in allocation area(if any) |                |
|---------|--|------------------|----------------------|----------------|--|----------------|---------------------------------------|----------------|---------------------------------------|----------------|
|         |  |                  | Area in Sq. ft.      | Area in Marlas | Area in Sq. ft.                        | Area in Marlas | Area in Sq. ft.                       | Area in Marlas | Area in Sq. ft.                       | Area in Marlas |
| 1       | Canal Garden Housing Scheme, Mouza Hoot Wala I/R Canal Branch Link Yazman Road, Bahawalpur | 31.10.12         | 1239925.977          | 4,554.37       | 247,985.20                             | 910.87         | 20418.75                              | 75.00          | 227,566.45                            | 835.87         |
| 2       | Shadman City Phase-I Housing Scheme, Mouza Qadir Bukhsh Channar Jhangiwala Road, BWP       | 22.12.12         | 1,181,170.50         | 4,338.55       | 236,234.10                             | 867.71         |                                       | -              | 236,234.10                            | 867.71         |
| 3       | Zaman Villas, Housing Scheme Jhangi Wala Road, Bahawalpur                                  | 21.03.14         | 300,528.25           | 1,103.87       | 60,105.65                              | 220.77         |                                       | -              | 60,105.65                             | 220.77         |

| Sr. No. | Name of Scheme with Address  | Date of Approval | Total Sale-able area |                | 20% Reserved Area for low income group |                | Actual Area allotted by the developer |                | Difference in allocation area(if any) |                |
|---------|--|------------------|----------------------|----------------|--|----------------|---------------------------------------|----------------|---------------------------------------|----------------|
|         |  |                  | Area in Sq. ft.      | Area in Marlas | Area in Sq. ft.                        | Area in Marlas | Area in Sq. ft.                       | Area in Marlas | Area in Sq. ft.                       | Area in Marlas |
| 4       | Aman Society Housing Scheme, Jhangi Wali Road, Mouza Qadir Bukhsh Channar Bahawalpur | 18.12.17         | 174,043.74           | 639.28         | 34,808.75                              | 127.86         | 31,308.75                             | 115.00         | 3,500.00                              | 12.86          |

Due to weak administrative controls and willful negligence of the management, sanction was granted without observing rules.

Sanctioning of Housing Schemes without allocating 20% plots of 5 marlas for low income group resulted in irregular sanction as well as deprivation of low income groups.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides taking corrective measures and allocation of plots for low income group in housing schemes.

[AIR Para No.25]

#### **4.1.25 Loss due to less realization of sewerage tax – Rs 6.489 million**

According to Rule 23(3 & 4) of the Punjab Private Housing Schemes and Land Sub-Division Rules 2010, A developer at his cost, shall connect sewerage and drainage system of the scheme to a public trunk sewer where-ever available, subject to approval of Water and Sanitation Agency, maintaining a sewerage system. After connecting the system to a public trunk sewer, the same may be taken over by Water and Sanitation Agency for operation, maintenance and billing. Moreover, according to Section 54(m) regarding function and power of TMA, “TMA can collect approved taxes, cesses, user fees, rates, rents, tolls, charges, fines and Penalties as per schedule.

The Administration of TMA/Municipal Corporation / Metropolitan Corporation Bahawalpur failed to realized / set revenue targets regarding

“Sewerage Tax” head @ Rs 2.163 million per annum resulting in loss of Rs 6.489 million during last three years (2016-19) which was required to be collected from the residents of approved private housing colonies. The chances for misappropriation due to concealment of sewerage tax collection from these housing schemes could not be rule out. Detail is given in **Annexure-M**.

Due to weak internal controls and negligence of the management, sewerage tax was not collected from the residents of housing schemes.

Non collection of sewerage tax from residents of housing schemes resulted in loss of Rs 6.489 million during 2016-19

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides inquiry at appropriate level and collection of sewerage tax from the residents of housing schemes and Land Sub-Divisions.

[AIR Para No.26]

#### **4.1.26 Non Production of Record**

As per clause 14(1) of the Auditor General’s (Functions, Powers and Terms & Conditions of Service) Ordinance, 2001, the Auditor General shall, in connection with the performance of his duties under this Ordinance, have authority to inspect any office of accounts, under the control of Federation or of the Province or of District including Treasuries and such offices responsible for the keeping of initial and subsidiary accounts.

The management of MC Bahawalpur did not produce following record for scrutiny despite several verbal and written requests, in violation of above rule.

1. Record of “Ajwa Garden” Housing Scheme (Matter is in NAB)
2. Detail of outstanding recovery of any Audit Para / any preceding penalty against any staff (Officer / Official) in connection with Housing Scheme and land sub-division

3. Detail / record of private schools and private hospitals established within boundaries of approved / in process private housing schemes and Land Sub-Divisions.
4. Detail / record of fixation and installation of electric equipment including street lights, transformer inside and outside of any private Housing Scheme and Land Sub-Division in the area of MC and payment of electricity bills on such public light expense.
5. Detail / record of water filtration plant installed / owned by the MC authority within boundaries of private housing schemes and Land Sub-Divisions.
6. Detail / record of surveys conducted by the authorities regarding private housing colonies and Land Sub-Divisions doing business in the jurisdiction of MC Bahawalpur.
7. Detail / record of development expenditure incurred for construction of metal road, tuff tile, manhole cover, slabs, etc. in any Housing Scheme / Land Sub-Division at the cost of MC Bahawalpur.
8. Detail / record of legal cases of Housing Scheme / Land Sub-Divisions under trial in anti-corruption and in court of law
9. Press clippings with evidence regarding fraud / misappropriation done by developers of Housing Schemes / Land Sub-Divisions.
10. Detail / record of complaints received in connection with housing colonies and Land Sub-Divisions and remedial measures / action taken by the TMA/MC Bahawalpur.

Due to weak internal controls and willful evasion from audit, record was not provided to audit for scrutiny.

Non-production of record reflected irresponsible attitude on the part of management.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault, strict disciplinary action against the concerned besides provision of desired record for scrutiny.

[AIR Para No.27]

#### **4.1.27 Non approval of designs and specifications from the competent authority**

According to Rule 23,25,26 and 30 of the Punjab Private Housing Scheme and Land Sub-Division Rules 2010, A developer shall engage services of a qualified public health and structural engineers, who shall be member of the Pakistan Engineering Council for preparation of detailed design and specifications of water supply, sewerage, drainage systems, road network and bridges, electricity and street light. Further, he will ensure that designs and specifications are in accordance with law, rules, master plan and guidelines of agency responsible for approval of the same. Moreover, according to Rule 34 (b & c) a developer shall undertake development works after issuance of approval of design and specifications by the concerned agencies and in case of water supply, sewerage and drainage works, intimate name and address of pipe manufacturing factory to Water and Sanitation Agency, which approved designs and specifications of water supply, sewerage and drainage.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur approved 7 housing schemes and 77 Land Sub-Divisions during 2020-19, which were developed by different developers, but neither detailed designs and specifications prepared by the qualified engineers regarding water supply, sewerage, drainage systems, road network, footpath and bridges etc. were got approved from any authority which was responsible to approve the same i.e. Tehsil Officer / Municipal Officer (Infrastructure & Services) / Public Health Engineering (PHE) or District Officer (Roads) nor the same was noticed by the TMA/MC authorities.

Due to weak administrative controls, sanction was granted without approval of designs & specifications of water supply, sewerage, drainage systems, road network, footpath and bridges etc. from the competent authority.

Execution of work without approval of design and specification from the competent authority might result in substandard work.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides taking corrective measures and approval of designs and specifications (detailed estimates) from the competent authority for approval of the same.

[AIR Para No.28]

#### **4.1.28 Irregular sanction of Housing Schemes and Land Sub-Divisions**

According to Rule 2 (i) of the Punjab Land Use (Classification, Reclassification and Redevelopment) Rules 2009, “agricultural area” means land outside the peri-urban area which is predominantly used for the cultivation of crops and includes cropland, pastureland, orchards, nurseries and dairy farms. Further, according to Rule 51 of the Punjab Private Housing Schemes and Land Sub-Division Rules 2010, No private Housing Scheme or Land Sub-Division shall be allowed outside peri-urban area.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur approved following Housing Schemes and Land Sub-Divisions which were developed by the developers in agricultural areas instead of peri-urban areas.

| <b>Sr. No.</b> | <b>Name of Scheme / Land Sub Division</b> | <b>Address</b>  | <b>Name of Owners</b> |
|----------------|---|---|-----------------------|
| 1              | Rehman Garden Phase-I                     | Yazman Road, Mouza Houtwala Chak # 12/BC-Alif, Bahawalpur | Shams ur Rehman etc.  |
| 2              | Rehman Garden Phase-II                    | Yazman Road, Mouza Houtwala Chak # 12/BC-Alif, Bahawalpur | Saeeda Noor etc.      |
| 3              | Bahawalpur City Land Sub Division         | Moza Chak No. 8/BC, Bahawalpur                            | Muhammad Iqbal etc.   |

Due to willful negligence of the management, sanction was granted to those Housing Schemes and land Sub-Divisions which were outside the peri-urban areas.

Sanction of housing schemes and Land Sub-Divisions outside peri-urban areas resulted in irregular sanction as well as violation of rules.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.



Audit recommends fixing responsibility on the person(s) at fault besides taking corrective measures accordingly.

[AIR Para No.30]

#### **4.1.29 Un-authorized use of conversion fee – Rs 96.318 million**

According to Rule 79 of the Punjab Land Use (Classification, Reclassification and Redevelopment) Rules 2009, A City District Government or a Tehsil Municipal Administration shall keep income from conversion of land use and the betterment fee in separate head of accounts and shall spend the income on the provision or development of infrastructure.

TMA / Municipal Corporation / Metropolitan Corporation Bahawalpur did not maintain a separate head of accounts for conversion fee. Moreover, income received from said head of accounts was credited to general account of TMA/MC and was utilized for routine activities instead of development activities in violation of above rule. Detail is given in **Annexure-N**.

Due to weak financial management, income from conversion fee was not utilized for development activities.

Non utilization of conversion fee for development activities resulted in un-authorized use for in-admissible activities.

The matter was reported to the PAO in June, 2020 but no reply was submitted by the management.

Despite many efforts, DAC meeting was not convened till finalization of this Report.

Audit recommends fixing responsibility on the person(s) at fault besides taking corrective measures accordingly.

[AIR Para No.31]

## **5. OVERALL ASSESMENT**

The overall performance of the management of MC regarding approval of Private Housing Schemes and Land Sub-Divisions was not satisfactory as requirements were not fulfilled before according approval as laid down in the Punjab Private Housing Scheme and Land Sub-Division Rules, 2010. The management could not realize the potential revenue due to non recovery of prescribed fees. Further, the factors that lead to poor performance include failure to take solid steps against illegal establishment of Private Housing Schemes and Land Sub-Divisions under jurisdiction of MC Bahawalpur, unnecessary delay in the process of approval, non transfer of areas of public buildings, parks, open spaces, roads, graveyards and solid waste in the name of MC in revenue record, non execution of mortgage deeds, non monitoring of development work in Housing Schemes and Land Sub-Divisions as per approved designs and specifications, splitting of Housing Scheme into Land Sub-Divisions, processing the case of approval without having 100% ownership rights in the name of developers, non classification of land, non recovery of map fee from the owners houses and shops in such schemes and unauthorized use of conversion fee.

- **Performance Rating**

Performance rating regarding implementation of Rules for Establishment of Housing Schemes and Land Sub-Divisions was as under:

**Not Satisfactory**

- **Risk Rating**

High

## **6. CONCLUSION**

Keeping in view the audit findings, it has been concluded that no effective mechanism was exercised by the Administration of MC Bahawalpur/defunct TMA in Bahawalpur to regulate the Housing Schemes and Land Sub-Divisions, to transfer the area of public amenities, to mortgage the requisite saleable area as warranty for completion of development works, to recover the government dues, to prevent encroachment of public utility areas and to comply with the applicable rules from time to time. It was also observed that in many cases, open spaces, parks, graveyard areas were encroached by the owners /developers.

### **6.1 Lessons identified**

- i. Approval was granted for establishment of Housing Schemes and Land Sub-Divisions without observing criteria / requirements mentioned in Punjab Private Site Development Schemes (Regulations) Rules, 2005 and the Punjab Private Housing Scheme and Land Sub-Division Rules, 2010
- ii. Approval cases were processed without having 100% ownership rights in the name of the developers.
- iii. Potential revenue in shape of prescribed fees was not realized.
- iv. Solid actions were not taken against the owners / developers of illegal / unapproved private Housing Schemes and Land Sub-Divisions.
- v. The areas of public buildings, open spaces, parks, roads, graveyards and solid waste management was not transferred in the name of MC through mutation in revenue record.
- vi. Mortgage deeds as a warranty for completion of development works in Private Housing Schemes and Land Sub-Divisions were not obtained / executed.
- vii. Development work in approved Private Housing Schemes and Land Sub-Divisions were not monitored and completion of the same within prescribed period was not ensured. Further, Development work was not stopped in illegal Housing Schemes and Land Sub-Divisions.
- viii. Receipt on account of conversion fee was not accounted for separately in the books of accounts which was to be utilized for development purpose only.

**Recommendations for Management:**

- i. Approval should be granted for establishment of Housing Schemes and Land Sub-Divisions after observing criteria / requirements mentioned in the Punjab Private Housing Scheme and Land Sub-Division Rules, 2010
- ii. Cases for approval of Housing Schemes and Land Sub-Divisions should be processed after having 100% ownership rights in the name of developers.
- iii. Prescribed fees must be recovered from the concerned owners / developers without further loss of time.
- iv. Solid actions should be taken against the owners / developers of illegal / unapproved private Housing Schemes and Land Sub-Divisions.
- v. The areas of public buildings, open spaces, parks, roads, graveyards and solid waste management must be transferred in the name of MC through mutation in revenue record and illegal encroachment (if any) should be vacated.
- vi. Mortgage deeds as a warranty for completion of development works in Private Housing Schemes and Land Sub-Divisions should be obtained / executed.
- vii. Development work in approved Private Housing Schemes and Land Sub-Divisions should be monitored and completion of the same should be ensured within prescribed period. Further, Development works should be stopped in illegal Housing Schemes and Land Sub-Divisions immediately.
- viii. Receipt on account of conversion fee should be accounted for separately in the books of accounts and be placed in a separate account which should be utilized for development purpose only.

**Recommendations for Policy Makers:**

- i. Rules and Regulations should be improved with respect to penal actions against defaulters and owners / developers of unapproved / illegal Private Housing Schemes and Land Sub-Divisions.

- ii. Strict disciplinary actions should be initiated against the officers / officials who did not comply with the Punjab Private Housing Schemes and Land Sub-Division Rules, 2010.
- iii. Simplify the process of approval of Housing Schemes and Land Sub-Divisions.
- iv. A one window operation should be initiated to accommodate the owners / developers who want to develop a Housing Scheme or Land Sub-Division.
- v. A computerized mechanism should be developed in order to facilitate the owners / developers having a unique tracking ID so that the process of approval could be checked and it could be determined that how much time was taken on each step.
- vi. An effective monitoring mechanism should be developed for timely completion of development works in Housing Schemes and Land Sub-Divisions as per approved specifications and designs.

## **7. ACKNOWLEDGEMENT**

We wish to express our appreciation to the management and staff of the Administration of MC Bahawalpur/defunct TMA for their assistance and cooperation extended to the auditors during this assignment.

# **ANNEXURES**

## Annexure-A

### List of approved Private Housing Schemes / Land Sub-Divisions during the period 2009-19

| Sr. No. | Name of Scheme with Address   | Housing Scheme | Land Sub Division | Area |    | Date of Approval |
|---------|---|----------------|-------------------|------|----|------------------|
|         |   |                |                   | K    | M  |                  |
| 1       | Gulshan-e-Bahawalpur Jail Road, Diwanwali Pully Bahawalpur                            | ....           | Land Sub Division | 34   | 6  | 08.07.2002       |
| 2       | Rehman Garden Phase-I, Yazman Road, Mouza Houtwala Chak # 12/BC-Alif, Bahawalpur      | ....           | Land Sub Division | 144  | 0  | 09.12.2004       |
| 3       | Paragon City, Mouza Houtwala, Bahawalpur  | ....           | Land Sub Division | 99   | 2  | 05.08.2011       |
| 4       | Al-Mehboob Town, Chak # 10/BC Bahawalpur  | ....           | Land Sub Division | 56   | 0  | 16.07.2011       |
| 5       | Yousaf Garden, Chak # 12/BC-Alif, Bahawalpur  | ....           | Land Sub Division | 88   | 0  | 16.07.2011       |
| 6       | Al-Momen Garden, Chak # 10/BC Bahawalpur  | ....           | Land Sub Division | 80   | 0  | 16.07.2011       |
| 7       | Madni Town, Chak # 8/BC Bahawalpur  | ....           | Land Sub Division | 46   | 0  | 10.09.2011       |
| 8       | Rehman Garden Phase-II, Yazman Road, Mouza Houtwala Chak # 12/BC-Alif, Bahawalpur     | ....           | Land Sub Division | 76   | 12 | 30.05.2005       |
| 9       | Garden Town Yazman Road, Chak # 12/BC-Alif, Bahawalpur                                | ....           | Land Sub Division | 97   | 18 | 26.01.2012       |
| 10      | Bahawal Town Chak # 10/BC Bahawalpur  | ....           | Land Sub Division | 64   | 0  | 26.01.2012       |
| 11      | New Gulistan Johar, Mouza Bindra Multan Road, Bahawalpur                              | ....           | Land Sub Division | 76   | 0  | 26.03.2012       |
| 12      | Shadman City Phase-II, Mouza Qadir Bukhsh Channar, Link Jhangi Wala Road, Bahawalpur  | ....           | Land Sub Division | 80   | 0  | 10.03.2012       |
| 13      | Aman Society Town, Mouza Qadir Bukhsh Channar Jhangi Wala Road, Bahawalpur            | ....           | Land Sub Division | 96   | 9  | 10.10.2012       |
| 14      | Al-Majeed Paragon City Mouza Haut Wala, I/R Canal Branch Link Yazman Road, Bahawalpur | ....           | Land Sub Division | 23   | 9  | 06.10.2012       |
| 15      | Canal Villas Chak # 12/BC-Alif , Southern Bypass near AIOU Bahawalpur                 | ....           | Land Sub Division | 21   | 1  | 22.12.2012       |
| 16      | Sutluj Valley Mouza Bhinda Dakhli, Bahawalpur   | ....           | Land Sub Division | 44   | 9  | 22.02.2013       |
| 17      | Fine city LSD,Mouza Hamitiyan, Qadir Bakhush Channar Bahawalpur                       | ...            | Land Sub Division | 99   | 5  | 28.02.13         |
| 18      | Pelican Homes, Mouza Qadir Bukhsh Channar Behind Shadman Phase-I, Bahawalpur          | ....           | Land Sub Division | 78   | 10 | 12.07.2013       |
| 19      | NRSP Chak # 9/BC Bahawalpur   | ....           | Land Sub Division | 58   | 8  | 16.07.2013       |
| 20      | Aziz Garden Mouza Karna, Bahawalpur   | ....           | Land Sub Division | 31   | 2  | 18.09.2013       |
| 21      | Shadman City Phase-III, Mouza Qadir Bukhsh Channar, Jhangi Wala Road, Bahawalpur      | ....           | Land Sub Division | 98   | 0  | 14.05.2013       |
| 22      | Canal View, Rafi Qammar Road, Mouza Qadir Bukhsh Channar, Bahawalpur                  | ....           | Land Sub Division | 35   | 3  | 28.08.2013       |
| 23      | Iqbal Villas Mouza Haut Wala, Bahawalpur  | ....           | Land Sub Division | 56   | 6  | 26.12.2013       |
| 24      | A-One Garden Land Sub-Division, Ahmedpur Road, Mouza Raman, Bahawalpur                | ....           | Land Sub Division | 48   | 17 | 10.09.2013       |
| 25      | Johar Town, Mouza Hamaiti Near Akbar Town, Disposal Bahawalpur                        | ....           | Land Sub Division | 47   | 18 | 11.12.2013       |
| 26      | Middle City, Mouza Hamaiti, Bahawalpur  | ....           | Land Sub Division | 57   | 7  | 13.01.2014       |
| 27      | Madni Avenue, Mouza Ramman, Bahawalpur  | ....           | Land Sub Division | 71   | 11 | 23.12.2013       |
| 28      | Star Villas Jhangi Wala Road, Bahawalpur  | ....           | Land Sub Division | 98   | 14 | 21.03.2014       |
| 29      | Khayaban-e-Saeed, Mouza Chak # 9/BC Bahawalpur  | ....           | Land Sub Division | 85   | 11 | 20.03.2014       |
| 30      | Zakria Town, Mouza Qadar Bukhsh Channar, Bahawalpur                                   | ....           | Land Sub Division | 40   | 0  | 30.04.2014       |
| 31      | Usman Ghani Avenue Town, Mouza Ramman, Bahawalpur                                     | ....           | Land Sub Division | 77   | 2  | 17.06.2014       |
| 32      | Saeed Garden, Link Hasilpur Road, Chak # 9/BC Bahawalpur                              | ....           | Land Sub Division | 65   | 2  | 18.07.2014       |
| 33      | Riaz ul Jannah, Rafi Qammar Road, Mouza Hamaitia, Bahawalpur                          | ....           | Land Sub Division | 65   | 12 | 30.06.2015       |
| 34      | Mehmood Town, Nouthern By-Pass, Mouza Vislan, Bahawalpur                              | ....           | Land Sub Division | 37   | 7  | 20.02.2016       |
| 35      | Al-Makah Garden, Ahmadpur Road, Mouza Raman, Bahawalpur                               | ....           | Land Sub Division | 37   | 11 | 02.03.2016       |
| 36      | Al-Rayan Block, Rafi Qammar Road, Mouza   | ....           | Land Sub Division | 25   | 14 | 08.02.2016       |



| Sr. No. | Name of Scheme with Address   | Housing Scheme | Land Sub Division | Area |    | Date of Approval |
|---------|---|----------------|-------------------|------|----|------------------|
|         |   |                |                   | K    | M  |                  |
|         | Hamaiti, Bahawalpur   |                |                   |      |    |                  |
| 37      | Jinnah Town, Northern By-pass Road, Mouza Sahlan, Bahawalpur                      | ....           | Land Sub Division | 79   | 11 | 21.04.2016       |
| 38      | Bahawalpur Avenue, KLP Road, Mouza Ghani Pur Bahawalpur                           | ....           | Land Sub Division | 92   | 5  | 04.06.2016       |
| 39      | Azeem Square Link Rafi Qammar Road, Mouza Hamaiti Bahawalpur                      | ....           | Land Sub Division | 23   | 6  | 25.06.2016       |
| 40      | Gulistan Akbar, Chak # 10/BC Bahawalpur   | ....           | Land Sub Division | 46   | 0  | 30.05.2016       |
| 41      | City Garden, Jhangi Wala Road, Mouza Sahlan, Bahawalpur                           | ....           | Land Sub Division | 70   | 0  | 12.07.2016       |
| 42      | Allama Iqbal Avenue, Jhangi Wala Road, Mouza Sahlan, Bahawalpur                   | ....           | Land Sub Division | 69   | 13 | 13.12.2016       |
| 43      | State Garden, Moon College Road, Mnouza Hamaiti Bahawalpur                        | ....           | Land Sub Division | 41   | 11 | 09.12.2016       |
| 44      | Green Valley, Link Multan Road, Mouza Bindra, Bahawalpur                          | ....           | Land Sub Division | 15   | 3  | 28.10.2016       |
| 45      | Safari Garden, Multan Road Mouza Bindra, Bahawalpur                               | ....           | Land Sub Division | 72   | 0  | 09.12.2016       |
| 46      | Allama Iqbal Garden, Link Jhangi Wala Road, Mouza Sahlan, Bahawalpur              | ....           | Land Sub Division | 66   | 19 | 10.05.2017       |
| 47      | Al-Fareed Avenue, Jhangi Wala Road, Mouza Qadir Bukhsh Channar, Bahawalpur        | ....           | Land Sub Division | 84   | 4  | 13.06.2017       |
| 48      | Al-Marooof Avenue, Jhangi Wala Road, Mouza Derawish Muhammad Bahawalpur           | ....           | Land Sub Division | 37   | 1  | 27.07.2017       |
| 49      | Gulshan e Saeed, Link KLP Road, Mouza Ghani Pur Bahawalpur                        | ....           | Land Sub Division | 66   | 3  | 27.07.2017       |
| 50      | Darbar Mahal City, Darbar Mahal Road, Mouza Hamaiti Bahawalpur                    | ....           | Land Sub Division | 72   | 12 | 12.09.2017       |
| 51      | Al-Baghdad Villas, Hasilpur Road, Chak # 9/BC Bahawalpur                          | ....           | Land Sub Division | 29   | 7  | 30.01.2018       |
| 52      | Baghdad City, Near Baghdad Railway Station Chak # 10/BC Bahawalpur                | ....           | Land Sub Division | 60   | 9  | 18.05.2018       |
| 53      | Hassan Town, Link Rafi Qammar Road, Mouza Hamaiti Bahawalpur                      | ....           | Land Sub Division | 59   | 18 | 14.12.2017       |
| 54      | State City LSD, Link Road, Northern byepass Mouza Sahlan Bahawalpur               | ....           | Land Sub Division | 72   | 10 | 05.01.2018       |
| 55      | Al-Noor Garden (Phase-IV) Link Jhangi Wala Road                                   | ....           | Land Sub Division | 94   | 16 | 02.03.2018       |
| 56      | Home Land Society, Land Sub Division, Link Rafi Qamar Road Mouza Qadir Bux        | ....           | Land Sub Division | 36   | 6  | 10.07.2018       |
| 57      | Al-Noor Executive Villas, Link Jhangi Wala Road BWP                               | ....           | Land Sub Division | 25   | 7  | 21.07.2018       |
| 58      | Green City, Land Sub-Division Link Ahmedpur Road Muza Rama, Dara Ezat             | ....           | Land Sub Division | 99   | 8  | 17.09.2018       |
| 59      | Gulbarg Avenue, Land Sub Division, Yazman Road Bahawalpur                         | ....           | Land Sub Division | 81   | 7  | 29.09.2018       |
| 60      | Asia Town, LSD, Link Northern byepass Road, Mouza Sahlan, Mouza Qadir Bux Channar | ....           | Land Sub Division | 60   | 10 | 18.10.2018       |
| 61      | Liberty Avenue Land Sub Division, KLP Road, Mouza Bhinda Dakhli, Bahawalpur       | ....           | Land Sub Division | 62   | 11 | 06.12.2018       |
| 62      | State City Avenue, Link Road, Mouza Sahlan  | ....           | Land Sub Division | 70   | 12 | 12.12.2018       |
| 63      | Al-Haider City Land Sub Division, Link Ahmedpur Road Mouza Raman, Bahawalpur      | ....           | Land Sub Division | 98   | 8  | 18.12.2018       |
| 64      | Harm Villas LSD, Darbar Mahal Road, Mouza Hamitiyan                               | ....           | Land Sub Division | 12   | 8  | 03.01.2019       |
| 65      | Crystal Homes LSD, Link Jhangi Wala Road, Mouza Sahlan, Bahawalpur                | ....           | Land Sub Division | 68   | 9  | 18.01.2019       |
| 66      | Al Haider City Phase II, LSD, Link Ahmed pur Road Bahawalpur                      | ....           | Land Sub Division | 68   | 15 | 30.04.2019       |
| 67      | Al-Raheem Villas LSD Distributor Canal Road Mouza Qadir Bux Channar Bahawalpur    | ....           | Land Sub Division | 44   | 0  | 02.03.2019       |
| 68      | Wasib Avenue LSD, KLP Road, Mouza Ghanni pur, Bahawalpur                          | ....           | Land Sub Division | 53   | 12 | 20.04.2019       |
| 69      | Al-Makkah Garden LSD, Rafi Qamer Road, Mouza Qadir Bux Channar Bahawalpur         | ....           | Land Sub Division | 43   | 6  | 29.04.2019       |
| 70      | Villancia City LSD, Jhangi wala Road, Mouza Qadir                                 | ....           | Land Sub Division | 83   | 14 | 13.03.2019       |

| Sr. No. | Name of Scheme with Address   | Housing Scheme | Land Sub Division | Area |      | Date of Approval |
|---------|---|----------------|-------------------|------|------|------------------|
|         |   |                |                   | K    | M    |                  |
|         | Bux Channar Bahawalpur  |                |                   |      |      |                  |
| 71      | Pak Villas LSD, Jhangi Wala, Road, Mouza Darwash Muhammad, Bahawalpur                         | ....           | Land Sub Division | 43   | 0    | 29.04.2019       |
| 72      | Al-Haram Exective Villas, Link Jhangi Wala Road, Mouza Sahlan, Bahawalpur                     | ....           | Land Sub Division | 70   | 5    | 03.01.2019       |
| 73      | Green Orchard LSD, Link Jhangi wala Road , Mouza Salan, Bahawalpur                            | ....           | Land Sub Division | 79   | 11   | 30.04.2019       |
| 74      | Al Raheem Town LSD Distributor Canal Road Mouza Qadir Bux Channar Bahawalpur                  | ....           | Land Sub Division | 91   | 15   | 04.03.2019       |
| 75      | Japan Town, LSD, 8/BC Hasilpur Road Bahawalpur  | ....           | Land Sub Division | 94   | 4    | 29.04.2019       |
| 76      | Al Raheem Pardais LSD, Link Jhangi Wala Road Mouza Sahlan Bahawalpur                          | ....           | Land Sub Division | 56   | 0    | 26.04.2019       |
| 77      | Al Raheem City LSD, Link Jhangi Wala Road, Mouza Sahlan Bahawalpur                            | ....           | Land Sub Division | 85   | 10.5 | 27.04.2019       |
| 78      | Canal Garden Housing Scheme, Mouza Hoot Wala I/R Canal Branch Link Yazman Road, Bahawalpur    | Housing Scheme | ....              | 367  | 16   | 31.10.2012       |
| 79      | Shadman City Phase-I Housing Scheme, Mouza Qadir Bukhsh Channar Jhangiwala Road, BWP          | Housing Scheme | ....              | 344  | 11   | 22.12.2012       |
| 80      | Model Avenue Housing Scheme, Mouza Aghapur, Mouza Noshehra, Mouza Raman, Bye Pass, Bahawalpur | Housing Scheme | ....              | 771  | 15   | 23.01.2013       |
| 81      | Ajwa Garden HousingScheme, Mouza Qadir Bukhsh Channar Jhangi Wala Road, Bahawalpur            | Housing Scheme | ....              | 120  | 00   | 25.03.2014       |
| 82      | Zaman Villas, Housing Scheme Jhangi Wala Road, Bahawalpur                                     | Housing Scheme | ....              | 101  | 07   | 21.03.2014       |
| 83      | Paragon Ideal Homes, Samma Satta Road, Mouza Zakhira Samma Satta Bahawalpur                   | Housing Scheme | ....              | 272  | 10   | 05.11.2015       |
| 84      | Aman Society Housing Scheme, Jhangi Wali Road, Mouza Qadir Bukhsh Channar Bahawalpur          | Housing Scheme | ....              | 123  | 10   | 18.12.2017       |

## Annexure-B

### List of Un-approved Private Housing Schemes / Land Sub-Divisions during the period 2009-19

| Sr. No. | Name of Scheme with Address   | Housing Scheme | Land Sub Division | Area |      |
|---------|---|----------------|-------------------|------|------|
|         |   |                |                   | K    | M    |
| 1       | Ideal Homes II, LSD, Sama Sattha Road, Bahawalpur                                       | ...            | Land Sub Division | 16   | 0    |
| 2       | Bahawal City LSD, Southern By-pass Mouza Haut Wala Bahawalpur                           | ...            | Land Sub Division | 85   | 15   |
| 3       | Ideal City Housing Socitey LSD Link jhangi wala road Mouza Qadir bux channar Bahawalpur | ...            | Land Sub Division | 16   | 0    |
| 4       | Doctors Town LSD, Board Road, Mouza Zakhira Samma Satta Bahawalpur                      | ...            | Land Sub Division | 28   | 12   |
| 5       | Gulistan Colony LSD, Link Samma Satta Road, Mouza Ghani Pur, Bahawalpur                 | ...            | Land Sub Division | 64   | 18   |
| 6       | Izafi Gulistan Colony LSD, KLP Road, Mouza Ghanipur Bahawalpur                          | ...            | Land Sub Division | 40   | 0    |
| 7       | Ali City LSD, Link Jhangi Wali Road, Mouza Sahlan, Bahawalpur                           | ...            | Land Sub Division | 45   | 6.9  |
| 8       | Taha Town LSD, Samma Satta Road, Mouza Zakhira Samma Satta Bahawalpur                   | ...            | Land Sub Division | 45   | 12   |
| 9       | Eden City LSD, Jhangi Wala Road, Bahawalpur   | ...            | Land Sub Division | 61   | 1.5  |
| 10      | Rafaqat Town LSD, Baghochi Pull Road, Chak # 10/BC Bahawalpur                           | ...            | Land Sub Division | 56   | 13.5 |
| 11      | Dream Land LSD, Baghochi Pull Road, Chak # 10/BC Bahawalpur                             | ...            | Land Sub Division | 42   | 7.8  |
| 12      | Silver Town , Land Sub-Division Multan Road Bahawalpur                                  | ...            | Land Sub Division | 35   | 6    |
| 13      | Al Qamer Garden, LSD, 9/BC Link Hasilpur Road, Bahawalpur                               | ...            | Land Sub Division | 97   | 2    |
| 14      | Dream Land LSD, Link Hasilpur Road, Chak # 9/BC Bahawalpur                              | ...            | Land Sub Division | 12   | 14   |
| 15      | Al Kareem LSD, Link Hasilpur Road Chak # 9/BC Bahawalpur                                | ...            | Land Sub Division | 12   | 0    |
| 16      | Meer Garden LSD Link Hasilpur Road Chak 10/BC Bahawalpur                                | ...            | Land Sub Division | 66   | 4    |
| 17      | Al Kareem LSD, Link Hasilpur Road Chak # 8/BC Bahawalpur                                | ...            | Land Sub Division | 35   | 0    |
| 18      | Universty Town, LSD, Link Hasilpur Road Chak # 8/BC Bahawalpur                          | ...            | Land Sub Division | 72   | 0    |
| 19      | Star City LSD, Jhangi wala Road, Mouza Qadir Bux Channar Bahawalpur                     | ...            | Land Sub Division | 84   | 0    |
| 20      | State City Sector C LSD, Link Northen Bye Pass, Mouza Sahlan, Bahawalpur                | ...            | Land Sub Division | 71   | 15   |
| 21      | Hussain Town, LSD, Link Rafi Qamer Road, Mouza Qadir Bux Channar Bahawalpur             | ...            | Land Sub Division | ...  | ...  |
| 22      | Green City Avenue LSD, Baghuchi Pull Road, Chak # 10/BC Bahawalpur                      | ...            | Land Sub Division | ...  | ...  |
| 23      | Star Avenue, LSD, Link Jhangi Wala Road, Bahawalpur                                     | ...            | Land Sub Division | 96   | 3.8  |
| 24      | Bakhush Villas, LSD, Link Jhangi Wala Road, Bahawalpur                                  | ...            | Land Sub Division | ...  | ...  |
| 25      | Safari Garden II, LSD, Mouza Weaslan Bahawalpur   | ...            | Land Sub Division | 51   | 11   |
| 26      | Safari Garden III, LSD, Mouza Bindra, Near Multan Road, Bahawalpur                      | ...            | Land Sub Division | 64   | 0    |
| 27      | Star Garden, LSD, Jhangi Wala Road, Mouza Qadir Bux Channar, Bahawalpur                 | ...            | Land Sub Division | 72   | 0    |

| Sr. No. | Name of Scheme with Address   | Housing Scheme | Land Sub Division | Area  |      |
|---------|---|----------------|-------------------|-------|------|
|         |   |                |                   | K     | M    |
| 28      | Royal Avenue, LSD, Mouza Sahlan, Bahawalpur   | ...            | Land Sub Division | 99    | 0    |
| 29      | Star Velly, LSD, Link Jhangi Wala Road, Mouza Qadir Bux Channar Bahawalpur                    | ...            | Land Sub Division | 93    | 2    |
| 30      | Eden Canal LSD, Sathron bypass, Bahawalpur  | ...            | Land Sub Division | 61    | 1.5  |
| 31      | Al Syed Town LSD, Link Hasilpur Road, Chak no 8/BC Bahawalpur                                 | ...            | Land Sub Division | 30    | 11   |
| 32      | Asif Town LSD, Rafi Qammar Road, Mouza Hamaiti Bahawalpur                                     | ...            | Land Sub Division | 48    | 0    |
| 33      | Green Valley Avenue LSD, Chak No. 10/BC Baghuchi Pull Hasilpur road, Bahawalpur               | ...            | Land Sub Division | 96    | 0    |
| 34      | Pearl Paradise LSD, Chak No. 10/BC Link Hasilpur road Bahawalpur                              | ...            | Land Sub Division | 66    | 13   |
| 35      | Zeeshan City LSD, Sama Satha road Mouza Zakhira Sama Satta Bahawalpur                         | ...            | Land Sub Division | 24    | 8    |
| 36      | Zeeshan Town LSD, Link Sama Satha road, Mouza Ghanipur Bahawalpur                             | ...            | Land Sub Division | 24    | 14.9 |
| 37      | Umar Garden LSD, Chak No. 9/BC Link Hasilpur road Bahawalpur                                  | ...            | Land Sub Division | 24    | 4    |
| 38      | Hussain Avenue LSD, Jhangi wala road Mouza Dewash Muhammad Bahawalpur                         | ...            | Land Sub Division | 57    | 16   |
| 39      | Haider View LSD Link Ahmed pur road Mouza Rama Bahawalpur                                     | ...            | Land Sub Division | 80    | 13.6 |
| 40      | Taskeen Garden LSD, Jhangi wala road Mouza Derwash Muhammad Bahawalpur                        | ...            | Land Sub Division | 29    | 13   |
| 41      | Priem City LSD LSD, Link Hasilpur road Bahawalpur   | ...            | Land Sub Division | 86    | 10   |
| 42      | Citizen Garden LSD Link Hasilpur road Bahawalpur  | ...            | Land Sub Division | 90    | 8    |
| 43      | Green Villas LSD KLP road Mouza Ghanipur Bahawalpur   | ...            | Land Sub Division | 72    | 9    |
| 44      | Shaheer Garden Housing Scheme, Chak # 10/BC Bahawalpur  | Housing Scheme | ...               | 139   | ...  |
| 45      | Royal City Housing Scheme, Chak # 9/BC Bahawalpur   | Housing Scheme | ...               | 160   | 0    |
| 46      | Taha Town Housing Scheme, KLP Road, Mouza Zakhira Samma Satta Bahawalpur                      | Housing Scheme | ...               | 142   | 0    |
| 47      | Allama Iqbal Town Housing Scheme, Jhangi Wala Road, Mouza Sahlan, Hamaiti Bahawalpur          | Housing Scheme | ...               | 177   | 15   |
| 48      | Faisal Baugh Housing Scheme Jail Road, Mouza Baqir pur Bahawalpur                             | Housing Scheme | ...               | 158.1 | 0    |
| 49      | Fine City Housing Scheme, Distributor Road, Mouza Qadir Bukhsh Channar, Hamaiti Bahawalpur    | Housing Scheme | ...               | 160   | 0    |
| 50      | Al-Noor Garden, Phase V, Housing Scheme, Link Northern bypass Road, Mouza Sahalan, Bahawalpur | Housing Scheme | ...               | 187   | 15   |
| 51      | Al Jannat Housing Scheme Jhangi wala Road Mouza Sahlan  | Housing Scheme | ...               | 129   | 9    |
| 52      | Al Haider City HS Link Ahmadpur road Mouza Rama Bahawalpur                                    | Housing Scheme |                   |       |      |

**Annexure-C**  
**[Para 4.1.3]**

**Non execution of mortgage deed – Rs 200.773 million**

(Amount in Rupees)

| Sr. No. | Name of Housing Scheme / Land Sub Division                                      | Date of Approval | Total Area (marlas) | Total Saleable Area (marlas) | Required Mortgageable Area @ 20% of saleable (marlas) | Area Mortgaged (marlas) | Less Mortgaged Area (marlas) | Land Value / marla | Value of Less Mortgaged Area |
|---------|---|------------------|---------------------|------------------------------|---|-------------------------|------------------------------|--------------------|------------------------------|
| 01      | Aman Society Housing Scheme, Jhangi Wali Road, Mouza Qadir Bukhsh Channar (H.S) | 18.12.2017       | 2470                | 1,387.0                      | 277.40  | 272.4                   | 5.0                          | 230,000            | 1,150,000                    |
| 02      | Model Avenue Housing Scheme, Mouza Aghapur, Mouza Noshehra (H.S)                | 23.01.2013       | 15435               | 9,853.0                      | 1,970.60  | 1,958.0                 | 12.6                         | 20,000             | 252,000                      |
| 03      | Canal Garden Housing Scheme, Mouza Hoot Wala (H.S)                              | 31.10.2012       | 7356                | 8,554.3                      | 1,710.87  | 940.0                   | 770.9                        | 60,000             | 46,252,080                   |
| 04      | Al-Mehboob Town, Chak # 10/BC (LSD)   | 16.07.2011       | 1120                | 723.2                        | 144.64  | 73.0                    | 71.6                         | 20,000             | 1,432,800                    |
| 05      | Paragon City, Mouza Houtwala (LSD)  | 05.08.2011       | 1982                | 1,232.5                      | 246.51  | 123.3                   | 123.2                        | 39,000             | 4,805,173                    |
| 06      | Garden Town Yazman Road, Chak # 12/BC-Alif (LSD)                                | 31.01.2012       | 1958                | 1,338.3                      | 267.65  | 133.5                   | 134.2                        | 28,000             | 3,756,200                    |
| 07      | Asif Town LSD, Rafi Qammar Road, Mouza Hamaiti (LSD)                            | Under Process    | 960                 | 783.5                        | 156.70  | -                       | 156.7                        | 320000             | 50,144,000                   |
|         |   |                  | <b>31,281.4</b>     | <b>23,871.8</b>              | <b>4,774.4</b>  | <b>3,500.2</b>          | <b>1,274.2</b>               |                    | <b>107,792,252.8</b>         |

(Amount in Rupees)

| <b>Less Mortgaged in the name of Municipal Corporation BWP</b> |                    |  |
|--|--------------------|--|
| <b>Green City Mouza Dara Izzat</b>                             |                    |  |
| Total Area (in Kanal)  | 99.42K             |  |
| Total Area (in Marlas)   | 1,988              |  |
| Description  | Actual (In Marlas) | Area to be Mortgaged in the Name of MC |
| Open Space (7%)  | 145.45             |  |
| Area under plots   | 1,073.90           | 214.78                                 |
| Area under Roads   | 614.85             |  |
| Commercial Area (5%)   | 99.35              | 19.87                                  |
| Public Buildings (2%)  | 39.84              |  |
| Grave Yard   | -                  |  |
| Plot for Solid Waste Management                                | 15.00              |  |
| <b>Total (In Marlas)</b>                                       | <b>1,988</b>       | <b>235</b>                             |
| <b>Rate per Marla</b>  | <b>165,000</b>     | <b>165,000</b>                         |
| <b>Area Mortgaged in the name of MC BWP</b>                    |                    | <b>230</b>                             |
| <b>Area less Mortgaged in the name of MC BWP</b>               |                    | <b>5</b>                               |

|  |                           |   |
|--|---------------------------|---|
| <b>Value of Area less Mortgaged in the name of MC BWP</b>                |                           | 767,250                                       |
| <b>Al Haider City LSD Link Ahmadpur road</b>                             |                           |   |
| Total Area (in Kanal)  | 98.42K                    |   |
| Total Area (in Marlas)   | 1,968                     |   |
| <b>Description</b>   | <b>Actual (In Marlas)</b> | <b>Area to be Mortgaged in the Name of MC</b> |
| Open Space (7%)  | 137.80                    |   |
| Area under plots   | 1,164.15                  | 232.83  |
| Area under Roads   | 513.70                    |   |
| Commercial Area (5%)   | 98                        | 19.696  |
| Public Buildings (2%)  | 39.37                     |   |
| Grave Yard   | -                         |   |
| Plot for Solid Waste Management  | 15.00                     |   |
| <b>Total (In Marlas)</b>   | <b>1,969</b>              | <b>253</b>                                    |
| <b>Rate per Marla</b>  | 45,980                    | 45,980  |
| <b>Area Mortgaged in the name of MC BWP</b>                              |                           | 249   |
| <b>Area less Mortgaged in the name of MC BWP</b>                         |                           | 4   |
| <b>Value of Area less Mortgaged in the name of MC BWP</b>                |                           | 171,321                                       |
| <b>Crystal Homes LSD Link Jhanig wala road</b>                           |                           |   |
| Total Area (in Kanal)  | 68.45K                    |   |
| Total Area (in Marlas)   | 1,369                     |   |
| <b>Description</b>   | <b>Actual (In Marlas)</b> | <b>Area to be Mortgaged in the Name of MC</b> |
| Open Space (7%)  | 95.42                     |   |
| Area under plots   | 739.57                    | 147.914                                       |
| Area under Roads   | 418.20                    |   |
| Commercial Area (5%)   | 68.23                     | 13.646  |
| Public Buildings (2%)  | 27.26                     |   |
| Grave Yard   | -                         |   |
| Plot for Solid Waste Management  | 19                        |   |
| <b>Total (In Marlas)</b>   | <b>1,368</b>              | <b>162</b>                                    |
| <b>Rate per Marla</b>  | 250,000                   | 250,000                                       |
| <b>Area Mortgaged in the name of MC BWP</b>                              |                           | 160.40  |
| <b>Area less Mortgaged in the name of MC BWP</b>                         |                           | 1.16  |
| <b>Value of Area less Mortgaged in the name of MC BWP</b>                |                           | 290,000                                       |
| <b>Al Makkah Garden Phase II Rafi Qamer road Mouza Qadir Bux Channer</b> |                           |   |
| Total Area (in Kanal)  | 43.3K                     |   |
| Total Area (in Marlas)   | 866                       |   |
| <b>Description</b>   | <b>Actual (In Marlas)</b> | <b>Area to be Mortgaged in the Name of MC</b> |
| Open Space (7%)  | 60.77                     |   |
| Area under plots   | 504.40                    | 100.88  |
| Area under Roads   | 225                       |   |
| Commercial Area (5%)   | 48.55                     | 9.71  |
| Public Buildings (2%)  | 17.30                     |   |
| Grave Yard   | -                         |   |
| Plot for Solid Waste Management  | 10                        |   |
| <b>Total (In Marlas)</b>   | <b>866</b>                | <b>110.59</b>                                 |
| <b>Rate per Marla</b>  | 320,000                   | 320,000                                       |
| <b>Area Mortgaged in the name of MC BWP</b>                              |                           | 95.00   |
| <b>Area less Mortgaged in the name of MC BWP</b>                         |                           | 15.59   |
| <b>Value of Area less Mortgaged in the name of MC BWP</b>                |                           | 4,988,800                                     |
| <b>Asia Town Northern Bypass LSD</b>                                     |                           |   |
| Total Area (in Kanal)  | 60.5K                     |   |
| Total Area (in Marlas)   | 1,210                     |   |
| <b>Description</b>   | <b>Actual (In Marlas)</b> | <b>Area to be Mortgaged in the Name of MC</b> |

|   |                           |   |
|---|---------------------------|---|
| Open Space (7%)   | 84.7                      |   |
| Area under plots  | 621.83                    | 124.366                                       |
| Area under Roads  | 403.8                     |   |
| Commercial Area (5%)                                      | 60.77                     | 12.154  |
| Public Buildings (2%)                                     | 24.15                     |   |
| Grave Yard  | -                         |   |
| Plot for Solid Waste Management                           | 15.3                      |   |
| <b>Total (In Marlas)</b>                                  | <b>1,211</b>              | <b>137</b>                                    |
| <b>Rate per Marla</b>                                     | 250,000                   | 250,000                                       |
| <b>Area Mortgaged in the name of MC BWP</b>               |                           | 0   |
| <b>Area less Mortgaged in the name of MC BWP</b>          |                           | 137   |
| <b>Value of Area less Mortgaged in the name of MC BWP</b> |                           | 34,130,000                                    |
| <b>Al Haram Executive Villas Jhangi wala road</b>         |                           |   |
| Total Area (in Kanal)                                     | 70.25K                    |   |
| Total Area (in Marlas)                                    | 1,405                     |   |
| <b>Description</b>  | <b>Actual (In Marlas)</b> | <b>Area to be Mortgaged in the Name of MC</b> |
| Open Space (7%)   | 121.98                    |   |
| Area under plots  | 778.65                    | 155.73  |
| Area under Roads  | 385.41                    |   |
| Commercial Area (5%)                                      | 70.28                     | 14.056  |
| Public Buildings (2%)                                     | 28.14                     |   |
| Grave Yard  | -                         |   |
| Plot for Solid Waste Management                           | 21                        |   |
| <b>Total (In Marlas)</b>                                  | <b>1,405</b>              | <b>170</b>                                    |
| <b>Rate per Marla</b>                                     | 310,000                   | 310,000                                       |
| <b>Area Mortgaged in the name of MC BWP</b>               |                           | 0   |
| <b>Area less Mortgaged in the name of MC BWP</b>          |                           | 170   |
| <b>Value of Area less Mortgaged in the name of MC BWP</b> |                           | 52,633,660                                    |
| <b>Grand Total</b>  |                           | <b>92,981,031</b>                             |

**Annexure-D**  
**[Para 4.1.4]**

**Loss due to non-transfer of land of Housing Schemes and Land Sub-Divisions in the name of municipal corporation – Rs 344.566 million**

(Amount in Rupees)

| Sr. No. | Name of Scheme/ LSD   | Total Area in Kanal | Total Area in Marlas | Total Area to be transfer in Marlas | Actual Area transfer by the developer | Difference    | Per Marla Schedule Rate | Amount             |
|---------|---|---------------------|----------------------|-------------------------------------|---------------------------------------|---------------|-------------------------|--------------------|
| 1       | 2   | 3                   | 4                    | 5                                   | 6                                     | 7=5-6         | 8                       | 9=8x7              |
| 1       | Gulbarg Avenue Yazman road  | 81.37K              | 1,627                | 658.21                              | 642.30                                | 15.91         | 66,000                  | 1,050,060          |
| 2       | State City LSD Northern Bypass                                    | 70.63K              | 1,412.6              | 523.61                              | 507.48                                | 16.13         | 217,000                 | 3,500,210          |
| 3       | Al Haider City LSD Link Ahmadpur road                             | 98.42K              | 1,968                | 705.87                              | 507.42                                | 198.45        | 45,980                  | 9,124,731          |
| 4       | Crystal Homes LSD Link Jhangi wala road                           | 68.45K              | 1,369                | 559.88                              | 557.45                                | 2.43          | 250,000                 | 607,500            |
| 5       | Al Rahim Villas Link Rafi Qamer road                              | 44K                 | 880                  | 332.04                              | 323.40                                | 8.64          | 240,000                 | 2,073,600          |
| 6       | Wasaib Avenue LSD KLP road Mouza Ghanipur                         | 53.85K              | 1,077                | 391.00                              | 380.32                                | 10.68         | 240,000                 | 2,563,200          |
| 7       | Al Makkah Garden Phase II Rafi Qamer road Mouza Qadir Bux Channer | 43.3K               | 866                  | 313.07                              | 304.42                                | 8.65          | 320,000                 | 2,768,000          |
| 8       | Asia Town Northern Bypass LSD                                     | 60.5K               | 1,210                | 527.90                              | 455.27                                | 72.63         | 250,000                 | 18,157,500         |
| 9       | Valencia LSD Jhangi wala road                                     | 83.71K              | 1,674                | 644.90                              | 623.588                               | 21.31         | 240,000                 | 5,114,880          |
| 10      | Pak Villas LSD Mouza Darwash Muhammad                             | 43K                 | 860                  | 307.16                              | 298.57                                | 8.59          | 300,000                 | 2,577,000          |
| 11      | Al Haram Executive Villas Jhangi wala road                        | 70.25K              | 1,405                | 556.30                              | 542.29                                | 14.01         | 310,000                 | 4,343,100          |
| 12      | Green Archard LSD Jhangi wala road                                | 79.55K              | 1,591                | 547.10                              | 531.20                                | 15.90         | 310,000                 | 4,929,000          |
| 13      | Al Rahim Town Mouza Qadir Bux Channar                             | 91.75K              | 1,835                | 705.70                              | 687                                   | 18.70         | 220,000                 | 4,114,000          |
| 14      | Japan Town LSD Hasilpur road                                      | 94.2K               | 1,884                | 761.80                              | 496                                   | 266.30        | 250,000                 | 66,575,000         |
|         | <b>Total</b>  |                     | <b>19662.6</b>       | <b>7,534.54</b>                     | <b>6,862.21</b>                       | <b>678.33</b> |                         | <b>127,497,781</b> |



**Detail and Value of Land Area not transferred in the name of TMA / M.C:**

**(Amount in rupees)**

| Sr. No.      | Name of Housing Scheme     | Total Area (marlas) | Land Value / marla (Rs.) | Open Space 07% (marlas) | Public Buildings (School / Masjid / Madrissa / Hospital) 02% | Solid Waste Plot 10marlas | Graveyard 02% | Internal Roads | Required Area to be Transferred in the Name of M.C (marlas) | Area Transferred in the Name of M.C (marlas) | Less Area Transferred in the Name of M.C (marlas) | Value of Area Not Transferred in the Name of M.C (marlas) |
|--------------|----------------------------|---------------------|--------------------------|-------------------------|--|---------------------------|---------------|----------------|---|--|---|---|
| 1            | Shadman City Phase-I (H.S) | 6891                | 25,000                   | 509.0                   | 163.0  | 10.0                      | 138.0         | 1,670          | 2,408.5   | 2,362.00                                     | 46.50   | 1,162,500   |
| 2            | Model Avenue (H.S)         | 15435               | 20,000                   | 1,081.0                 | 311.5  | 30.0                      | 309.0         | 3,880          | 5,455.8   | 5,434.00                                     | 21.80   | 436,000   |
| 3            | Aman Society (H.S)         | 2470                | 230,000                  | 172.0                   | 49.0   | 14.0                      | 49.0          | 775.2          | 1,034.7   | 1,031.2                                      | 3.50  | 805,000   |
| 4            | Asif Town (LSD)            | 960                 | 320,000                  | 48.0                    | -  | -                         | -             | 190            | 247.6   | -  | 247.60  | 79,232,000  |
| 5            | Khalid Town (LSD)          | 960                 | 330,000                  | 48.0                    | -  | -                         | -             | 353            | 410.4   | -  | 410.40  | 135,432,000   |
| <b>Total</b> |                            | <b>26,716</b>       |                          | <b>1,858</b>            | <b>524</b>   | <b>54</b>                 | <b>496</b>    | <b>6,868</b>   | <b>9,557</b>  | <b>8,827</b>                                 | <b>730</b>  | <b>217,067,500</b>  |

**Annexure-E**  
**[Para 4.1.6]**

**Loss due to non approval / registration of Housing Schemes /  
Land Sub-Divisions – Rs 11,994.414 million**

**(1) Non / Less collection of required fees**

(Amount in rupees)

| Sr. No. | Name of Housing Scheme  | Name of Owner / Developer           | Total Area (kanals) | Aprox. Land Value / kanal | Preliminary Planning Permission fee @ Rs 5,000 | Scrutiny | Sanction of Scheme | Approval of Design for water Supply, Sewerage & Drainage | Approval of design and specification for road, Bridge and foot path | Conversion Fee 1% | Aprox. Total Admissible Fee | Remaining Fee |
|---------|---|-------------------------------------|---------------------|---------------------------|--|----------|--------------------|--|---|-------------------|-----------------------------|---------------|
| 1       | Ideal Homes II, LSD, Sama Sattha Road, Bahawalpur                                       | Hashmat bibi W/o Abdu-r-rasheed etc | 16                  | 2,900,000                 | 5,000  | 1,000    | 16,000             | 8,000  | 8,000   | 464,000           | 502,000                     | 502,000       |
| 2       | Bahawal City LSD, Southern By-pass Mouza Haut Wala Bahawalpur                           | Haji Kaley Khan etc                 | 85.75               | 2,900,000                 | 5,000  | 1,000    | 85,750             | 42,875   | 42,875  | 2,486,750         | 2,664,250                   | 2,664,250     |
| 3       | Ideal City Housing Socitey LSD Link jhangi wala road Mouza Qadir bux channar Bahawalpur | Rafiq Abid etc.                     | 16                  | 2,900,000                 | 5,000  | 1,000    | 16,000             | 8,000  | 8,000   | 464,000           | 502,000                     | 502,000       |
| 4       | Doctors Town LSD, Board Road, Mouza Zakhira Samma Satta Bahawalpur                      | Dr. Manzoor Hussain Malik           | 28.6                | 2,900,000                 | 5,000  | 1,000    | 28,600             | 14,300   | 14,300  | 829,400           | 892,600                     | 892,600       |
| 5       | Gulistan Colony LSD, Link Samma Satta Road, Mouza Ghani Pur, Bahawalpur                 | Ashraf Saeed etc.                   | 64.9                | 2,900,000                 | 5,000  | 1,000    | 64,900             | 32,450   | 32,450  | 1,882,100         | 2,017,900                   | 2,017,900     |
| 6       | Izafi Gulistan Colony LSD, KLP Road, Mouza  | Rana M. Akram etc.                  | 40                  | 2,900,000                 | 5,000  | 1,000    | 40,000             | 20,000   | 20,000  | 1,160,000         | 1,246,000                   | 1,246,000     |

| Sr. No. | Name of Housing Scheme  | Name of Owner / Developer           | Total Area (kanals) | Aprox. Land Value / kanal | Preliminary Planning Permission fee @ Rs 5,000 | Security | Sanction of Scheme | Approval of Design for water Supply, Sewerage & Drainage | Approval of design and specification for road, Bridge and foot path | Conversion Fee 1% | Approx. Total Admissible Fee | Remaining Fee |
|---------|---|-------------------------------------|---------------------|---------------------------|--|----------|--------------------|--|---|-------------------|------------------------------|---------------|
|         | Ghanipur Bahawalpur   |                                     |                     |                           |  |          |                    |  |   |                   |                              |               |
| 7       | Ali City LSD, Link Jhangi Wali Road, Mouza Sahlan, Bahawalpur         | Muhamad Iqbal etc.                  | 45.345              | 2,900,000                 | 5,000  | 1,000    | 45,345             | 22,673   | 22,673  | 1,315,005         | 1,411,695                    | 1,411,695     |
| 8       | Taha Town LSD, Samma Satta Road, Mouza Zakhira Samma Satta Bahawalpur | Farooq Ahmad etc.                   | 45.6                | 2,900,000                 | 5,000  | 1,000    | 45,600             | 22,800   | 22,800  | 1,322,400         | 1,419,600                    | 1,419,600     |
| 9       | Eden City LSD, Jhangi Wala Road, Bahawalpur                           | Sheikh Muhamad Azam etc.            | 61.075              | 2,900,000                 | 5,000  | 1,000    | 61,075             | 30,538   | 30,538  | 1,771,175         | 1,899,325                    | 1,899,325     |
| 10      | Rafaqat Town LSD, Baghochi Pull Road, Chak # 10/BC Bahawalpur         | Rana Luqman etc.                    | 56.675              | 2,900,000                 | 5,000  | 1,000    | 56,675             | 28,338   | 28,338  | 1,643,575         | 1,762,925                    | 1,762,925     |
| 11      | Dream Land LSD, Baghochi Pull Road, Chak # 10/BC Bahawalpur           | Muhamad Bukhsh etc.                 | 42.39               | 2,900,000                 | 5,000  | 1,000    | 42,390             | 21,195   | 21,195  | 1,229,310         | 1,320,090                    | 1,320,090     |
| 12      | Silver Town Land Sub-Division Multan Road Bahawalpur                  | Muhamad Aslam Khan lodhi etc.       | 35.3                | 2,900,000                 | 5,000  | 1,000    | 35,300             | 17,650   | 17,650  | 1,023,700         | 1,100,300                    | 1,100,300     |
| 13      | Al Qamer Garden, LSD, 9/BC Link Hasilpur Road, Bahawalpur             | Abdul Hameed S/o Muhamad Qamer etc. | 97.1                | 2,900,000                 | 5,000  | 1,000    | 97,100             | 48,550   | 48,550  | 2,815,900         | 3,016,100                    | 3,016,100     |
| 14      | Dream Land LSD, Link Hasilpur Road, Chak # 9/BC Bahawalpur            | Noor Muhamad S/o Faiz Bukhash etc.  | 12.7                | 2,900,000                 | 5,000  | 1,000    | 12,700             | 6,350  | 6,350   | 368,300           | 399,700                      | 399,700       |

| Sr .<br>No. | Name of Housing Scheme  | Name of Owner / Developer                                 | Total Area (kanals) | Aprox. Land Value / kanal | Preliminary Planning Permission fee @ Rs 5,000 | Scrutiny | Sanction of Scheme | Approval of Design for water Supply, Sewerage & Drainage | Approval of design and specification for road, Bridge and foot path | Conversion Fee 1% | Approx. Total Admissible Fee | Remaining Fee |
|-------------|---|---|---------------------|---------------------------|--|----------|--------------------|--|---|-------------------|------------------------------|---------------|
| 15          | Al Kareem LSD, Link Hasilpur Road Chak # 9/BC Bahawalpur                    | Muham mad wasim S/o Muham mad Mazher                      | 12                  | 2,900,000                 | 5,000  | 1,000    | 12,000             | 6,000  | 6,000   | 348,000           | 378,000                      | 378,000       |
| 16          | Meer Garden LSD Link Hasilpur Road Chak 10/BC Bahawalpur                    | syed abdul Hanaan, Jamal Ahmad Ss/o Syed Abdul Rehmad etc | 66.2                | 2,900,000                 | 5,000  | 1,000    | 66,200             | 33,100   | 33,100  | 1,919,800         | 2,058,200                    | 2,058,200     |
| 17          | Al Kareem LSD, Link Hasilpur Road Chak # 8/BC Bahawalpur                    | Hafiz Abdul Mujeeb etc                                    | 35                  | 2,900,000                 | 5,000  | 1,000    | 35,000             | 17,500   | 17,500  | 1,015,000         | 1,091,000                    | 1,091,000     |
| 18          | Universty Town, LSD, Link Hasilpur Road Chak # 8/BC Bahawalpur              | Ejaz Ahmad S/o Malik Khalil Ahmad etc                     | 72                  | 2,900,000                 | 5,000  | 1,000    | 72,000             | 36,000   | 36,000  | 2,088,000         | 2,238,000                    | 2,238,000     |
| 19          | Star City LSD, Jhangi wala Road, Mouza Qadir Bux Channar Bahawalpur         | Ejaz Akram, Hamid Akram Ss/o Muham mad Akram              | 84                  | 2,900,000                 | 5,000  | 1,000    | 84,000             | 42,000   | 42,000  | 2,436,000         | 2,610,000                    | 2,610,000     |
| 20          | State City Sector C LSD, Link Northen Bye Pass, Mouza Sahlan, Bahawalpur    | Moham mad Shafiqe Shafqat, S/o Rahmat Ullah etc           | 71.75               | 2,900,000                 | 5,000  | 1,000    | 71,750             | 35,875   | 35,875  | 2,080,750         | 2,230,250                    | 2,230,250     |
| 21          | Hussain Town, LSD, Link Rafi Qamer Road, Mouza Qadir Bux Channar Bahawalpur | Unknown   | 96                  | 2,900,000                 | 5,000  | 1,000    | 96,000             | 48,000   | 48,000  | 2,784,000         | 2,982,000                    | 2,982,000     |

| Sr. No. | Name of Housing Scheme  | Name of Owner / Developer                     | Total Area (kanals) | Aprox. Land Value / kanal | Preliminary Planning Permission fee @ Rs 5,000 | Scrutiny | Sanction of Scheme | Approval of Design for water Supply, Sewerage & Drainage | Approval of design and specification for road, Bridge and foot path | Conversion Fee 1% | Approx. Total Admissible Fee | Remaining Fee |
|---------|---|---|---------------------|---------------------------|--|----------|--------------------|--|---|-------------------|------------------------------|---------------|
| 22      | Green City Avenue LSD, Baghuchi Pull Road, Chak # 10/BC Bahawalpur      | Unknown                                       | 96                  | 2,900,000                 | 5,000  | 1,000    | 96,000             | 48,000   | 48,000  | 2,784,000         | 2,982,000                    | 2,982,000     |
| 23      | Star Avenue, LSD, Link Jhangi Wala Road, Bahawalpur                     | Ejaz Akram etc                                | 96.19               | 2,900,000                 | 5,000  | 1,000    | 96,190             | 48,095   | 48,095  | 2,789,510         | 2,987,890                    | 2,987,890     |
| 24      | Bakhush Villas, LSD, Link Jhangi Wala Road, Bahawalpur                  | Unknown                                       | 96                  | 2,900,000                 | 5,000  | 1,000    | 96,000             | 48,000   | 48,000  | 2,784,000         | 2,982,000                    | 2,982,000     |
| 25      | Safari Garden II, LSD, Mouza Weaslan Bahawalpur                         | Hafiz Wasim S/o Muhammad Ramzan etc           | 51.55               | 2,900,000                 | 5,000  | 1,000    | 51,550             | 25,775   | 25,775  | 1,494,950         | 1,604,050                    | 1,604,050     |
| 26      | Safari Garden III, LSD, Mouza Bindra, Near Multan Road, Bahawalpur      | Muhammad Iqbal S/o Faiz Muhammad etc          | 64                  | 2,900,000                 | 5,000  | 1,000    | 64,000             | 32,000   | 32,000  | 1,856,000         | 1,990,000                    | 1,990,000     |
| 27      | Star Garden, LSD, Jhangi Wala Road, Mouza Qadir Bux Channar, Bahawalpur | Bashir Ahmad, Munir Ahmad S/o Abdul Ghani etc | 72                  | 2,900,000                 | 5,000  | 1,000    | 72,000             | 36,000   | 36,000  | 2,088,000         | 2,238,000                    | 2,238,000     |
| 28      | Royal Avenue, LSD, Mouza Sahlan, Bahawalpur                             | Muhammad Ejaz Akram S/o Muhammad Akram etc    | 99                  | 2,900,000                 | 5,000  | 1,000    | 99,000             | 49,500   | 49,500  | 2,871,000         | 3,075,000                    | 3,075,000     |

| Sr. No. | Name of Housing Scheme  | Name of Owner / Developer                            | Total Area (kanals) | Aprox. Land Value / kanal | Preliminary Planning Permission fee @ Rs 5,000 | Security | Sanction of Scheme | Approval of Design for water Supply, Sewerage & Drainage | Approval of design and specification for road, Bridge and foot path | Conversion Fee 1% | Approx. Total Admissible Fee | Remaining Fee |
|---------|---|--|---------------------|---------------------------|--|----------|--------------------|--|---|-------------------|------------------------------|---------------|
| 29      | Star Velly, LSD, Link Jhangi Wala Road, Mouza Qadir Bux Channar Bahawalpur      | Muham mad Abbass, Muham mad Afzal S/o Abdul Aziz etc | 93.1                | 2,900,000                 | 5,000  | 1,000    | 93,100             | 46,550   | 46,550  | 2,699,900         | 2,892,100                    | 2,892,100     |
| 30      | Eden Canal LSD, Sathron byepass, Bahawalpur                                     | Muham mad Azam S/o Rasheed Ahmad                     | 61.075              | 2,900,000                 | 5,000  | 1,000    | 61,075             | 30,538   | 30,538  | 1,771,175         | 1,899,325                    | 1,899,325     |
| 31      | Al Syed Town LSD, Link Hasilpur Road, Chak no 8/BC Bahawalpur                   | Khalid Shah etc                                      | 30.55               | 2,900,000                 | 5,000  | 1,000    | 30,550             | 15,275   | 15,275  | 885,950           | 953,050                      | 953,050       |
| 32      | Asif Town LSD, Rafi Qammar Road, Mouza Hamaiti Bahawalpur                       | Khalid Nawaz S/o Haji Rabnawaz                       | 48                  | 2,900,000                 | 5,000  | 1,000    | 48,000             | 24,000   | 24,000  | 1,392,000         | 1,494,000                    | 1,494,000     |
| 33      | Green Valley Avenue LSD, Chak No. 10/BC Baghuchi Pull Hasilpur road, Bahawalpur | Mr. Abdul Qadir S/o Manzoor Hussain etc.             | 96                  | 2,900,000                 | 5,000  | 1,000    | 96,000             | 48,000   | 48,000  | 2,784,000         | 2,982,000                    | 2,982,000     |
| 34      | Pearl Paradise LSD, Chak No. 10/BC Link Hasilpur road Bahawalpur                | Abdul Qadir S/o Manzoor Hussain etc                  | 66.65               | 2,900,000                 | 5,000  | 1,000    | 66,650             | 33,325   | 33,325  | 1,932,850         | 2,072,150                    | 2,072,150     |
| 35      | Zeeshan City LSD, Sama Satha road Mouza Zakhira Sama Satta Bahawalpur           | Zeeshan Mahmood S/o Zahid Mahmood                    | 24.4                | 2,900,000                 | 5,000  | 1,000    | 24,400             | 12,200   | 12,200  | 707,600           | 762,400                      | 762,400       |

| Sr .<br>No. | Name of Housing Scheme   | Name of Owner / Developer             | Total Area (kanals) | Aprox. Land Value / kanal | Preliminary Planning Permission fee @ Rs 5,000 | Security | Sanction of Scheme | Approval of Design for water Supply, Sewerage & Drainage | Approval of design and specification for road, Bridge and foot path | Conversion Fee 1% | Approx. Total Admissible Fee | Remaining Fee |
|-------------|--|---------------------------------------|---------------------|---------------------------|--|----------|--------------------|--|---|-------------------|------------------------------|---------------|
| 36          | Zeeshan Town LSD, Link Sama Satha road, Mouza Ghanipur Bahawalpur      | Zahid Mahmood S/o Hayat Muhammad etc. | 24.745              | 2,900,000                 | 5,000  | 1,000    | 24,745             | 12,373   | 12,373  | 717,605           | 773,095                      | 773,095       |
| 37          | Umar Garden LSD, Chak No. 9/BC Link Hasilpur road Bahawalpur           | Mr. Safder Ali                        | 24.2                | 2,900,000                 | 5,000  | 1,000    | 24,200             | 12,100   | 12,100  | 701,800           | 756,200                      | 756,200       |
| 38          | Hussain Avenue LSD, Jhangi wala road Mouza Dewash Muhammad Bahawalpur  | Hafiz-ul-Rahman                       | 57.8                | 2,900,000                 | 5,000  | 1,000    | 57,800             | 28,900   | 28,900  | 1,676,200         | 1,797,800                    | 1,797,800     |
| 39          | Haider View LSD Link Ahmed pur road Mouza Rama Bahawalpur              | faisal Nadeem etc.                    | 80.68               | 2,900,000                 | 5,000  | 1,000    | 80,680             | 40,340   | 40,340  | 2,339,720         | 2,507,080                    | 2,507,080     |
| 40          | Taskeen Garden LSD, Jhangi wala road Mouza Derwash Muhammad Bahawalpur | Unknown                               | 29.65               | 2,900,000                 | 5,000  | 1,000    | 29,650             | 14,825   | 14,825  | 859,850           | 925,150                      | 925,150       |
| 41          | Priem City LSD LSD, Link Hasilpur road Bahawalpur                      | Muhammad Aslam etc.                   | 86.5                | 2,900,000                 | 5,000  | 1,000    | 86,500             | 43,250   | 43,250  | 2,508,500         | 2,687,500                    | 2,687,500     |
| 42          | Citizen Garden LSD Link Hasilpur road Bahawalpur                       | Azam Qurashi etc.                     | 90.4                | 2,900,000                 | 5,000  | 1,000    | 90,400             | 45,200   | 45,200  | 2,621,600         | 2,808,400                    | 2,808,400     |
| 43          | Green Villas LSD KLP road Mouza Ghanipur Bahawalpur                    | Muhammad Shahid etc.                  | 72.45               | 2,900,000                 | 5,000  | 1,000    | 72,450             | 36,225   | 36,225  | 2,101,050         | 2,251,950                    | 2,251,950     |

| Sr. No. | Name of Housing Scheme   | Name of Owner / Developer                | Total Area (kanals) | Aprox. Land Value / kanal | Preliminary Planning Permission fee @ Rs 5,000 | Scrutiny | Sanction of Scheme | Approval of Design for water Supply, Sewerage & Drainage | Approval of design and specification for road, Bridge and foot path | Conversion Fee 1% | Approx. Total Admissible Fee | Remaining Fee |
|---------|--|--|---------------------|---------------------------|--|----------|--------------------|--|---|-------------------|------------------------------|---------------|
| 44      | Shaheer Garden Housing Scheme, Chak # 10/BC Bahawalpur                                     | Unknown                                  | 139                 | 2,900,000                 | 5,000  | 1,000    | 139,000            | 69,500   | 69,500  | 4,031,000         | 4,315,000                    | 4,315,000     |
| 45      | Royal City Housing Scheme, Chak # 9/BC Bahawalpur  | Mukhtar Ahmad S/o Haji Muhammad Sharif   | 160                 | 2,900,000                 | 5,000  | 1,000    | 160,000            | 80,000   | 80,000  | 4,640,000         | 4,966,000                    | 4,966,000     |
| 46      | Taha Town Housing Scheme, KLP Road, Mouza Zakhira Samma Satta Bahawalpur                   | Ch. Muhammad Farooq S/o Elam Din         | 142                 | 2,900,000                 | 5,000  | 1,000    | 142,000            | 71,000   | 71,000  | 4,118,000         | 4,408,000                    | 4,408,000     |
| 47      | Allama Iqbal Town Housing Scheme, Jhangi Wala Road, Mouza Sahlan, Hamaiti Bahawalpur       | Abdul Sattar S/o Faqeer Muhammad         | 177.75              | 2,900,000                 | 5,000  | 1,000    | 177,750            | 88,875   | 88,875  | 5,154,750         | 5,516,250                    | 5,516,250     |
| 48      | Faisal Baugh Housing Scheme Jail Road, Mouza Baqirpur Bahawalpur                           | Faisal S/o Abdul Qayyum etc              | 158.1               | 2,900,000                 | 5,000  | 1,000    | 158,100            | 79,050   | 79,050  | 4,584,900         | 4,907,100                    | 4,907,100     |
| 49      | Fine City Housing Scheme, Distributor Road, Mouza Qadir Bukhsh Channar, Hamaiti Bahawalpur | Qamer Saeed etc.                         | 160                 | 2,900,000                 | 5,000  | 1,000    | 160,000            | 80,000   | 80,000  | 4,640,000         | 4,966,000                    | 4,966,000     |
| 50      | Al-Noor Garden, Phase V, Housing Scheme, Link Northern bypass                              | Muhammad Ashraf, Muhammad Ejaz S/o Allah | 187.75              | 2,900,000                 | 5,000  | 1,000    | 187,750            | 93,875   | 93,875  | 5,444,750         | 5,826,250                    | 5,826,250     |



| Sr. No. | Name of Housing Scheme  | Name of Owner / Developer                              | Total Area (kanals) | Aprox. Land Value / kanal | Preliminary Planning Permission fee @ Rs 5,000 | Security | Sanction of Scheme | Approval of Design for water Supply, Sewerage & Drainage | Approval of design and specification for road, Bridge and foot path | Conversion Fee 1% | Approx. Total Admissible Fee | Remaining Fee |
|---------|---|--|---------------------|---------------------------|--|----------|--------------------|--|---|-------------------|------------------------------|---------------|
|         | Road, Mouza Sahalan, Bahawalpur   | Bukhash  |                     |                           |  |          |                    |  |   |                   |                              |               |
| 51      | Al Jannat Housing Scheme Jan ghil wala Road Muza Sahlan                             | Muhamad Ibraheem Qurashi                               | 129.45              | 2,900,000                 | 5,000  | 1,000    | 129,450            | 64,725   | 64,725  | 3,754,050         | 4,018,950                    | 4,018,950     |
| 52      | Al Haider City HS Link Ahmadpur road Mouza Rama Bahawalpur                          | Unknown  | 96                  | 2,900,000                 | 5,000  | 1,000    | 96,000             | 48,000   | 48,000  | 2,784,000         | 2,982,000                    | 2,982,000     |
| 53      | Abbasia Town Housing Scheme, Link Multan Road                                       | Saeeda Beghum W/o Abdul Hameed Abasi etc               | 398                 | 2,900,000                 | 5,000  | 1,000    | 398,000            | 199,000  | 199,000   | 11,542,000        | 12,344,000                   | 12,344,000    |
| 54      | Khayabane-Ali Housing Scheme Yazman Road Muza Hott wala                             | Iqbal Mostafa Shah etc                                 | 1047                | 2,900,000                 | 5,000  | 1,000    | 1,047,000          | 523,500  | 523,500   | 30,363,000        | 32,463,000                   | 32,463,000    |
| 55      | Qasim Town HS near Police line Mouza karna Bahawalpur                               | Baghum Haqqi etc                                       | 104                 | 2,900,000                 | 5,000  | 1,000    | 104,000            | 52,000   | 52,000  | 3,016,000         | 3,230,000                    | 3,230,000     |
| 56      | Cheema Town phase I Housing Scheme Near Educational Board Muza Zakhira Samma Sattha | Mohamad Hussain Cheema, Tahir Safique, Qari Khalil etc | 170                 | 2,900,000                 | 5,000  | 1,000    | 170,000            | 85,000   | 85,000  | 4,930,000         | 5,276,000                    | 5,276,000     |
| 57      | Gullshan-e-Hashmiya Colony, Multan Road,  | Aziz-ur-Rahman etc                                     | 240                 | 2,900,000                 | 5,000  | 1,000    | 240,000            | 120,000  | 120,000   | 6,960,000         | 7,446,000                    | 7,446,000     |
| 58      | Gulsan-e-Iqbal phase I Housing Scheme Hasilpur                                      | Muhamad Sajid, Muhamad                                 | 240                 | 2,900,000                 | 5,000  | 1,000    | 240,000            | 120,000  | 120,000   | 6,960,000         | 7,446,000                    | 7,446,000     |

| Sr. No. | Name of Housing Scheme  | Name of Owner / Developer           | Total Area (kanals) | Aprox. Land Value / kanal | Preliminary Planning Permission fee @ Rs 5,000 | Security | Sanction of Scheme | Approval of Design for water Supply, Sewerage & Drainage | Approval of design and specification for road, Bridge and foot path | Conversion Fee 1% | Approx. Total Admissible Fee | Remaining Fee |
|---------|---|-------------------------------------|---------------------|---------------------------|--|----------|--------------------|--|---|-------------------|------------------------------|---------------|
|         | Road Chak 8/BC,9/BC   | Saeed Ss/o Shah Muhammad            |                     |                           |  |          |                    |  |   |                   |                              |               |
| 59      | Gulsan-e-Iqbal phase II Housing Scheme Hasilpur Road Chak 8/BC,9/BC | Mohammad Sadique S/o Barkat Ali etc | 153                 | 2,900,000                 | 5,000  | 1,000    | 153,000            | 76,500   | 76,500  | 4,437,000         | 4,749,000                    | 4,749,000     |
| 60      | Yasir Town, HS Chak 9/BC Hasilpur Road,                             | Shaikh Maqbool etc                  | 160                 | 2,900,000                 | 5,000  | 1,000    | 160,000            | 80,000   | 80,000  | 4,640,000         | 4,966,000                    | 4,966,000     |
| 61      | Madina Town, HS Chak 9/BC Link Hasilpur Road,                       | Ch. Sarwar etc                      | 161                 | 2,900,000                 | 5,000  | 1,000    | 161,000            | 80,500   | 80,500  | 4,669,000         | 4,997,000                    | 4,997,000     |
| 62      | New Settlite town Housing Scheme Link Rafi Qamer Road Mouza Hamati  | Abdul Majeed S/O M. Ramzan          | 216                 | 2,900,000                 | 5,000  | 1,000    | 216,000            | 108,000  | 108,000   | 6,264,000         | 6,702,000                    | 6,702,000     |
| 63      | Al-Majeed Paradise HS Rafi Qamer Road                               | Abdul Majeed s/o M. Ramzan etc      | 101                 | 2,900,000                 | 5,000  | 1,000    | 101,000            | 50,500   | 50,500  | 2,929,000         | 3,137,000                    | 3,137,000     |
| 64      | Umar Garden HS Link Hasilpur Road Chak 9/BC                         | Irfan Khan etc                      | 108                 | 2,900,000                 | 5,000  | 1,000    | 108,000            | 54,000   | 54,000  | 3,132,000         | 3,354,000                    | 3,354,000     |
| 65      | Abdullah City Southern By-Pass Muza Hott Wala                       | Rana shahid Latif etc               | 96                  | 2,900,000                 | 5,000  | 1,000    | 96,000             | 48,000   | 48,000  | 2,784,000         | 2,982,000                    | 2,982,000     |
| 66      | Chudhary Town LSD Commerce College Road                             | Ch. Arshad etc                      | 80                  | 2,900,000                 | 5,000  | 1,000    | 80,000             | 40,000   | 40,000  | 2,320,000         | 2,486,000                    | 2,486,000     |
| 67      | Mansor Town LSD Chak 9/BC   | Shaikh Iqbal etc                    | 40                  | 2,900,000                 | 5,000  | 1,000    | 40,000             | 20,000   | 20,000  | 1,160,000         | 1,246,000                    | 1,246,000     |

| Sr .<br>No. | Name of Housing Scheme   | Name of Owner / Developer                               | Total Area (kanals) | Aprox. Land Value / kanal | Preliminary Planning Permission fee @ Rs 5,000 | Security | Sanction of Scheme | Approval of Design for water Supply, Sewerage & Drainage | Approval of design and specification for road, Bridge and foot path | Conversion Fee 1% | Approx. Total Admissible Fee | Remaining Fee |
|-------------|--|---|---------------------|---------------------------|--|----------|--------------------|--|---|-------------------|------------------------------|---------------|
|             | Link Hasilpur Road,  |   |                     |                           |  |          |                    |  |   |                   |                              |               |
| 68          | Arshad Town LSD Link Samma Satta Road Muza Zakira Samma Satta            | Ch. Arshad S/o Barkat-u-Allah                           | 92                  | 2,900,000                 | 5,000  | 1,000    | 92,000             | 46,000   | 46,000  | 2,668,000         | 2,858,000                    | 2,858,000     |
| 69          | Gulshan-e-Hussain LSD Karna Road Muza Karna                              | Sajjad Hussain Jalwana etc                              | 53.7                | 2,900,000                 | 5,000  | 1,000    | 53,700             | 26,850   | 26,850  | 1,557,300         | 1,670,700                    | 1,670,700     |
| 70          | Gulbarg Colony, 9/BC, Link Hasilpur Road,                                | Riaz Ahmed etc  | 64                  | 2,900,000                 | 5,000  | 1,000    | 64,000             | 32,000   | 32,000  | 1,856,000         | 1,990,000                    | 1,990,000     |
| 71          | Usman Bin Afaan LSD Town, Nazar Abbas Colony Mouza Bindra                | Qamer Ahmed Abbasi S/o Mian Shabaz Khan Abbasi          | 53.8                | 2,900,000                 | 5,000  | 1,000    | 53,800             | 26,900   | 26,900  | 1,560,200         | 1,673,800                    | 1,673,800     |
| 72          | Cheema Town phase II LSD Near Educational Board Muza Zakhira Samma Satta | Mohammad Hussain Cheema, Tahir Safique, Qari Khalil etc | 95                  | 2,900,000                 | 5,000  | 1,000    | 95,000             | 47,500   | 47,500  | 2,755,000         | 2,951,000                    | 2,951,000     |
| 73          | Darbar Mahal Town Behind Darbar Mahal Bahawalpur                         | Jam Abdul Majeed etc                                    | 64                  | 2,900,000                 | 5,000  | 1,000    | 64,000             | 32,000   | 32,000  | 1,856,000         | 1,990,000                    | 1,990,000     |
| 74          | New Shadab Colony, LSD Mouza Bangan                                      | Ghulam Abbass Channar etc                               | 72                  | 2,900,000                 | 5,000  | 1,000    | 72,000             | 36,000   | 36,000  | 2,088,000         | 2,238,000                    | 2,238,000     |
| 75          | Khalid Town Rafi Qamer Road Muza Qader Bux                               | Khalid Nawaz S/o Haji Rabnawaz                          | 96                  | 2,900,000                 | 5,000  | 1,000    | 96,000             | 48,000   | 48,000  | 2,784,000         | 2,982,000                    | 2,982,000     |

| Sr. No.      | Name of Housing Scheme                                | Name of Owner / Developer                   | Total Area (kanals) | Aprox. Land Value / kanal | Preliminary Planning Permission fee @ Rs 5,000 | Security      | Sanction of Scheme | Approval of Design for water Supply, Sewerage & Drainage | Approval of design and specification for road, Bridge and foot path | Conversion Fee 1%  | Approx. Total Admissible Fee | Remaining Fee      |
|--------------|---|---|---------------------|---------------------------|--|---------------|--------------------|--|---|--------------------|------------------------------|--------------------|
|              | Channar   |   |                     |                           |  |               |                    |  |   |                    |                              |                    |
| 76           | Atif Azeez Town Bindra Neher Road Muza Bindra         | Atif Azeez S/o Abdul Azeez                  | 96                  | 2,900,000                 | 5,000  | 1,000         | 96,000             | 48,000   | 48,000  | 2,784,000          | 2,982,000                    | 2,982,000          |
| 77           | New Green Town, Mouza Bangan, Bahawalpur              | Saleem Shehzad etc                          | 96                  | 2,900,000                 | 5,000  | 1,000         | 96,000             | 48,000   | 48,000  | 2,784,000          | 2,982,000                    | 2,982,000          |
| 78           | Al Khair Town LSD Jhangi wala Road Muza Hamitiyan     | Haji Mohamad Afzal S/o Khair Mohamad        | 96                  | 2,900,000                 | 5,000  | 1,000         | 96,000             | 48,000   | 48,000  | 2,784,000          | 2,982,000                    | 2,982,000          |
| 79           | Haram Garden Behind AC stand Muza Karna BWP           | Sohail Majeed S/o Abdul Majeed 0300868 8622 | 96                  | 2,900,000                 | 5,000  | 1,000         | 96,000             | 48,000   | 48,000  | 2,784,000          | 2,982,000                    | 2,982,000          |
| 80           | Redsun LSD, Link Hasilpur Road Chak # 9/BC Bahawalpur | Unknown                                     | 96                  | 2,900,000                 | 5,000  | 1,000         | 96,000             | 48,000   | 48,000  | 2,784,000          | 2,982,000                    | 2,982,000          |
| <b>Total</b> |   |   | <b>8,280</b>        |                           | <b>400,000</b>                                 | <b>80,000</b> | <b>8,279,875</b>   | <b>4,139,938</b>   | <b>4,139,938</b>  | <b>240,116,375</b> | <b>257,156,125</b>           | <b>257,156,125</b> |

## (2) Non / Less transfer of land in the name of MC

(Amount in rupees)

| Sr. No. | Name of Housing Scheme  | Name of Owner / Developer         | Total Area (kanals) | Aprox. Land Value / kanal | Open Space (kanals) | Hospital / Kanal | Public Buildings (School / Masjid / Madrassa / Hospital / Kanal) | Solid Waste Plot (kanals) | Internal Roads (kanals) | Area to be transferred in the Name | Approx. Total Required Area Not transferred in the Name | Value of Land Not Transferred in the name of M.C |
|---------|---|-----------------------------------|---------------------|---------------------------|---------------------|------------------|--|---------------------------|-------------------------|------------------------------------|---|--|
| 1       | Ideal Homes II, LSD, Sama Sathha Road, Bahawalpur             | Hashmat bibi W/o Abdu-rasheed etc | 16                  | 2,900,000                 | 1.12                | 0.32             | 0.5  | 4.48                      | 6.4                     | 6.42                               | 18,618,000  |  |
| 2       | Bahawal City LSD, Southern By-pass Mouza Haut Wala Bahawalpur | Haji Kaley Khan etc               | 85.75               | 2,900,000                 | 6.00                | 1.72             | 0.5  | 24.01                     | 32.2                    | 32.23                              | 93,459,750  |  |
| 3       | Ideal City Housing Socity LSD Link                            | Rafiq Abid etc.                   | 16                  | 2,900,000                 | 1.12                | 0.32             | 0.5  | 4.48                      | 6.4                     | 6.42                               | 18,618,000  |  |

| Sr. No. | Name of Housing Scheme  | Name of Owner / Developer                                 | Total Area (kanals) | Aprox. Land Value / kanal | Open Space (kanals) | Hospital / (School / Masjid / Madrisa / Hospital) / kanal | Solid Waste Plot (kanals) | Internal Roads (kanals) | Area to be transferred in the Name | Approx. Total Area transferred in the Name | Value of Land Not Transferred in the name of M.C |
|---------|---|---|---------------------|---------------------------|---------------------|---|---------------------------|-------------------------|------------------------------------|--|--|
|         | jhangi wala road Mouza Qadir bux channar Bahawalpur                     |   |                     |                           |                     |   |                           |                         |                                    |  |  |
| 4       | Doctors Town LSD, Board Road, Mouza Zakhira Samma Satta Bahawalpur      | Dr. Manzoor Hussain Malik                                 | 28.6                | 2,900,000                 | 2.00                | 0.57  | 0.5                       | 8.01                    | 11.1                               | 11.08                                      | 32,137,800                                       |
| 5       | Gulistan Colony LSD, Link Samma Satta Road, Mouza Ghani Pur, Bahawalpur | Ashraf Saeed etc.   | 64.9                | 2,900,000                 | 4.54                | 1.30  | 0.5                       | 18.17                   | 24.5                               | 24.51                                      | 71,087,700                                       |
| 6       | Izafi Gulistan Colony LSD, KLP Road, Mouza Ghanipur Bahawalpur          | Rana M. Akram etc.  | 40                  | 2,900,000                 | 2.80                | 0.80  | 0.5                       | 11.20                   | 15.3                               | 15.30                                      | 44,370,000                                       |
| 7       | Ali City LSD, Link Jhangi Wali Road, Mouza Sahlan, Bahawalpur           | Muhammad Iqbal etc.                                       | 45.34<br>5          | 2,900,000                 | 3.17                | 0.91  | 0.5                       | 12.70                   | 17.3                               | 17.28                                      | 50,105,185                                       |
| 8       | Taha Town LSD, Samma Satta Road, Mouza Zakhira Samma Satta Bahawalpur   | Farooq Ahmad etc.   | 45.6                | 2,900,000                 | 3.19                | 0.91  | 0.5                       | 12.77                   | 17.4                               | 17.37                                      | 50,378,800                                       |
| 9       | Eden City LSD, Jhangi Wala Road, Bahawalpur                             | Sheikh Muhammad Azam etc.                                 | 61.07<br>5          | 2,900,000                 | 4.28                | 1.22  | 0.5                       | 17.10                   | 23.1                               | 23.10                                      | 66,983,475                                       |
| 10      | Rafaqat Town LSD, Baghochi Pull Road, Chak # 10/BC Bahawalpur           | Rana Luqman etc.  | 56.67<br>5          | 2,900,000                 | 3.97                | 1.13  | 0.5                       | 15.87                   | 21.5                               | 21.47                                      | 62,262,275                                       |
| 11      | Dream Land LSD, Baghochi Pull Road, Chak # 10/BC Bahawalpur             | Muhammad Bukhsh etc. 0300-7800425                         | 42.39               | 2,900,000                 | 2.97                | 0.85  | 0.5                       | 11.87                   | 16.2                               | 16.18                                      | 46,934,470                                       |
| 12      | Silver Town, Land Sub-Division Multan Road Bahawalpur                   | Muhammad Aslam khan lodhi etc.                            | 35.3                | 2,900,000                 | 2.47                | 0.71  | 0.5                       | 9.88                    | 13.6                               | 13.56                                      | 39,326,900                                       |
| 13      | Al Qamer Garden, LSD, 9/BC Link Hasilpur Road, Bahawalpur               | Abdul Hameed S/o Muhammad Qamer etc                       | 97.1                | 2,900,000                 | 6.80                | 1.94  | 0.5                       | 27.19                   | 36.4                               | 36.43                                      | 105,638,300                                      |
| 14      | Dream Land LSD, Link Hasilpur Road, Chak # 9/BC Bahawalpur              | Noor Muhammad S/o Faiz Bukhash etc                        | 12.7                | 2,900,000                 | 0.89                | 0.25  | 0.5                       | 3.56                    | 5.2                                | 5.20                                       | 15,077,100                                       |
| 15      | Al Kareem LSD, Link Hasilpur Road Chak # 9/BC Bahawalpur                | Muhammad wasim S/o Muhammad Mazher                        | 12                  | 2,900,000                 | 0.84                | 0.24  | 0.5                       | 3.36                    | 4.9                                | 4.94                                       | 14,326,000                                       |
| 16      | Meer Garden LSD Link Hasilpur Road Chak 10/BC Bahawalpur                | syed abdul Hanaan, Jamal Ahmad Ss/o Syed Abdul Rehmad etc | 66.2                | 2,900,000                 | 4.63                | 1.32  | 0.5                       | 18.54                   | 25.0                               | 24.99                                      | 72,482,600                                       |

| Sr. No. | Name of Housing Scheme  | Name of Owner / Developer                           | Total Area (kanals) | Aprox. Land Value / kanal | Open Space (kanals) | Hospital / School / Masjid / Madrisa / Hospital / Kanal | Solid Waste Plot (kanals) | Internal Roads (kanals) | Area to be transferred in the Name | Approx. Total Area transferred in the Name | Value of Land Not Transferred in the name of M.C |
|---------|---|---|---------------------|---------------------------|---------------------|---|---------------------------|-------------------------|------------------------------------|--|--|
| 17      | Al Kareem LSD, Link Hasilpur Road Chak # 8/BC Bahawalpur                    | Hafiz Abdul Mujeeb etc                              | 35                  | 2,900,000                 | 2.45                | 0.70  | 0.5                       | 9.80                    | 13.5                               | 13.45                                      | 39,005,000                                       |
| 18      | Universty Town, LSD, Link Hasilpur Road Chak # 8/BC Bahawalpur              | Ejaz Ahmad S/o Malik Khalil Ahmad etc               | 72                  | 2,900,000                 | 5.04                | 1.44  | 0.5                       | 20.16                   | 27.1                               | 27.14                                      | 78,706,000                                       |
| 19      | Star City LSD, Jhangi wala Road, Mouza Qadir Bux Channar Bahawalpur         | Ejaz Akram, Hamid Akram Ss/o Muhammad Akram         | 84                  | 2,900,000                 | 5.88                | 1.68  | 0.5                       | 23.52                   | 31.6                               | 31.58                                      | 91,582,000                                       |
| 20      | State City Sector C LSD, Link Northern Bye Pass, Mouza Sahlan, Bahawalpur   | Mohammad Shafiqe S/o Rahmat Ullah etc               | 71.75               | 2,900,000                 | 5.02                | 1.44  | 0.5                       | 20.09                   | 27.0                               | 27.05                                      | 78,437,750                                       |
| 21      | Hussain Town, LSD, Link Rafi Qamer Road, Mouza Qadir Bux Channar Bahawalpur | Unknown   | 96                  | 2,900,000                 | 6.72                | 1.92  | 0.5                       | 26.88                   | 36.0                               | 36.02                                      | 104,458,000                                      |
| 22      | Green City Avenue LSD, Baghuchi Pull Road, Chak # 10/BC Bahawalpur          | Unknown   | 96                  | 2,900,000                 | 6.72                | 1.92  | 0.5                       | 26.88                   | 36.0                               | 36.02                                      | 104,458,000                                      |
| 23      | Star Avenue, LSD, Link Jhangi Wala Road, Bahawalpur                         | Ejaz Akram etc                                      | 96.19               | 2,900,000                 | 6.73                | 1.92  | 0.5                       | 26.93                   | 36.1                               | 36.09                                      | 104,661,870                                      |
| 24      | Bakhush Villas, LSD, Link Jhangi Wala Road, Bahawalpur                      | Unknown   | 96                  | 2,900,000                 | 6.72                | 1.92  | 0.5                       | 26.88                   | 36.0                               | 36.02                                      | 104,458,000                                      |
| 25      | Safari Garden II, LSD, Mouza Weaslan Bahawalpur                             | Hafiz Wasim S/o Muhammad Ramzan etc                 | 51.55               | 2,900,000                 | 3.61                | 1.03  | 0.5                       | 14.43                   | 19.6                               | 19.57                                      | 56,763,150                                       |
| 26      | Safari Garden III, LSD, Mouza Bindra, Near Multan Road, Bahawalpur          | Muhammad Iqbal S/o Faiz Muhammad etc                | 64                  | 2,900,000                 | 4.48                | 1.28  | 0.5                       | 17.92                   | 24.2                               | 24.18                                      | 70,122,000                                       |
| 27      | Star Garden, LSD, Jhangi Wala Road, Mouza Qadir Bux Channar, Bahawalpur     | Bashir Ahmad, Munir Ahmad Ss/o Abdul Ghani etc      | 72                  | 2,900,000                 | 5.04                | 1.44  | 0.5                       | 20.16                   | 27.1                               | 27.14                                      | 78,706,000                                       |
| 28      | Royal Avenue, LSD, Mouza Sahlan, Bahawalpur                                 | Muhammad Ejaz Akram S/o Muhammad Akram etc          | 99                  | 2,900,000                 | 6.93                | 1.98  | 0.5                       | 27.72                   | 37.1                               | 37.13                                      | 107,677,000                                      |
| 29      | Star Velly, LSD, Link Jhangi Wala Road, Mouza Qadir Bux Channar Bahawalpur  | Muhammad Abbass, Muhammad Afzal Ss/o Abdul Aziz etc | 93.1                | 2,900,000                 | 6.52                | 1.86  | 0.5                       | 26.07                   | 34.9                               | 34.95                                      | 101,346,300                                      |
| 30      | Eden Canal LSD, Sathron byepass,  | Muhammad Azam S/o                                   | 61.075              | 2,900,000                 | 4.28                | 1.22  | 0.5                       | 17.10                   | 23.1                               | 23.10                                      | 66,983,475                                       |

| Sr. No. | Name of Housing Scheme  | Name of Owner / Developer                | Total Area (kanals) | Aprox. Land Value / kanal | Open Space (kanals) | Hospital / (School / Masjid / Madrisa / Hospital) / kanal | Solid Waste Plot (kanals) | Internal Roads (kanals) | Area to be transferred in the Name | Approx. Total Area transferred in the Name | Value of Land Not Transferred in the name of M.C |
|---------|---|--|---------------------|---------------------------|---------------------|---|---------------------------|-------------------------|------------------------------------|--|--|
|         | Bahawalpur  | Rasheed Ahmad                            |                     |                           |                     |   |                           |                         |                                    |  |  |
| 31      | Al Syed Town LSD, Link Hasilpur Road, Chak no 8/BC Bahawalpur                   | Khalid Shah etc                          | 30.55               | 2,900,000                 | 2.14                | 0.61  | 0.5                       | 8.55                    | 11.8                               | 11.80                                      | 34,230,150                                       |
| 32      | Asif Town LSD, Rafi Qammar Road, Mouza Hamaiti Bahawalpur                       | Khalid Nawaz S/o Haji Rabnawaz           | 48                  | 2,900,000                 | 3.36                | 0.96  | 0.5                       | 13.44                   | 18.3                               | 18.26                                      | 52,954,000                                       |
| 33      | Green Valley Avenue LSD, Chak No. 10/BC Baghuchi Pull Hasilpur road, Bahawalpur | Mr. Abdul Qadir S/o Manzoor Hussain etc. | 96                  | 2,900,000                 | 6.72                | 1.92  | 0.5                       | 26.88                   | 36.0                               | 36.02                                      | 104,458,000                                      |
| 34      | Pearl Paradise LSD, Chak No. 10/BC Link Hasilpur road Bahawalpur                | Abdul Qadir S/o Manzoor Hussain etc      | 66.65               | 2,900,000                 | 4.67                | 1.33  | 0.5                       | 18.66                   | 25.2                               | 25.16                                      | 72,965,450                                       |
| 35      | Zeeshan City LSD, Sama Satha road Mouza Zakhira Sama Satta Bahawalpur           | Zeeshan Mahmood S/o Zahid Mahmood        | 24.4                | 2,900,000                 | 1.71                | 0.49  | 0.5                       | 6.83                    | 9.5                                | 9.53                                       | 27,631,200                                       |
| 36      | Zeeshan Town LSD, Link Sama Satha road, Mouza Ghanipur Bahawalpur               | Zahid Mahmood S/o Hayat Muhammad etc.    | 24.745              | 2,900,000                 | 1.73                | 0.49  | 0.5                       | 6.93                    | 9.7                                | 9.66                                       | 28,001,385                                       |
| 37      | Umar Garden LSD, Chak No. 9/BC Link Hasilpur road Bahawalpur                    | Mr. Safder Ali                           | 24.2                | 2,900,000                 | 1.69                | 0.48  | 0.5                       | 6.78                    | 9.5                                | 9.45                                       | 27,416,600                                       |
| 38      | Hussain Avenue LSD, Jhangi wala road Mouza Dewash Muhammad Bahawalpur           | Hafiz-ul-Rahman                          | 57.8                | 2,900,000                 | 4.05                | 1.16  | 0.5                       | 16.18                   | 21.9                               | 21.89                                      | 63,469,400                                       |
| 39      | Haider View LSD Link Ahmed pur road Mouza Rama Bahawalpur                       | faisal Nadeem etc.                       | 80.68               | 2,900,000                 | 5.65                | 1.61  | 0.5                       | 22.59                   | 30.4                               | 30.35                                      | 88,019,640                                       |
| 40      | Taskeen Garden LSD, Jhangi wala road Mouza Derwash Muhammad Bahawalpur          | Unknown                                  | 29.65               | 2,900,000                 | 2.08                | 0.59  | 0.5                       | 8.30                    | 11.5                               | 11.47                                      | 33,264,450                                       |
| 41      | Priem City LSD LSD, Link Hasilpur road Bahawalpur                               | Muhammad Aslam etc.                      | 86.5                | 2,900,000                 | 6.06                | 1.73  | 0.5                       | 24.22                   | 32.5                               | 32.51                                      | 94,264,500                                       |
| 42      | Citizen Garden LSD Link Hasilpur road Bahawalpur                                | Azam Qurashi etc.                        | 90.4                | 2,900,000                 | 6.33                | 1.81  | 0.5                       | 25.31                   | 33.9                               | 33.95                                      | 98,449,200                                       |
| 43      | Green Villas LSD KLP road Mouza Ghanipur Bahawalpur                             | Muhammad Shahid etc.                     | 72.45               | 2,900,000                 | 5.07                | 1.45  | 0.5                       | 20.29                   | 27.3                               | 27.31                                      | 79,188,850                                       |

| Sr. No. | Name of Housing Scheme   | Name of Owner / Developer                         | Total Area (kanals) | Aprox. Land Value / kanal | Open Space (kanals) | Hospital / School / Masjid / Madrisa / Hospital / Kanal | Solid Waste Plot (kanals) | Internal Roads (kanals) | Area to be transferred in the Name | Approx. Total Area in the | Not Transferred | Value of Land Not Transferred in the name of M.C |
|---------|--|---|---------------------|---------------------------|---------------------|---|---------------------------|-------------------------|------------------------------------|---------------------------|-----------------|--|
| 44      | Shaheer Garden Housing Scheme, Chak # 10/BC Bahawalpur   | Unknown   | 139                 | 2,900,000                 | 9.73                | 2.78  | 0.5                       | 38.92                   | 54.7                               | 54.71                     | 158,659,000     |  |
| 45      | Royal City Housing Scheme, Chak # 9/BC Bahawalpur  | Mukhtar Ahmad S/o Haji Muhammad Sharif            | 160                 | 2,900,000                 | 11.20               | 3.20  | 0.5                       | 44.80                   | 62.9                               | 62.90                     | 182,410,000     |  |
| 46      | Taha Town Housing Scheme, KLP Road, Mouza Zakhira Samma Satta Bahawalpur                       | Ch. Muhammad Farooq S/o Elam Din                  | 142                 | 2,900,000                 | 9.94                | 2.84  | 0.5                       | 39.76                   | 55.9                               | 55.88                     | 162,052,000     |  |
| 47      | Allama Iqbal Town Housing Scheme, Jhangi Wala Road, Mouza Sahlan, Hamaiti Bahawalpur           | Abdul Sattar S/o Faqeer Muhammad                  | 177.75              | 2,900,000                 | 12.44               | 3.56  | 0.5                       | 49.77                   | 69.8                               | 69.82                     | 202,485,250     |  |
| 48      | Faisal Baugh Housing Scheme Jail Road, Mouza Baqir Bahawalpur                                  | Faisal S/o Abdul Qayyum etc                       | 158.1               | 2,900,000                 | 11.07               | 3.16  | 0.5                       | 44.27                   | 62.2                               | 62.16                     | 180,261,100     |  |
| 49      | Fine City Housing Scheme, Distributor Road, Mouza Qadir Bukhsh Channar, Hamaiti Bahawalpur     | Qamer Saeed etc.                                  | 160                 | 2,900,000                 | 11.20               | 3.20  | 0.5                       | 44.80                   | 62.9                               | 62.90                     | 182,410,000     |  |
| 50      | Al-Noor Garden, Phase V, Housing Scheme, Link Northern byepass Road, Mouza Sahalan, Bahawalpur | Muhammad Ashraf, Muhammad Ejaz Ss/o Allah Bukhash | 187.75              | 2,900,000                 | 13.14               | 3.76  | 0.5                       | 52.57                   | 73.7                               | 73.72                     | 213,795,250     |  |
| 51      | Al Jannat Housing Scheme Janghi wala Road Muza Sahlan  | Muhammad Ibraheem Qurashi                         | 129.45              | 2,900,000                 | 9.06                | 2.59  | 0.5                       | 36.25                   | 51.0                               | 50.99                     | 147,857,950     |  |
| 52      | Al Haider City HS Link Ahmadpur road Mouza Rama Bahawalpur                                     | Unknown   | 96                  | 2,900,000                 | 6.72                | 1.92  | 0.5                       | 26.88                   | 37.9                               | 37.94                     | 110,026,000     |  |
| 53      | Abbasia Town Housing Scheme, Link Multan Road  | Saeeda Beghum W/o Abdul Hameed Abasi etc          | 398                 | 2,900,000                 | 27.86               | 7.96  | 0.5                       | 111.44                  | 155.7                              | 155.72                    | 451,588,000     |  |
| 54      | Khayaban-e-Ali Housing Scheme Yazman Road Muza Hott wala                                       | Iqbal Mostafa Shah etc                            | 1047                | 2,900,000                 | 73.29               | 20.94   | 0.5                       | 293.16                  | 408.8                              | 408.83                    | 1,185,607,000   |  |
| 55      | Qasim Town HS near Police line Mouza karna Bahawalpur  | Baghum Haqqi etc                                  | 104                 | 2,900,000                 | 7.28                | 2.08  | 0.5                       | 29.12                   | 41.1                               | 41.06                     | 119,074,000     |  |



| Sr. No. | Name of Housing Scheme   | Name of Owner / Developer                               | Total Area (kanals) | Aprox. Land Value / kanal | Open Space (kanals) | Hospital / (kanal) / School / Masjid / Madrisa / (kanals) | Solid Waste Plot (kanals) | Internal Roads (kanals) | Area to be transferred in the Name | Approx. Total Area transferred in the | Value of Land Not Transferred in the name of M.C |
|---------|--|---|---------------------|---------------------------|---------------------|---|---------------------------|-------------------------|------------------------------------|---------------------------------------|--|
| 56      | Cheema Town phase I Housing Scheme Near Educational Board Muza Zakhira Samma Satttha | Mohammad Hussain Cheema, Tahir Safique, Qari Khalil etc | 170                 | 2,900,000                 | 11.90               | 3.40  | 0.5                       | 47.60                   | 66.8                               | 66.80                                 | 193,720,000                                      |
| 57      | Gulshan-e-Hashmiya Colony, Multan Road,  | Aziz-ur-Rahman etc                                      | 240                 | 2,900,000                 | 16.80               | 4.80  | 0.5                       | 67.20                   | 94.1                               | 94.10                                 | 272,890,000                                      |
| 58      | Gulshan-e-Iqbal phase I Housing Scheme Hasilpur Road Chak 8/BC, 9/BC                 | Muhammad Sajid, Muhammad Saeed S/o Shah Muhammad        | 240                 | 2,900,000                 | 16.80               | 4.80  | 0.5                       | 67.20                   | 94.1                               | 94.10                                 | 272,890,000                                      |
| 59      | Gulshan-e-Iqbal phase II Housing Scheme Hasilpur Road Chak 8/BC, 9/BC                | Mohammad Sadique S/o Barkat Ali etc                     | 153                 | 2,900,000                 | 10.71               | 3.06  | 0.5                       | 42.84                   | 60.2                               | 60.17                                 | 174,493,000                                      |
| 60      | Yasir Town, HS Chak 9/BC Hasilpur Road,  | Shaikh Maqbool etc                                      | 160                 | 2,900,000                 | 11.20               | 3.20  | 0.5                       | 44.80                   | 62.9                               | 62.90                                 | 182,410,000                                      |
| 61      | Madina Town, HS Chak 9/BC Link Hasilpur Road,  | Ch. Sarwar etc  | 161                 | 2,900,000                 | 11.27               | 3.22  | 0.5                       | 45.08                   | 63.3                               | 63.29                                 | 183,541,000                                      |
| 62      | New Settler town Housing Scheme Link Rafi Qamer Road Mouza Hamati                    | Abdul Majeed S/O M. Ramzan                              | 216                 | 2,900,000                 | 15.12               | 4.32  | 0.5                       | 60.48                   | 84.7                               | 84.74                                 | 245,746,000                                      |
| 63      | Al-Majeed Paradise HS Rafi Qamer Road  | Abdul Majeed s/o M. Ramzan etc                          | 101                 | 2,900,000                 | 7.07                | 2.02  | 0.5                       | 28.28                   | 39.9                               | 39.89                                 | 115,681,000                                      |
| 64      | Umar Garden HS Link Hasilpur Road Chak 9/BC  | Irfan Khan etc  | 108                 | 2,900,000                 | 7.56                | 2.16  | 0.5                       | 30.24                   | 42.6                               | 42.62                                 | 123,598,000                                      |
| 65      | Abdullah City Southern By-Pass Muza Hott Wala  | Rana shahid Latif etc                                   | 96                  | 2,900,000                 | 6.72                | 1.92  | 0.5                       | 26.88                   | 36.0                               | 36.02                                 | 104,458,000                                      |
| 66      | Chudhary Town LSD Commerce College Road  | Ch. Arshad etc  | 80                  | 2,900,000                 | 5.60                | 1.60  | 0.5                       | 22.40                   | 30.1                               | 30.10                                 | 87,290,000                                       |
| 67      | Mansor Town LSD Chak 9/BC Link Hasilpur Road,  | Shaikh Iqbal etc  | 40                  | 2,900,000                 | 2.80                | 0.80  | 0.5                       | 11.20                   | 15.3                               | 15.30                                 | 44,370,000                                       |
| 68      | Arshad Town LSD Link Samma Satta Road Muza Zakira Samma Satta                        | Ch. Arshad S/o Barkat-u-Allah                           | 92                  | 2,900,000                 | 6.44                | 1.84  | 0.5                       | 25.76                   | 34.5                               | 34.54                                 | 100,166,000                                      |
| 69      | Gulshan-e-Hussain LSD Karna Road Muza Karna  | Sajjad Hussain Jalwana etc                              | 53.7                | 2,900,000                 | 3.76                | 1.07  | 0.5                       | 15.04                   | 20.4                               | 20.37                                 | 59,070,100                                       |
| 70      | Gulbarg Colony, 9/BC, Link Hasilpur Road,  | Riaz Ahmed etc  | 64                  | 2,900,000                 | 4.48                | 1.28  | 0.5                       | 17.92                   | 24.2                               | 24.18                                 | 70,122,000                                       |
| 71      | Usman Bin Afaan LSD Town, Nazar Abbas Colony Mouza Bindra                            | Qamer Ahmed Abbasi S/o Mian Shabaz Khan Abbasi          | 53.8                | 2,900,000                 | 3.77                | 1.08  | 0.5                       | 15.06                   | 20.4                               | 20.41                                 | 59,177,400                                       |

| Sr. No.      | Name of Housing Scheme  | Name of Owner / Developer                               | Total Area (kanals) | Aprox. Land Value / kanal | Open Space (kanals) | Hospital / School / Masjid / Madrisa / etc | Solid Waste Plot (kanals) | Internal Roads (kanals) | Area to be transferred in the Name | Approx. Total R of required Area Not Transferred in the | Value of Land Not Transferred in the name of M.C |
|--------------|---|---|---------------------|---------------------------|---------------------|--|---------------------------|-------------------------|------------------------------------|---|--|
| 72           | Cheema Town phase II LSD Near Educational Board Muza Zakhira Samma Sattha | Mohammad Hussain Cheema, Tahir Safique, Qari Khalil etc | 95                  | 2,900,000                 | 6.65                | 1.90                                       | 0.5                       | 26.60                   | 35.7                               | 35.65   | 103,385,000                                      |
| 73           | Darbar Mahal Behind Darbar Bahawalpur                                     | Jam Abdul Majeed etc                                    | 64                  | 2,900,000                 | 4.48                | 1.28                                       | 0.5                       | 17.92                   | 24.2                               | 24.18   | 70,122,000                                       |
| 74           | New Shadab Colony, LSD Mouza Bangan                                       | Ghulam Abbass Channar etc                               | 72                  | 2,900,000                 | 5.04                | 1.44                                       | 0.5                       | 20.16                   | 27.1                               | 27.14   | 78,706,000                                       |
| 75           | Khalid Town Rafi Qamer Road Muza Qader Bux Channar                        | Khalid Nawaz S/o Haji Rabnawaz                          | 96                  | 2,900,000                 | 6.72                | 1.92                                       | 0.5                       | 26.88                   | 36.0                               | 36.02   | 104,458,000                                      |
| 76           | Atif Azeez Town Bindra Neher Road Muza Bindra                             | Atif Azeez S/o Abdul Azeez                              | 96                  | 2,900,000                 | 6.72                | 1.92                                       | 0.5                       | 26.88                   | 36.0                               | 36.02   | 104,458,000                                      |
| 77           | New Green Town, Mouza Bangan, Bahawalpur                                  | Saleem Shehzad etc                                      | 96                  | 2,900,000                 | 6.72                | 1.92                                       | 0.5                       | 26.88                   | 36.0                               | 36.02   | 104,458,000                                      |
| 78           | Al Khair Town LSD Jhangi wala Road Muza Hamitiyan                         | Haji Mohammad Afzal S/o Khair Mohammad                  | 96                  | 2,900,000                 | 6.72                | 1.92                                       | 0.5                       | 26.88                   | 36.0                               | 36.02   | 104,458,000                                      |
| 79           | Haram Garden Behind AC stand Muza Karna BWP                               | Sohail Majeed S/o Abdul Majeed                          | 96                  | 2,900,000                 | 6.72                | 1.92                                       | 0.5                       | 26.88                   | 36.0                               | 36.02   | 104,458,000                                      |
| 80           | Redsun LSD, Link Hasilpur Road Chak # 9/BC Bahawalpur                     | Unknown   | 96                  | 2,900,000                 | 6.72                | 1.92                                       | 0.5                       | 26.88                   | 36.0                               | 36.02   | 104,458,000                                      |
| <b>Total</b> |   |   | <b>8,280</b>        |                           | <b>579.59</b>       | <b>165.60</b>                              | <b>40.0</b>               | <b>2,318.4</b>          | <b>3,192.5</b>                     | <b>3,193</b>  | <b>9,258,292,775</b>                             |

**(4) Non collection of map fee against constructed commercial shops in housing schemes**

(Amount in rupees)

| Sr. No. | Name of Housing Scheme  | Name of Owner / Developer           | Total Area (kanals) | Aprox. Land Value / kanal (Rs.) | Area of Constructed Houses (kanals) | Area of Constructed Houses (Sqft) | Building Fee @ Rs 05/Sqft (Rs.) | Area of Constructed Shops / Commercial Units (marlas) | Area of Constructed Shops / Commercial Units (Sqft) | Building Fee @ Rs 40/Sqft (Rs.) |
|---------|---|-------------------------------------|---------------------|---------------------------------|-------------------------------------|-----------------------------------|---------------------------------|---|---|---------------------------------|
| 1       | Ideal Homes II, LSD, Sama Sattha Road, Bahawalpur             | Hashmat bibi W/o Abdu-r-rasheed etc | 16                  | 2,900,000                       | 5.28                                | 28,723                            | 143,616                         | 0.2   | 1,088   | 43,520                          |
| 2       | Bahawal City LSD, Southern By-pass Mouza Haut Wala Bahawalpur | Haji Kaley Khan etc                 | 85.75               | 2,900,000                       | 28.2975                             | 153,938                           | 769,692                         | 0.2   | 1,088   | 43,520                          |

| Sr. No. | Name of Housing Scheme  | Name of Owner / Developer           | Total Area (kanals) | Aprox. Land Value / kanal (Rs.) | Area of Constructed Houses (kanals) | Area of Constructed Houses (SqF) | Building Fee @ Rs 05/Sq (Rs.) | Area of Constructed Shops / Commercial Units (marlas) | Area of Constructed Shops / Commercial Units (SqF) | Building Fee @ Rs 40/Sq (Rs.) |
|---------|---|-------------------------------------|---------------------|---------------------------------|-------------------------------------|----------------------------------|-------------------------------|---|--|-------------------------------|
| 3       | Ideal City Housing Socitey LSD Link jhangi wala road Mouza Qadir bux channar Bahawalpur | Rafiq Abid etc.                     | 16                  | 2,900,000                       | 5.28                                | 28,723                           | 143,616                       | 0.2   | 1,088  | 43,520                        |
| 4       | Doctors Town LSD, Board Road, Mouza Zakhira Samma Satta Bahawalpur                      | Dr. Manzoor Hussain Malik           | 28.6                | 2,900,000                       | 9.438                               | 51,343                           | 256,714                       | 0.2   | 1,088  | 43,520                        |
| 5       | Gulistan Colony LSD, Link Samma Satta Road, Mouza Ghani Pur, Bahawalpur                 | Ashraf Saeed etc.                   | 64.9                | 2,900,000                       | 21.417                              | 116,508                          | 582,542                       | 0.2   | 1,088  | 43,520                        |
| 6       | Izafi Gulistan Colony LSD, KLP Road, Mouza Ghanipur Bahawalpur                          | Rana M. Akram etc.                  | 40                  | 2,900,000                       | 13.2                                | 71,808                           | 359,040                       | 0.2   | 1,088  | 43,520                        |
| 7       | Ali City LSD, Link Jhangi Wali Road, Mouza Sahlan, Bahawalpur                           | Muhammad Iqbal etc.                 | 45.345              | 2,900,000                       | 14.96385                            | 81,403                           | 407,017                       | 0.2   | 1,088  | 43,520                        |
| 8       | Taha Town LSD, Samma Satta Road, Mouza Zakhira Samma Satta Bahawalpur                   | Farooq Ahmad etc.                   | 45.6                | 2,900,000                       | 15.048                              | 81,861                           | 409,306                       | 0.2   | 1,088  | 43,520                        |
| 9       | Eden City LSD, Jhangi Wala Road, Bahawalpur   | Sheikh Muhammad Azam etc.           | 61.075              | 2,900,000                       | 20.15475                            | 109,642                          | 548,209                       | 0.2   | 1,088  | 43,520                        |
| 10      | Rafaqat Town LSD, Baghochi Pull Road, Chak # 10/BC Bahawalpur                           | Rana Luqman etc.                    | 56.675              | 2,900,000                       | 18.70275                            | 101,743                          | 508,715                       | 0.2   | 1,088  | 43,520                        |
| 11      | Dream Land LSD, Baghochi Pull Road, Chak # 10/BC Bahawalpur                             | Muhammad Bukhsh etc.                | 42.39               | 2,900,000                       | 13.9887                             | 76,099                           | 380,493                       | 0.2   | 1,088  | 43,520                        |
| 12      | Silver Town , Land Sub-Division Multan Road Bahawalpur                                  | Muhammad Aslam khan lodhi etc.      | 35.3                | 2,900,000                       | 11.649                              | 63,371                           | 316,853                       | 0.2   | 1,088  | 43,520                        |
| 13      | Al Qamer Garden, LSD, 9/BC Link Hasilpur Road, Bahawalpur                               | Abdul Hameed S/o Muhammad Qamer etc | 97.1                | 2,900,000                       | 32.043                              | 174,314                          | 871,570                       | 0.2   | 1,088  | 43,520                        |
| 14      | Dream Land LSD, Link Hasilpur Road, Chak # 9/BC Bahawalpur                              | Noor Muhammad S/o Faiz Bukhash etc  | 12.7                | 2,900,000                       | 4.191                               | 22,799                           | 113,995                       | 0.2   | 1,088  | 43,520                        |

| Sr. No. | Name of Housing Scheme  | Name of Owner / Developer                                 | Total Area (kanals) | Aprox. Land Value / kanal (Rs.) | Area of Constructed Houses (kanals) | Area of Constructed Houses (SqFt) | Building Fee @ Rs (05/Sq Ft (Rs.)) | Area of Constructed Shops / Commercial Units (marlas) | Area of Constructed Shops / Commercial Units (SqFt) | Building Fee @ Rs 40/Sq Ft (Rs.) |
|---------|---|---|---------------------|---------------------------------|-------------------------------------|-----------------------------------|------------------------------------|---|---|----------------------------------|
| 15      | Al Kareem LSD, Link Hasilpur Road Chak # 9/BC Bahawalpur                    | Muhammad wasim S/o Muhammad Mazher                        | 12                  | 2,900,000                       | 3.96                                | 21,542                            | 107,712                            | 0.2   | 1,088   | 43,520                           |
| 16      | Meer Garden LSD Link Hasilpur Road Chak 10/BC Bahawalpur                    | syed abdul Hanaan, Jamal Ahmad Ss/o Syed Abdul Rehmad etc | 66.2                | 2,900,000                       | 21.846                              | 118,842                           | 594,211                            | 0.2   | 1,088   | 43,520                           |
| 17      | Al Kareem LSD, Link Hasilpur Road Chak # 8/BC Bahawalpur                    | Hafiz Abdul Mujeeb etc                                    | 35                  | 2,900,000                       | 11.55                               | 62,832                            | 314,160                            | 0.2   | 1,088   | 43,520                           |
| 18      | Universty Town, LSD, Link Hasilpur Road Chak # 8/BC Bahawalpur              | Ejaz Ahmad S/o Malik Khalil Ahmad etc                     | 72                  | 2,900,000                       | 23.76                               | 129,254                           | 646,272                            | 0.2   | 1,088   | 43,520                           |
| 19      | Star City LSD, Jhangi wala Road, Mouza Qadir Bux Channar Bahawalpur         | Ejaz Akram, Hamid Akram Ss/o Muhammad Akram               | 84                  | 2,900,000                       | 27.72                               | 150,797                           | 753,984                            | 0.2   | 1,088   | 43,520                           |
| 20      | State City Sector C LSD, Link Northen Bye Pass, Mouza Sahlan, Bahawalpur    | Mohammad Shafique Shafqat, S/o Rahmat Ullah etc           | 71.75               | 2,900,000                       | 23.6775                             | 128,806                           | 644,028                            | 0.2   | 1,088   | 43,520                           |
| 21      | Hussain Town, LSD, Link Rafi Qamer Road, Mouza Qadir Bux Channar Bahawalpur | Unknown   | 96                  | 2,900,000                       | 31.68                               | 172,339                           | 861,696                            | 0.2   | 1,088   | 43,520                           |
| 22      | Green City Avenue LSD, Baghuchi Pull Road, Chak # 10/BC Bahawalpur          | Unknown   | 96                  | 2,900,000                       | 31.68                               | 172,339                           | 861,696                            | 0.2   | 1,088   | 43,520                           |
| 23      | Star Avenue, LSD, Link Jhangi Wala Road, Bahawalpur                         | Ejaz Akram etc  | 96.19               | 2,900,000                       | 31.7427                             | 172,680                           | 863,401                            | 0.2   | 1,088   | 43,520                           |
| 24      | Bakhush Villas, LSD, Link Jhangi Wala Road, Bahawalpur                      | Unknown   | 96                  | 2,900,000                       | 31.68                               | 172,339                           | 861,696                            | 0.2   | 1,088   | 43,520                           |
| 25      | Safari Garden II, LSD, Mouza Weaslan Bahawalpur                             | Hafiz Wasim S/o Muhammad Ramzan etc                       | 51.55               | 2,900,000                       | 17.0115                             | 92,543                            | 462,713                            | 0.2   | 1,088   | 43,520                           |
| 26      | Safari Garden III, LSD, Mouza Bindra, Near Multan Road, Bahawalpur          | Muhammad Iqbal S/o Faiz Muhammad etc                      | 64                  | 2,900,000                       | 21.12                               | 114,893                           | 574,464                            | 0.2   | 1,088   | 43,520                           |

| Sr. No. | Name of Housing Scheme  | Name of Owner / Developer                           | Total Area (kanals) | Aprox. Land Value / kanal (Rs.) | Area of Constructed Houses (kanals) | Area of Constructed Houses (SqFt) | Building Fee @ Rs. 05/SqFt (Rs.) | Area of Constructed Shops / Commercial Units (marlas) | Area of Constructed Shops / Commercial Units (SqFt) | Building Fee @ Rs. 40/SqFt (Rs.) |
|---------|---|---|---------------------|---------------------------------|-------------------------------------|-----------------------------------|----------------------------------|---|---|----------------------------------|
| 27      | Star Garden, LSD, Jhangi Wala Road, Mouza Qadir Bux Channar, Bahawalpur         | Bashir Ahmad, Munir Ahmad Ss/o Abdul Ghani etc      | 72                  | 2,900,000                       | 23.76                               | 129,254                           | 646,272                          | 0.2   | 1,088   | 43,520                           |
| 28      | Royal Avenue, Mouza Sahlan, Bahawalpur  | Muhammad Ejaz Akram S/o Muhammad Akram etc          | 99                  | 2,900,000                       | 32.67                               | 177,725                           | 888,624                          | 0.2   | 1,088   | 43,520                           |
| 29      | Star Velly, LSD, Link Jhangi Wala Road, Mouza Qadir Bux Channar Bahawalpur      | Muhammad Abbass, Muhammad Afzal Ss/o Abdul Aziz etc | 93.1                | 2,900,000                       | 30.723                              | 167,133                           | 835,666                          | 0.2   | 1,088   | 43,520                           |
| 30      | Eden Canal LSD, Sathron byepass, Bahawalpur                                     | Muhammad Azam S/o Rasheed Ahmad                     | 61.075              | 2,900,000                       | 20.15475                            | 109,642                           | 548,209                          | 0.2   | 1,088   | 43,520                           |
| 31      | Al Syed Town LSD, Link Hasilpur Road, Chak no 8/BC Bahawalpur                   | Khalid Shah etc                                     | 30.55               | 2,900,000                       | 10.0815                             | 54,843                            | 274,217                          | 0.2   | 1,088   | 43,520                           |
| 32      | Asif Town LSD, Rafi Qammar Road, Mouza Hamaiti Bahawalpur                       | Khalid Nawaz S/o Haji Rabnawaz                      | 48                  | 2,900,000                       | 15.84                               | 86,170                            | 430,848                          | 0.2   | 1,088   | 43,520                           |
| 33      | Green Valley Avenue LSD, Chak No. 10/BC Baghuchi Pull Hasilpur road, Bahawalpur | Mr. Abdul Qadir S/o Manzoor Hussain etc.            | 96                  | 2,900,000                       | 31.68                               | 172,339                           | 861,696                          | 0.2   | 1,088   | 43,520                           |
| 34      | Pearl Paradise LSD, Chak No. 10/BC Link Hasilpur road Bahawalpur                | Abdul Qadir S/o Manzoor Hussain etc                 | 66.65               | 2,900,000                       | 21.9945                             | 119,650                           | 598,250                          | 0.2   | 1,088   | 43,520                           |
| 35      | Zeeshan City LSD, Sama Satha road Mouza Zakhira Sama Satta Bahawalpur           | Zeeshan Mahmood S/o Zahid Mahmood                   | 24.4                | 2,900,000                       | 8.052                               | 43,803                            | 219,014                          | 0.2   | 1,088   | 43,520                           |
| 36      | Zeeshan Town LSD, Link Sama Satha road, Mouza Ghanipur Bahawalpur               | Zahid Mahmood S/o Hayat Muhammad etc.               | 24.745              | 2,900,000                       | 8.16585                             | 44,422                            | 222,111                          | 0.2   | 1,088   | 43,520                           |
| 37      | Umar Garden LSD, Chak No. 9/BC Link Hasilpur road Bahawalpur                    | Mr. Safder Ali                                      | 24.2                | 2,900,000                       | 7.986                               | 43,444                            | 217,219                          | 0.2   | 1,088   | 43,520                           |

| Sr. No. | Name of Housing Scheme   | Name of Owner / Developer              | Total Area (kanals) | Aprox. Land Value / kanal (Rs.) | Area of Constructed Houses (kanals) | Area of Constructed Houses (SqFt) | Building Fee @ Rs (5/Sq Ft (Rs.)) | Area of Constructed Shops / Commercial Units (marlas) | Area of Constructed Shops / Commercial Units (SqFt) | Building Fee @ Rs 40/Sq Ft (Rs.) |
|---------|--|--|---------------------|---------------------------------|-------------------------------------|-----------------------------------|-----------------------------------|---|---|----------------------------------|
| 38      | Hussain Avenue LSD, Jhangi wala road Mouza Dewash Muhammad Bahawalpur                | Hafiz-ul-Rahman                        | 57.8                | 2,900,000                       | 19.074                              | 103,763                           | 518,813                           | 0.2   | 1,088   | 43,520                           |
| 39      | Haider View LSD Link Ahmed pur road Mouza Rama Bahawalpur                            | faisal Nadeem etc.                     | 80.68               | 2,900,000                       | 26.6244                             | 144,837                           | 724,184                           | 0.2   | 1,088   | 43,520                           |
| 40      | Taskeen Garden LSD, Jhangi wala road Mouza Derwash Muhammad Bahawalpur               | Unknown                                | 29.65               | 2,900,000                       | 9.7845                              | 53,228                            | 266,138                           | 0.2   | 1,088   | 43,520                           |
| 41      | Priem City LSD, Link road Bahawalpur   | Muhammad Aslam etc.                    | 86.5                | 2,900,000                       | 28.545                              | 155,285                           | 776,424                           | 0.2   | 1,088   | 43,520                           |
| 42      | Citizen Garden LSD Link Hasilpur road Bahawalpur                                     | Azam Qurashi etc.                      | 90.4                | 2,900,000                       | 29.832                              | 162,286                           | 811,430                           | 0.2   | 1,088   | 43,520                           |
| 43      | Green Villas LSD KLP road Mouza Ghanipur Bahawalpur                                  | Muhammad Shahid etc.                   | 72.45               | 2,900,000                       | 23.9085                             | 130,062                           | 650,311                           | 0.2   | 1,088   | 43,520                           |
| 44      | Shaheer Garden Housing Scheme, Chak # 10/BC Bahawalpur                               | Unknown                                | 139                 | 2,900,000                       | 45.87                               | 249,533                           | 1,247,664                         | 0.2   | 1,088   | 43,520                           |
| 45      | Royal City Housing Scheme, Chak # 9/BC Bahawalpur                                    | Mukhtar Ahmad S/o Haji Muhammad Sharif | 160                 | 2,900,000                       | 52.8                                | 287,232                           | 1,436,160                         | 0.2   | 1,088   | 43,520                           |
| 46      | Taha Town Housing Scheme, KLP Road, Mouza Zakhira Samma Satta Bahawalpur             | Ch. Muhammad Farooq S/o Elam Din       | 142                 | 2,900,000                       | 46.86                               | 254,918                           | 1,274,592                         | 0.2   | 1,088   | 43,520                           |
| 47      | Allama Iqbal Town Housing Scheme, Jhangi Wala Road, Mouza Sahlan, Hamaiti Bahawalpur | Abdul Sattar S/o Faqeer Muhammad       | 177.75              | 2,900,000                       | 58.6575                             | 319,097                           | 1,595,484                         | 0.2   | 1,088   | 43,520                           |
| 48      | Faisal Baugh Housing Scheme Jail Road, Muza Baqir pur Bahawalpur                     | Faisal S/o Abdul Qayyum etc            | 158.1               | 2,900,000                       | 52.173                              | 283,821                           | 1,419,106                         | 0.2   | 1,088   | 43,520                           |

| Sr. No. | Name of Housing Scheme  | Name of Owner / Developer                               | Total Area (kanals) | Aprox. Land Value / kanal (Rs.) | Area of Constructed Houses (kanals) | Area of Constructed Houses (SqFt) | Building Fee @ Rs (05/Sq Ft (Rs.)) | Area of Constructed Shops / Commercial Units (marlas) | Area of Constructed Shops / Commercial Units (SqFt) | Building Fee @ Rs 40/Sq Ft (Rs.) |
|---------|---|---|---------------------|---------------------------------|-------------------------------------|-----------------------------------|------------------------------------|---|---|----------------------------------|
| 49      | Fine City Housing Scheme, Distributor Road, Mouza Qadir Bukhsh Channar, Hamaiti Bahawalpur    | Qamer Saeed etc.  | 160                 | 2,900,000                       | 52.8                                | 287,232                           | 1,436,160                          | 0.2   | 1,088   | 43,520                           |
| 50      | Al-Noor Garden, Phase V, Housing Scheme, Link Northern bypass Road, Mouza Sahalan, Bahawalpur | Muhammad Ashraf, Muhammad Ejaz Ss/o Allah Bukhash       | 187.75              | 2,900,000                       | 61.9575                             | 337,049                           | 1,685,244                          | 0.2   | 1,088   | 43,520                           |
| 51      | Al Jannat Housing Scheme Janghi wala Road Muza Sahlan   | Muhammad Ibraheem Qurashi                               | 129.45              | 2,900,000                       | 42.7185                             | 232,389                           | 1,161,943                          | 0.2   | 1,088   | 43,520                           |
| 52      | Al Haider City HS Link Ahmadpur road Mouza Rama Bahawalpur                                    | Unknown   | 96                  | 2,900,000                       | 31.68                               | 172,339                           | 861,696                            | 0.2   | 1,088   | 43,520                           |
| 53      | Abbasia Town Housing Scheme, Link Multan Road   | Saeeda Beghum W/o Abdul Hameed Abasi etc                | 398                 | 2,900,000                       | 131.34                              | 714,490                           | 3,572,448                          | 0.2   | 1,088   | 43,520                           |
| 54      | Khayaban-e-Ali Housing Scheme Yazman Road Muza Hott wala                                      | Iqbal Mostafa Shah etc                                  | 1047                | 2,900,000                       | 345.51                              | 1,879,574                         | 9,397,872                          | 0.2   | 1,088   | 43,520                           |
| 55      | Qasim Town HS near Police line Mouza karna Bahawalpur   | Baghum Haqqi etc  | 104                 | 2,900,000                       | 34.32                               | 186,701                           | 933,504                            | 0.2   | 1,088   | 43,520                           |
| 56      | Cheema Town phase I Housing Scheme Near Educational Board Muza Zakhira Samma Sattha           | Mohammad Hussain Cheema, Tahir Safique, Qari Khalil etc | 170                 | 2,900,000                       | 56.1                                | 305,184                           | 1,525,920                          | 0.2   | 1,088   | 43,520                           |
| 57      | Gullshan-e-Hashmiya Colony, Multan Road,  | Aziz-ur-Rahman etc                                      | 240                 | 2,900,000                       | 79.2                                | 430,848                           | 2,154,240                          | 0.2   | 1,088   | 43,520                           |
| 58      | Gulsan-e-Iqbal phase I Housing Scheme Hasilpur Road Chak 8/BC,9/BC                            | Muhammad Sajid, Muhammad Saeed Ss/o Shah Muhammad       | 240                 | 2,900,000                       | 79.2                                | 430,848                           | 2,154,240                          | 0.2   | 1,088   | 43,520                           |
| 59      | Gulsan-e-Iqbal phase II Housing Scheme Hasilpur Road Chak 8/BC,9/BC                           | Mohammad Sadique S/o Barkat Ali etc                     | 153                 | 2,900,000                       | 50.49                               | 274,666                           | 1,373,328                          | 0.2   | 1,088   | 43,520                           |
| 60      | Yasir Town, HS Chak 9/BC Hasilpur Road,   | Shaikh Maqbool etc                                      | 160                 | 2,900,000                       | 52.8                                | 287,232                           | 1,436,160                          | 0.2   | 1,088   | 43,520                           |

| Sr. No. | Name of Housing Scheme   | Name of Owner / Developer                               | Total Area (kanals) | Aprox. Land Value / kanal (Rs.) | Area of Constructed Houses (kanals) | Area of Constructed Houses (SqF) | Building Fee @ Rs. (5/Sq Ft (Rs.)) | Area of Constructed Shops / Commercial Units (marlas) | Area of Constructed Shops / Commercial Units (SqF) | Building Fee @ Rs. (40/Sq Ft (Rs.)) |
|---------|--|---|---------------------|---------------------------------|-------------------------------------|----------------------------------|------------------------------------|---|--|-------------------------------------|
| 61      | Madina Town, HS Chak 9/BC Link Hasilpur Road,                            | Ch. Sarwar etc  | 161                 | 2,900,000                       | 53.13                               | 289,027                          | 1,445,136                          | 0.2   | 1,088  | 43,520                              |
| 62      | New Sett lite town Housing Scheme Link Rafi Qamer Road Mouza Hamati      | Abdul Majeed S/O M. Ramzan                              | 216                 | 2,900,000                       | 71.28                               | 387,763                          | 1,938,816                          | 0.2   | 1,088  | 43,520                              |
| 63      | Al-Majeed Paradise HS Rafi Qamer Road                                    | Abdul Majeed s/o M. Ramzan etc                          | 101                 | 2,900,000                       | 33.33                               | 181,315                          | 906,576                            | 0.2   | 1,088  | 43,520                              |
| 64      | Umar Garden HS Link Hasilpur Road Chak 9/BC                              | Irfan Khan etc  | 108                 | 2,900,000                       | 35.64                               | 193,882                          | 969,408                            | 0.2   | 1,088  | 43,520                              |
| 65      | Abdullah City Southern By-Pass Muza Hott Wala                            | Rana shahid Latif etc                                   | 96                  | 2,900,000                       | 31.68                               | 172,339                          | 861,696                            | 0.2   | 1,088  | 43,520                              |
| 66      | Chudhary Town LSD Commerce College Road                                  | Ch. Arshad etc  | 80                  | 2,900,000                       | 26.4                                | 143,616                          | 718,080                            | 0.2   | 1,088  | 43,520                              |
| 67      | Mansor Town LSD Chak 9/BC Link Hasilpur Road,                            | Shaikh Iqbal etc  | 40                  | 2,900,000                       | 13.2                                | 71,808                           | 359,040                            | 0.2   | 1,088  | 43,520                              |
| 68      | Arshad Town LSD Link Samma Satta Road Muza Zakira Samma Satta            | Ch. Arshad S/o Barkat-u-Allah                           | 92                  | 2,900,000                       | 30.36                               | 165,158                          | 825,792                            | 0.2   | 1,088  | 43,520                              |
| 69      | Gulshan-e-Hussain LSD Karna Road Muza Karna                              | Sajjad Hussain Jalwana etc                              | 53.7                | 2,900,000                       | 17.721                              | 96,402                           | 482,011                            | 0.2   | 1,088  | 43,520                              |
| 70      | Gulbarg Colony, 9/BC, Link Hasilpur Road,                                | Riaz Ahmed etc  | 64                  | 2,900,000                       | 21.12                               | 114,893                          | 574,464                            | 0.2   | 1,088  | 43,520                              |
| 71      | Usman Bin Afaan LSD Town, Nazar Abbas Colony Mouza Bindra                | Qamer Ahmed Abbasi S/o Mian Shabaz Khan Abbasi          | 53.8                | 2,900,000                       | 17.754                              | 96,582                           | 482,909                            | 0.2   | 1,088  | 43,520                              |
| 72      | Cheema Town phase II LSD Near Educational Board Muza Zakhira Samma Satta | Mohammad Hussain Cheema, Tahir Safique, Qari Khalil etc | 95                  | 2,900,000                       | 31.35                               | 170,544                          | 852,720                            | 0.2   | 1,088  | 43,520                              |
| 73      | Darbar Mahal Town Behind Darbar Mahal Bahawalpur                         | Jam Abdul Majeed etc                                    | 64                  | 2,900,000                       | 21.12                               | 114,893                          | 574,464                            | 0.2   | 1,088  | 43,520                              |
| 74      | New Shadab Colony, LSD Mouza Bangan                                      | Ghulam Abbass Channar etc                               | 72                  | 2,900,000                       | 23.76                               | 129,254                          | 646,272                            | 0.2   | 1,088  | 43,520                              |
| 75      | Khalid Town Rafi Qamer Road Muza Qader Bux Channar                       | Khalid Nawaz S/o Haji Rabnawaz                          | 96                  | 2,900,000                       | 31.68                               | 172,339                          | 861,696                            | 0.2   | 1,088  | 43,520                              |



| Sr. No.      | Name of Housing Scheme                                | Name of Owner / Developer              | Total Area (kanals) | Aprox. Land Value / kanal (Rs.) | Area of Constructed Houses (kanals) | Area of Constructed Houses (Sqf) | Building Fee @ Rs (05/Sqf (Rs.)) | Area of Constructed Shops / Commercial Units (marlas) | Area of Constructed Shops / Commercial Units (Sqf) | Building Fee @ Rs (40/Sqf (Rs.)) |
|--------------|---|--|---------------------|---------------------------------|-------------------------------------|----------------------------------|----------------------------------|---|--|----------------------------------|
| 76           | Atif Azeez Town Bindra Neher Road Bindra              | Atif Azeez S/o Abdul Azeez             | 96                  | 2,900,000                       | 31.68                               | 172,339                          | 861,696                          | 0.2   | 1,088  | 43,520                           |
| 77           | New Green Town, Mouza Bagan, Bahawalpur               | Saleem Shehzad etc                     | 96                  | 2,900,000                       | 31.68                               | 172,339                          | 861,696                          | 0.2   | 1,088  | 43,520                           |
| 78           | Al Khair Town LSD Jhangi wala Road Muza Hamitiyan     | Haji Mohammad Afzal S/o Khair Mohammad | 96                  | 2,900,000                       | 31.68                               | 172,339                          | 861,696                          | 0.2   | 1,088  | 43,520                           |
| 79           | Haram Garden Behind AC stand Muza Karna BWP           | Sohail Majeed S/o Abdul Majeed         | 96                  | 2,900,000                       | 31.68                               | 172,339                          | 861,696                          | 0.2   | 1,088  | 43,520                           |
| 80           | Redsun LSD, Link Hasilpur Road Chak # 9/BC Bahawalpur | Unknown                                | 96                  | 2,900,000                       | 31.68                               | 172,339                          | 861,696                          | 0.2   | 1,088  | 43,520                           |
| <b>Total</b> |   |  | <b>8,280</b>        |                                 | <b>2,732.4</b>                      | <b>14,864,032</b>                | <b>74,320,158</b>                | <b>16.0</b>   | <b>87,040</b>                                      | <b>3,481,600</b>                 |

**(5) Non / less transfer of land in the names of concerned developers by previous owners**

(Amount in rupees)

| Sr. No. | Name of Housing Scheme  | Name of Owner / Developer           | Total Area (kanals) | Aprox. Land Value / kanal | Area / Land Transferred in the Name of Developer (Kanals) | Area Not Owned by Developer (kanal) | Approx. Value of Land Not Owned by Developer | Approx. Amount of stamp duty, TTIMP, I.Tax etc @ 10% |
|---------|---|-------------------------------------|---------------------|---------------------------|---|-------------------------------------|--|--|
| 1       | Ideal Homes II, LSD, Sama Satta Road, Bahawalpur  | Hashmat bibi W/o Abdu-r-rasheed etc | 16                  | 2,900,000                 | 0   | 16                                  | 46,400,000                                   | 4,640,000  |
| 2       | Bahawal City LSD, Southern By-pass Mouza Haut Wala Bahawalpur                           | Haji Kaley Khan etc                 | 85.75               | 2,900,000                 | 0   | 85.75                               | 248,675,000                                  | 24,867,500   |
| 3       | Ideal City Housing Socitey LSD Link jhangi wala road Mouza Qadir bux channar Bahawalpur | Rafiq Abid etc.                     | 16                  | 2,900,000                 | 0   | 16                                  | 46,400,000                                   | 4,640,000  |
| 4       | Doctors Town LSD, Board Road, Mouza Zakhira Samma Satta Bahawalpur                      | Dr. Manzoor Hussain Malik           | 28.6                | 2,900,000                 | 0   | 28.6                                | 82,940,000                                   | 8,294,000  |
| 5       | Gulistan Colony LSD, Link Samma Satta Road, Mouza Ghani Pur, Bahawalpur                 | Ashraf Saeed etc.                   | 64.9                | 2,900,000                 | 0   | 64.9                                | 188,210,000                                  | 18,821,000   |
| 6       | Izafi Gulistan Colony LSD, KLP Road, Mouza Ghanipur Bahawalpur                          | Rana M. Akram etc.                  | 40                  | 2,900,000                 | 0   | 40                                  | 116,000,000                                  | 11,600,000   |
| 7       | Ali City LSD, Link Jhangi Wali Road, Mouza Sahlan, Bahawalpur                           | Muhammad Iqbal etc.                 | 45.345              | 2,900,000                 | 0   | 45.345                              | 131,500,500                                  | 13,150,050   |
| 8       | Taha Town LSD, Samma Satta Road, Mouza Zakhira Samma Satta Bahawalpur                   | Farooq Ahmad etc.                   | 45.6                | 2,900,000                 | 0   | 45.6                                | 132,240,000                                  | 13,224,000   |

| Sr. No. | Name of Housing Scheme  | Name of Owner / Developer                                 | Total Area (kanals) | Aprox. Land Value / kanal | Area / Land Transferred in the Name of Developer (Kanals) | Area Not Owned by Developer (kanal) | Approx. Value of Land Not Owned by Developer | Approx. Amount of stamp duty, TTIMP, I.Tax etc @ 10% |
|---------|---|---|---------------------|---------------------------|---|-------------------------------------|--|--|
| 9       | Eden City LSD, Jhangi Wala Road, Bahawalpur                                 | Sheikh Muhammad Azam etc.                                 | 61.075              | 2,900,000                 | 0   | 61.075                              | 177,117,500                                  | 17,711,750   |
| 10      | Rafaqat Town LSD, Baghochi Pull Road, Chak # 10/BC Bahawalpur               | Rana Luqman etc.  | 56.675              | 2,900,000                 | 0   | 56.675                              | 164,357,500                                  | 16,435,750   |
| 11      | Dream Land LSD, Baghochi Pull Road, Chak # 10/BC Bahawalpur                 | Muhammad Bukhsh etc.                                      | 42.39               | 2,900,000                 | 0   | 42.39                               | 122,931,000                                  | 12,293,100   |
| 12      | Silver Town , Land Sub-Division Multan Road Bahawalpur                      | Muhammad Aslam khan lodhi etc.                            | 35.3                | 2,900,000                 | 0   | 35.3                                | 102,370,000                                  | 10,237,000   |
| 13      | Al Qamer Garden, LSD, 9/BC Link Hasilpur Road, Bahawalpur                   | Abdul Hameed S/o Muhammad Qamer etc                       | 97.1                | 2,900,000                 | 0   | 97.1                                | 281,590,000                                  | 28,159,000   |
| 14      | Dream Land LSD, Link Hasilpur Road, Chak # 9/BC Bahawalpur                  | Noor Muhammad S/o Faiz Bukhash etc                        | 12.7                | 2,900,000                 | 0   | 12.7                                | 36,830,000                                   | 3,683,000  |
| 15      | Al Kareem LSD, Link Hasilpur Road Chak # 9/BC Bahawalpur                    | Muhammad wasim S/o Muhammad Mazher                        | 12                  | 2,900,000                 | 0   | 12                                  | 34,800,000                                   | 3,480,000  |
| 16      | Meer Garden LSD Link Hasilpur Road Chak 10/BC Bahawalpur                    | syed abdul Hanaan, Jamal Ahmad Ss/o Syed Abdul Rehmad etc | 66.2                | 2,900,000                 | 0   | 66.2                                | 191,980,000                                  | 19,198,000   |
| 17      | Al Kareem LSD, Link Hasilpur Road Chak # 8/BC Bahawalpur                    | Hafiz Abdul Mujeeb etc                                    | 35                  | 2,900,000                 | 0   | 35                                  | 101,500,000                                  | 10,150,000   |
| 18      | Universty Town, LSD, Link Hasilpur Road Chak # 8/BC Bahawalpur              | Ejaz Ahmad S/o Malik Khalil Ahmad etc                     | 72                  | 2,900,000                 | 0   | 72                                  | 208,800,000                                  | 20,880,000   |
| 19      | Star City LSD, Jhangi wala Road, Mouza Qadir Bux Channar Bahawalpur         | Ejaz Akram, Hamid Akram Ss/o Muhammad Akram               | 84                  | 2,900,000                 | 0   | 84                                  | 243,600,000                                  | 24,360,000   |
| 20      | State City Sector C LSD, Link Northen Bye Pass, Mouza Sahlan, Bahawalpur    | Mohammad Shafique Shafqat, S/o Rahmat Ullah etc           | 71.75               | 2,900,000                 | 0   | 71.75                               | 208,075,000                                  | 20,807,500   |
| 21      | Hussain Town, LSD, Link Rafi Qamer Road, Mouza Qadir Bux Channar Bahawalpur | Unknown   | 96                  | 2,900,000                 | 0   | 96                                  | 278,400,000                                  | 27,840,000   |
| 22      | Green City Avenue LSD, Baghuchi Pull Road, Chak # 10/BC Bahawalpur          | Unknown   | 96                  | 2,900,000                 | 0   | 96                                  | 278,400,000                                  | 27,840,000   |
| 23      | Star Avenue, LSD, Link Jhangi Wala Road, Bahawalpur                         | Ejaz Akram etc  | 96.19               | 2,900,000                 | 0   | 96.19                               | 278,951,000                                  | 27,895,100   |
| 24      | Bakhush Villas, LSD, Link Jhangi Wala Road, Bahawalpur                      | Unknown   | 96                  | 2,900,000                 | 0   | 96                                  | 278,400,000                                  | 27,840,000   |
| 25      | Safari Garden II, LSD, Mouza Weaslan Bahawalpur                             | Hafiz Wasim S/o Muhammad Ramzan etc                       | 51.55               | 2,900,000                 | 0   | 51.55                               | 149,495,000                                  | 14,949,500   |
| 26      | Safari Garden III, LSD, Mouza Bindra, Near Multan Road, Bahawalpur          | Muhammad Iqbal S/o Faiz Muhammad etc                      | 64                  | 2,900,000                 | 0   | 64                                  | 185,600,000                                  | 18,560,000   |
| 27      | Star Garden, LSD, Jhangi Wala Road, Mouza Qadir                             | Bashir Ahmad, Munir Ahmad Ss/o                            | 72                  | 2,900,000                 | 0   | 72                                  | 208,800,000                                  | 20,880,000   |

| Sr. No. | Name of Housing Scheme  | Name of Owner / Developer                           | Total Area (kanals) | Aprox. Land Value / kanal | Area / Land Transferred in the Name of Developer (Kanals) | Area Not Owned by Developer (kanal) | Approx. Value of Land Not Owned by Developer | Approx. Amount of stamp duty, TTIMP, I.Tax etc @ 10% |
|---------|---|---|---------------------|---------------------------|---|-------------------------------------|--|--|
|         | Bux Channar, Bahawalpur   | Abdul Ghani etc                                     |                     |                           |   |                                     |  |  |
| 28      | Royal Avenue, LSD, Mouza Sahlan, Bahawalpur                                     | Muhammad Ejaz Akram S/o Muhammad Akram etc          | 99                  | 2,900,000                 | 0   | 99                                  | 287,100,000                                  | 28,710,000   |
| 29      | Star Velly, LSD, Link Jhangi Wala Road, Mouza Qadir Bux Channar Bahawalpur      | Muhammad Abbass, Muhammad Afzal Ss/o Abdul Aziz etc | 93.1                | 2,900,000                 | 0   | 93.1                                | 269,990,000                                  | 26,999,000   |
| 30      | Eden Canal LSD, Sathron byepass, Bahawalpur                                     | Muhammad Azam S/o Rasheed Ahmad                     | 61.075              | 2,900,000                 | 0   | 61.075                              | 177,117,500                                  | 17,711,750   |
| 31      | Al Syed Town LSD, Link Hasilpur Road, Chak no 8/BC Bahawalpur                   | Khalid Shah etc                                     | 30.55               | 2,900,000                 | 0   | 30.55                               | 88,595,000                                   | 8,859,500  |
| 32      | Asif Town LSD, Rafi Qammar Road, Mouza Hamaiti Bahawalpur                       | Khalid Nawaz S/o Haji Rabnawaz                      | 48                  | 2,900,000                 | 0   | 48                                  | 139,200,000                                  | 13,920,000   |
| 33      | Green Valley Avenue LSD, Chak No. 10/BC Baghuchi Pull Hasilpur road, Bahawalpur | Mr. Abdul Qadir S/o Manzoor Hussain etc.            | 96                  | 2,900,000                 | 0   | 96                                  | 278,400,000                                  | 27,840,000   |
| 34      | Pearl Paradise LSD, Chak No. 10/BC Link Hasilpur road Bahawalpur                | Abdul Qadir S/o Manzoor Hussain etc                 | 66.65               | 2,900,000                 | 0   | 66.65                               | 193,285,000                                  | 19,328,500   |
| 35      | Zeeshan City LSD, Sama Satha road Mouza Zakhira Sama Satta Bahawalpur           | Zeeshan Mahmood S/o Zahid Mahmood                   | 24.4                | 2,900,000                 | 0   | 24.4                                | 70,760,000                                   | 7,076,000  |
| 36      | Zeeshan Town LSD, Link Sama Satha road, Mouza Ghanipur Bahawalpur               | Zahid Mahmood S/o Hayat Muhammad etc.               | 24.745              | 2,900,000                 | 0   | 24.745                              | 71,760,500                                   | 7,176,050  |
| 37      | Umar Garden LSD, Chak No. 9/BC Link Hasilpur road Bahawalpur                    | Mr. Safder Ali                                      | 24.2                | 2,900,000                 | 0   | 24.2                                | 70,180,000                                   | 7,018,000  |
| 38      | Hussain Avenue LSD, Jhangi wala road Mouza Dewash Muhammad Bahawalpur           | Hafiz-ul-Rahman                                     | 57.8                | 2,900,000                 | 0   | 57.8                                | 167,620,000                                  | 16,762,000   |
| 39      | Haider View LSD Link Ahmed pur road Mouza Rama Bahawalpur                       | faisal Nadeem etc.                                  | 80.68               | 2,900,000                 | 0   | 80.68                               | 233,972,000                                  | 23,397,200   |
| 40      | Taskeen Garden LSD, Jhangi wala road Mouza Derwash Muhammad Bahawalpur          | Unknown   | 29.65               | 2,900,000                 | 0   | 29.65                               | 85,985,000                                   | 8,598,500  |
| 41      | Priem City LSD LSD, Link Hasilpur road Bahawalpur                               | Muhammad Aslam etc.                                 | 86.5                | 2,900,000                 | 0   | 86.5                                | 250,850,000                                  | 25,085,000   |
| 42      | Citizen Garden LSD Link Hasilpur road Bahawalpur                                | Azam Qurashi etc.                                   | 90.4                | 2,900,000                 | 0   | 90.4                                | 262,160,000                                  | 26,216,000   |
| 43      | Green Villas LSD KLP road Mouza Ghanipur Bahawalpur                             | Muhammad Shahid etc.                                | 72.45               | 2,900,000                 | 0   | 72.45                               | 210,105,000                                  | 21,010,500   |
| 44      | Shaheer Garden Housing Scheme, Chak # 10/BC Bahawalpur                          | Unknown   | 139                 | 2,900,000                 | 0   | 139                                 | 403,100,000                                  | 40,310,000   |
| 45      | Royal City Housing Scheme, Chak # 9/BC Bahawalpur                               | Mukhtar Ahmad S/o Haji Muhammad Sharif              | 160                 | 2,900,000                 | 0   | 160                                 | 464,000,000                                  | 46,400,000   |
| 46      | Taha Town Housing Scheme, KLP Road, Mouza Zakhira Samma Satta Bahawalpur        | Ch. Muhammad Farooq S/o Elam Din                    | 142                 | 2,900,000                 | 0   | 142                                 | 411,800,000                                  | 41,180,000   |

| Sr. No. | Name of Housing Scheme   | Name of Owner / Developer                               | Total Area (kanals) | Aprox. Land Value / kanal | Area / Land Transferred in the Name of Developer (Kanals) | Area Not Owned by Developer (kanal) | Approx. Value of Land Not Owned by Developer | Approx. Amount of stamp duty, TTIMP, I.Tax etc @ 10% |
|---------|--|---|---------------------|---------------------------|---|-------------------------------------|--|--|
| 47      | Allama Iqbal Town Housing Scheme, Jhangi Wala Road, Mouza Sahlan, Hamaiti Bahawalpur           | Abdul Sattar S/o Faqeer Muhammad                        | 177.75              | 2,900,000                 | 0   | 177.75                              | 515,475,000                                  | 51,547,500   |
| 48      | Faisal Baugh Housing Scheme Jail Road, Muza Baqir pur Bahawalpur                               | Faisal S/o Abdul Qayyum etc                             | 158.1               | 2,900,000                 | 0   | 158.1                               | 458,490,000                                  | 45,849,000   |
| 49      | Fine City Housing Scheme, Distributor Road, Mouza Qadir Bukhsh Channar, Hamaiti Bahawalpur     | Qamer Saeed etc.  | 160                 | 2,900,000                 | 0   | 160                                 | 464,000,000                                  | 46,400,000   |
| 50      | Al-Noor Garden, Phase V, Housing Scheme, Link Northern byepass Road, Mouza Sahalan, Bahawalpur | Muhammad Ashraf, Muhammad Ejaz Ss/o Allah Bukhash       | 187.75              | 2,900,000                 | 0   | 187.75                              | 544,475,000                                  | 54,447,500   |
| 51      | Al Jannat Housing Scheme Jhangi wala Road Muza Sahlan  | Muhammad Ibraheem Qurashi                               | 129.45              | 2,900,000                 | 0   | 129.45                              | 375,405,000                                  | 37,540,500   |
| 52      | Al Haider City HS Link Ahmadpur road Mouza Rama Bahawalpur                                     | Unknown   | 96                  | 2,900,000                 | 0   | 96                                  | 278,400,000                                  | 27,840,000   |
| 53      | Abbasia Town Housing Scheme, Link Multan Road  | Saeeda Beghum W/o Abdul Hameed Abasi etc                | 398                 | 2,900,000                 | 0   | 398                                 | 1,154,200,000                                | 115,420,000  |
| 54      | Khayaban-e-Ali Housing Scheme Yazman Road Muza Hott wala                                       | Iqbal Mostafa Shah etc                                  | 1047                | 2,900,000                 | 0   | 1047                                | 3,036,300,000                                | 303,630,000  |
| 55      | Qasim Town HS near Police line Mouza karna Bahawalpur  | Baghum Haqqi etc  | 104                 | 2,900,000                 | 0   | 104                                 | 301,600,000                                  | 30,160,000   |
| 56      | Cheema Town phase I Housing Scheme Near Educational Board Muza Zakhira Samma Sattha            | Mohammad Hussain Cheema, Tahir Safique, Qari Khalil etc | 170                 | 2,900,000                 | 0   | 170                                 | 493,000,000                                  | 49,300,000   |
| 57      | Gullshan-e-Hashmiya Colony, Multan Road,   | Aziz-ur-Rahman etc                                      | 240                 | 2,900,000                 | 0   | 240                                 | 696,000,000                                  | 69,600,000   |
| 58      | Gulsan-e-Iqbal phase I Housing Scheme Hasilpur Road Chak 8/BC, 9/BC                            | Muhammad Sajid, Muhammad Saeed Ss/o Shah Muhammad       | 240                 | 2,900,000                 | 0   | 240                                 | 696,000,000                                  | 69,600,000   |
| 59      | Gulsan-e-Iqbal phase II Housing Scheme Hasilpur Road Chak 8/BC, 9/BC                           | Mohammad Sadique S/o Barkat Ali etc                     | 153                 | 2,900,000                 | 0   | 153                                 | 443,700,000                                  | 44,370,000   |
| 60      | Yasir Town, HS Chak 9/BC Hasilpur Road,  | Shaikh Maqbool etc                                      | 160                 | 2,900,000                 | 0   | 160                                 | 464,000,000                                  | 46,400,000   |
| 61      | Madina Town, HS Chak 9/BC Link Hasilpur Road,  | Ch. Sarwar etc  | 161                 | 2,900,000                 | 0   | 161                                 | 466,900,000                                  | 46,690,000   |
| 62      | New Sett lite town Housing Scheme Link Rafi Qamer Road Mouza Hamati                            | Abdul Majeed S/O M. Ramzan                              | 216                 | 2,900,000                 | 0   | 216                                 | 626,400,000                                  | 62,640,000   |
| 63      | Al-Majeed Paradise HS Rafi Qamer Road  | Abdul Majeed s/o M. Ramzan etc                          | 101                 | 2,900,000                 | 0   | 101                                 | 292,900,000                                  | 29,290,000   |
| 64      | Umar Garden HS Link Hasilpur Road Chak 9/BC  | Irfan Khan etc  | 108                 | 2,900,000                 | 0   | 108                                 | 313,200,000                                  | 31,320,000   |
| 65      | Abdullah City Southern By-Pass Muza Hott Wala  | Rana shahid Latif etc                                   | 96                  | 2,900,000                 | 0   | 96                                  | 278,400,000                                  | 27,840,000   |
| 66      | Chudhary Town LSD Commerce College Road  | Ch. Arshad etc  | 80                  | 2,900,000                 | 0   | 80                                  | 232,000,000                                  | 23,200,000   |
| 67      | Mansor Town LSD Chak 9/BC Link Hasilpur Road,  | Shaikh Iqbal etc  | 40                  | 2,900,000                 | 0   | 40                                  | 116,000,000                                  | 11,600,000   |
| 68      | Arshad Town LSD Link   | Ch. Arshad S/o  | 92                  | 2,900,000                 | 0   | 92                                  | 266,800,000                                  | 26,680,000   |

| Sr. No.      | Name of Housing Scheme  | Name of Owner / Developer                               | Total Area (kanals) | Aprox. Land Value / kanal | Area / Land Transferred in the Name of Developer (Kanals) | Area Not Owned by Developer (kanal) | Approx. Value of Land Not Owned by Developer | Approx. Amount of stamp duty, TTIMP, I.Tax etc @ 10% |
|--------------|---|---|---------------------|---------------------------|---|-------------------------------------|--|--|
|              | Samma Satta Road Muza Zakira Samma Satta                                  | Barkat-u-Allah  |                     |                           |   |                                     |  |  |
| 69           | Gulshan-e-Hussain LSD Karna Road Muza Karna                               | Sajjad Hussain Jalwana etc                              | 53.7                | 2,900,000                 | 0   | 53.7                                | 155,730,000                                  | 15,573,000   |
| 70           | Gulbarg Colony, 9/BC, Link Hasilpur Road,                                 | Riaz Ahmed etc  | 64                  | 2,900,000                 | 0   | 64                                  | 185,600,000                                  | 18,560,000   |
| 71           | Usman Bin Afaan LSD Town, Nazar Abbas Colony Mouza Bindra                 | Qamer Ahmed Abbasi S/o Mian Shabaz Khan Abbasi          | 53.8                | 2,900,000                 | 0   | 53.8                                | 156,020,000                                  | 15,602,000   |
| 72           | Cheema Town phase II LSD Near Educational Board Muza Zakhira Samma Sattha | Mohammad Hussain Cheema, Tahir Safique, Qari Khalil etc | 95                  | 2,900,000                 | 0   | 95                                  | 275,500,000                                  | 27,550,000   |
| 73           | Darbar Mahal Town Behind Darbar Mahal Bahawalpur                          | Jam Abdul Majeed etc                                    | 64                  | 2,900,000                 | 0   | 64                                  | 185,600,000                                  | 18,560,000   |
| 74           | New Shadab Colony, LSD Mouza Bangan                                       | Ghulam Abbass Channar etc                               | 72                  | 2,900,000                 | 0   | 72                                  | 208,800,000                                  | 20,880,000   |
| 75           | Khalid Town Rafi Qamer Road Muza Qader Bux Channar                        | Khalid Nawaz S/o Haji Rabnawaz                          | 96                  | 2,900,000                 | 0   | 96                                  | 278,400,000                                  | 27,840,000   |
| 76           | Atif Azeez Town Bindra Neher Road Muza Bindra                             | Atif Azeez S/o Abdul Azeez                              | 96                  | 2,900,000                 | 0   | 96                                  | 278,400,000                                  | 27,840,000   |
| 77           | New Green Town, Mouza Bangan, Bahawalpur                                  | Saleem Shehzad etc                                      | 96                  | 2,900,000                 | 0   | 96                                  | 278,400,000                                  | 27,840,000   |
| 78           | Al Khair Town LSD Jhangi wala Road Muza Hamitiyan                         | Haji Mohammad Afzal S/o Khair Mohammad                  | 96                  | 2,900,000                 | 0   | 96                                  | 278,400,000                                  | 27,840,000   |
| 79           | Haram Garden Behind AC stand Muza Karna BWP                               | Sohail Majeed S/o Abdul Majeed                          | 96                  | 2,900,000                 | 0   | 96                                  | 278,400,000                                  | 27,840,000   |
| 80           | Redsun LSD, Link Hasilpur Road Chak # 9/BC Bahawalpur                     | Unknown   | 96                  | 2,900,000                 | 0   | 96                                  | 278,400,000                                  | 27,840,000   |
| <b>Total</b> |   |   | <b>8,280</b>        |                           | -   | <b>8,279.9</b>                      | <b>24,011,637,500</b>                        | <b>2,401,163,750</b>                                 |

**Annexure-F**  
**[Para 4.1.8]**

**Establishment of Land Sub-Divisions without observing  
criteria**

**(Amount in Rupees)**

| <b>Sr. No.</b> | <b>Name of Land Sub-Division Scheme</b>                                   | <b>Name of Owner / Developer</b> | <b>Total Area (kanals)</b> | <b>Date of Approval</b> | <b>Status of Development Works provided</b>  |
|----------------|---|----------------------------------|----------------------------|-------------------------|--|
| 1              | Gulshan-e- Jail Road, Diwanwali Pully                                     | Noman Ali Haq                    | 34.30                      | 08.07.2002              | Before rules, electricity, sui gas, Roads,   |
| 2              | Rehman Garden Phase-I, Yazman Road, Mouza Houtwala Chak # 12/BC-Alif      | Shams ur Rehman                  | 144.00                     | 09.12.2004              | Sewerage, Solid waste, electricity, sui gas  |
| 3              | Paragon City, Mouza Houtwala  | Sohail Majeed                    | 99.10                      | 05.08.2011              | Roads, park, electricity, sewerage   |
| 4              | Al-Mehboob Town, Chak # 10/BC   | Furrukh Saleem                   | 56.00                      | 16.07.2011              | ...  |
| 5              | Yousaf Garden, Chak # 12/BC-Alif  | Muhammad Sharif                  | 88.00                      | 16.07.2011              | Electricity & Roads  |
| 6              | Al-Momen Garden, Chak # 10/BC   | Furrukh Saleem                   | 80.00                      | 16.07.2011              | Roads, Disposal, electricity, solid waste, sewerage                                  |
| 7              | Madni Town, Chak # 8/BC   | Muhammad Sharif                  | 46.00                      | 10.09.2011              | Roads, Disposal, electricity, solid waste, sewerage                                  |
| 8              | Rehman Garden Phase-II, Yazman Road, Mouza Houtwala Chak # 12/BC-Alif     | Saeeda Noor                      | 76.60                      | 30.05.2005              | Sui gas, solid waste, Mousque, electricity   |
| 9              | Garden Town Yazman Road, Chak # 12/BC-Alif                                | Imran Hussain                    | 97.90                      | 31.01.2012              | Disposal , electricy, Mousque, Roads, sewerage, Park, Solid Waste                    |
| 10             | Bahawal Town Chak # 10/BC   | Tallat Mahmood                   | 64.00                      | 26.01.2012              | Disposal, electricity, serewage, Roads, boundary wall                                |
| 11             | New Gulistan Johar, Mouza Bindra Multan Road                              | Abdul Majeed Abbasi              | 76.00                      | 26.03.2012              | Roads, Park, Disposal, electricity, solid waste, sewerage, Mousque                   |
| 12             | Shadman City Phase-II, Mouza Qadir Bukhsh Channar, Link Jhangi Wala Road  | Tallat Mahmood                   | 80.00                      | 10.03.2012              | Roads, Park, Disposal, electricity, solid waste, sewerage, Mousque                   |
| 13             | Aman Society Town, Mouza Qadir Bukhsh Channar Jhangi Wala Road            | Waseem Sarwar                    | 96.45                      | 10.10.2012              | Roads, Park, Disposal, electricity, solid waste, sewerage, Mousque                   |
| 14             | Al-Majeed Paragon City Mouza Haut Wala, I/R Canal Branch Link Yazman Road | Sohail Majeed                    | 23.43                      | 06.10.2012              | Electricity, disposal, Park, Roads, Mousque, solid waste, boundary wall, green belts |
| 15             | Canal Villas Chak # 12/BC-Alif , Southern Bypass near AIOU                | Sardar Dur Muhammad              | 21.05                      | 22.12.2012              | Electricity, Park, Roads, Mousque, boundary wall, sewerage                           |
| 16             | Sutluj Valley Mouza Bhinda Dakhli   | Tallat Mahmood                   | 44.45                      | 22.02.2013              | Roads, Park, Disposal, electricity, solid waste, sewerage, Mousque                   |
| 17             | Fine city LSD, Mouza Hamitiyan, Qadir Bakhush Channar                     | Qamer Saeed                      | 99.25                      | 28.02.13                | Roads, Park, Disposal, electricity, solid waste, sewerage, Mousque                   |
| 18             | Pelican Homes, Mouza Qadir Bukhsh Channar Behind Shadman Phase-I          | Tallat Mahmood                   | 78.50                      | 12.07.2013              | Roads, Park, Disposal, electricity, solid waste, sewerage, Mousque                   |
| 19             | NRSP Chak # 9/BC  | Zafar Iqbal                      | 58.40                      | 16.07.2013              | Roads, Park, Disposal, electricity, solid waste, sewerage,                           |
| 20             | Aziz Garden Mouza Karna   | Atif Aziz                        | 31.10                      | 18.09.2013              | Roads, Park, Disposal, electricity, sewerage,  |
| 21             | Shadman City Phase-III, Mouza Qadir Bukhsh Channar, Jhangi Wala Road      | Tallat Mahmood                   | 98.00                      | 14.05.2013              | Roads, park, electricity, sewerage, solid waste, Mousqe                              |

| Sr. No. | Name of Land Sub-Division Scheme                               | Name of Owner / Developer   | Total Area (kanals) | Date of Approval | Status of Development Works provided                                       |
|---------|--|-----------------------------|---------------------|------------------|--|
| 22      | Canal View, Rafi Qammar Road, Mouza Qadir Bukhsh Channar       | Syed Furrukh Iqbal          | 35.15               | 28.08.2013       | Roads, electricity, sewerage, solid waste, Mousque                         |
| 23      | Iqbal Villas Mouza Haut Wala                                   | Aneesa Iqbal                | 56.30               | 26.12.2013       | Roads, sewerage , electricity  |
| 24      | A-One Garden Land Sub-Division, Ahmedpur Road, Mouza Raman     | Mukhtar Ahmad               | 48.85               | 10.09.2013       | Roads, sewerage , electricity, solid waste, park, Mousque                  |
| 25      | Johar Town, Mouza Hamaiti Near Akbar Town, Disposal            | Hassan Moeen                | 47.90               | 11.12.2013       | Roads, sewerage , electricity, solid waste, Mousque                        |
| 26      | Middle City, Mouza Hamaiti                                     | Rizwan Ajmal                | 57.35               | 13.01.2014       | Roads, sewerage , electricity, solid waste, park, Mousque                  |
| 27      | Madni Avenue, Mouza Ramman                                     | Faizal Nadeem               | 71.55               | 23.12.2013       | ...  |
| 28      | Star Villas Jhangi Wala Road                                   | Ejaz Ramey                  | 98.70               | 21.03.2014       | Roads, electricity, solid waste, sewerage                                  |
| 29      | Khayaban-e-Saeed, Mouza Chak # 9/BC                            | Athar Saeed                 | 85.55               | 20.03.2014       | Roads, solid waste, sewerage,  |
| 30      | Zakria Town, Mouza Qadar Bukhsh Channar                        | Muhammad Akram              | 40.00               | 30.04.2014       | Roads, solid waste, Mousque  |
| 31      | Usman Ghani Avenue Town, Mouza Ramman                          | Ahmad Usman                 | 77.10               | 17.06.2014       | Roads  |
| 32      | Saeed Garden, Link Hasilpur Road, Chak # 9/BC                  | Saeed Ahmad                 | 65.08               | 18.07.2014       | Roads, solid wast  |
| 33      | Riaz ul Jannah, Rafi Qammar Road, Mouza Hamaitia               | Tallat Mahmood              | 65.59               | 30.06.2015       | Roads, electricity, solid waste, park sewerage, Mousque                    |
| 34      | Mehmood Town, Nouthern By-Pass, Mouza Vislan                   | Azra Mahmood Sheikh         | 37.35               | 20.02.2016       | Roads, electricity, solid waste, park sewerage,                            |
| 35      | Al-Makah Garden, Ahmadpur Road, Mouza Raman                    | Bashir Ahmad                | 37.53               | 02.03.2016       | Roads,Solid Waste, boundary wall, Street light                             |
| 36      | Al-Rayan Block, Rafi Qammar Road, Mouza Hamaiti                | Sohail Majeed               | 25.68               | 08.02.2016       | ?  |
| 37      | Jinnah Town, Northern By-pass Road, Mouza Sahlan               | Muhammad Iqbal              | 79.53               | 21.04.2016       | Roads,Solid Waste, boundary wall, Street light, park, Mousque              |
| 38      | Avenue, KLP Road, Mouza Ghani Pur                              | Syed M. Shah                | 92.25               | 04.06.2016       | Electricity, park, solid waste, disposal                                   |
| 39      | Azeem Square Link Rafi Qammar Road, Mouza Hamaiti              | Abid Azeem                  | 23.28               | 25.06.2016       | Roads,Solid Waste, boundary wall, Street light, Mousque, park              |
| 40      | Gulistan Akbar, Chak # 10/BC                                   | Iqbal Hussain               | 46.00               | 30.05.2016       | ...  |
| 41      | City Garden, Jhangi Wala Road, Mouza Sahlan                    | Shahid Irfan                | 70.00               | 12.07.2016       | Roads,Solid Waste, boundary wall, Street light, Mousque, park, electricity |
| 42      | Allama Iqbal Avenue, Jhangi Wala Road, Mouza Sahlan            | Imran Ahmad                 | 69.65               | 13.12.2016       | Roads,Solid Waste, boundary wall, Street light, Mousque, park, Sui gas     |
| 43      | State Garden, Moon College Road, Mnoza Hamaiti                 | Umair Rizwan Ajmal          | 41.55               | 09.12.2016       | ....   |
| 44      | Green Valley, Link Multan Road, Mouza Bindra                   | Mahmood Akbar               | 15.13               | 28.10.2016       | Roads,Solid Waste, boundary wall,Street light, Mousque, park, electricity  |
| 45      | Safari Garden, Multan Road Mouza Bindra,                       | Allah Ditta                 | 72.00               | 09.12.2016       | Roads,Solid Waste, boundary wall, Street light, Mousque, park              |
| 46      | Allama Iqbal Garden, Link Jhangi Wala Road, Mouza Sahlan       | Noman Ahmad                 | 66.93               | 10.05.2017       | Roads,Solid Waste, boundary wall, Street light, Mousque, park, Sui gas     |
| 47      | Al-Fareed Avenue, Jhangi Wala Road, Mouza Qadir Bukhsh Channar | Bashir Ahmad, Rizwan Yousaf | 84.20               | 13.06.2017       | Roads ,boundary wall, electricity, park, sui gas, Mousque                  |

| Sr. No. | Name of Land Sub-Division Scheme   | Name of Owner / Developer | Total Area (kanals) | Date of Approval | Status of Development Works provided                                       |
|---------|--|---------------------------|---------------------|------------------|--|
| 48      | Al-Marouf Avenue, Jhangi Wala Road, Mouza Derawish Muhammad                    | Faizal Nadeem             | 37.06               | 27.07.2017       | Roads, boundary wall, park, Mousque  |
| 49      | Gulshan e Saeed, Link KLP Road, Mouza Ghani Pur Bahawlapur                     | Athar Saeed               | 66.15               | 27.07.2017       | electricity, Roads, boundary wall, park, Mousque                           |
| 50      | Darbar Mahal City, Darbar Mahal Road, Mouza Hamaiti                            | Farooq Azam               | 72.60               | 12.09.2017       | Roads,Solid Waste, boundary wall, Street light, Mousque, park, electricity |
| 51      | Al-Baghdad Villas, Hasilpur Road, Chak # 9/BC                                  | Riaz Ahmad                | 29.35               | 30.01.2018       | Roads,Solid Waste, boundary wall,Street light, Mousque, park               |
| 52      | Baghdad City, Near Baghdad Railway Station Chak # 10/BC Bahawlapur             | Muhammad Ramzan           | 60.45               | 18.05.2018       | Boundary wall & Roads  |
| 53      | Hassan Town, Link Rafi Qammar Road, Mouza Hamaiti Bahawlapur                   | Rashid Nawaz              | 59.90               | 14.12.2017       | Roads,Solid Waste, boundary wall, Street light, Mousque, park, electricity |
| 54      | State City LSD, Link Road, Northern bypass Mouza Sahlan                        | Umair Rizwan Ajmal        | 72.49               | 05.01.2018       | Development works starting   |
| 55      | Al-Noor Garden (Phase-IV)Link Jhangi Wala Road                                 | Muhammad Ashraf           | 94.80               | 02.03.2018       | Roads,Solid Waste, boundary wall, Street light, Mousque, park              |
| 56      | Home Land Society,Land Sub Division, Link Rafi Qamar Road Muza Qadir Bax       | Tallat Mahmood            | 36.31               | 10.07.2018       | Roads,Solid Waste, boundary wall, Street light, Mousque, park, electricity |
| 57      | Al-Noor Executive Villas, Link Jhangi Wala Road BWP                            | Maher Muhammad Ijaz       | 25.37               | 21.07.2018       | Roads,Solid Waste, boundary wall, Street light, Mousque, park, Sui gas     |
| 58      | Green City, Land Sub-Division Link Ahmedpur Road Mouza Rama,Dara Ezat          | Tahir Masood              | 99.42               | 17.09.2018       | Mousque, solid waste, boundary wall, park                                  |
| 59      | Gulbarg Avenue, Land Sub Division, Yazman Road                                 | Hassan Farooq             | 81.37               | 29.09.2018       | Roads, electricity sui gas, Park, sewerage, boundary wall                  |
| 60      | Asia Town, LSD, Link Northern bypass Road,Mouza Sahlan,Mouza Qadir bux channar | Malik Jhangir Channar     | 60.50               | 18.10.2018       | Roads,Solid Waste, boundary wall, Street light, Mousque, park              |
| 61      | Liberty Avenue Land Sub Division,KLP Road, Mouza Bhinda Dakhli                 | Syed Tahir Shah           | 62.55               | 06.12.2018       | Land Sub-Division not developed  |
| 62      | State City Avenue ,Link Road, Mouza Sahlan                                     | Khobaib Iftakhar          | 70.60               | 12.12.2018       | Roads,Solid Waste, boundary wall, Street light, Mousque, park, electricity |
| 63      | Al-Haider City Land Sub Division, Link Ahmedpur Road Mouza Raman, Bahawlpur    | Faisal Nadeen             | 98.40               | 18.12.2018       | boundary wall & main gate  |
| 64      | Harm Villas LSD, Darbar Mahal Road, Mouza Hamitiyan                            | Faheem Ramzan             | 12.40               | 03.01.2019       | Roads,Solid Waste, boundary wall, Street light, Mousque, park, electricity |
| 65      | Crystal Homes LSD, Link Jhangi Wala Road, Mouza Sahlan                         | Arshad Mahmood Khan       | 68.45               | 18.01.2019       | Roads,Solid Waste, boundary wall, park, sui gas                            |
| 66      | Al Haider City Phase II, LSD, Link Ahmed pur Road                              | Faisal Nadeen             | 68.75               | 30.04.2019       | boundary wall & main gate  |
| 67      | Al-Raheem Villas LSD Distributor Canal Road Mouza Qadir Bux Channar            | Muhammad Hussain          | 44.00               | 02.03.2019       | electricity, solid waste, boundary wall, Roads                             |
| 68      | Wasib Avenue LSD, KLP Road, Mouza Ghanni pur                                   | Muhammad Ajmal            | 53.60               | 20.04.2019       | No development   |
| 69      | Al-Makkah Garden LSD, Rafi Qamer Road, Mouza Qadir Bux Channar                 | Yameen Bashir Ahmad       | 43.30               | 29.04.2019       | Roads,Solid Waste, boundary wall, Street light, park, electricity,         |



| Sr. No. | Name of Land Sub-Division Scheme                                  | Name of Owner / Developer      | Total Area (kanals) | Date of Approval | Status of Development Works provided       |
|---------|---|--------------------------------|---------------------|------------------|--|
|         |   |                                |                     |                  | disposal                                   |
| 70      | Villancia City LSD, Jhangi wala Road, Mouza Qadir Bux Channar     | Ammad Ullah Malik              | 83.70               | 13.03.2019       | Roads, solid waste, boundary wall, Mousque |
| 71      | Pak Villas LSD, Jhangi Wala, Road, Mouza Darwash Muhammad         | Talat Mahmood                  | 43.00               | 29.04.2019       | No development                             |
| 72      | Al-Haram Exective Villas, Link Jhangi Wala Road, Mouza Sahlan     | Khalida Aziz                   | 70.25               | 03.01.2019       | No development                             |
| 73      | Green Orchard LSD, Link Jhangi wala Road , Mouza Salan            | Jaffer Mahmood                 | 79.55               | 30.04.2019       | Starting development works                 |
| 74      | Al Raheem Town LSD Distributor Canal Road Mouza Qadir Bux Channar | Alamgeer                       | 91.75               | 04.03.2019       | Starting development works                 |
| 75      | Japan Town, LSD, 8/BC Hasilpur Road                               | Raza Ullah Raof S/o Atta Ullah | 94.20               | 29.04.2019       | Starting development works                 |
| 76      | Al Raheem Pardais LSD, Link Jhangi Wala Road Mouza Sahlan         | Ms. Khalida Hussain            | 56.00               | 26.04.2019       | Starting development works                 |
| 77      | Al Raheem City LSD, Link Jhangi Wala Road, Mouza Sahlan           | Muhammad Allamgeer Mansha      | 85.53               | 27.04.2019       | Starting development works                 |

**Annexure-G**  
**[Para 4.1.9]**

**Non implementation of “Ease of Doing Business”**

**Detail showing Abnormal Delay in Approval Process of Housing Schemes / Land Sub Division**

| Sr. No. | Name of Housing Scheme / LSD          | Total Area (kanals) | Approval Time (Months) | Detail  |
|---------|---------------------------------------|---------------------|------------------------|---|
| 1       | Canal Garden (Housing Scheme)         | 368                 | 50                     | Application submitted on 02.09.2008 but approved on 31.10.2012                      |
| 2       | Shadman City Phase-I (Housing Scheme) | 345                 | 54                     | Application submitted on 04.07.2008 but approved on 22.12.2012                      |
| 3       | Model Avenue (Housing Scheme)         | 772                 | 05                     | Application submitted on 05.09.2012 and was approved within 05 months on 23.01.2013 |
| 4       | Zaman Villas (Housing Scheme)         | 101                 | 12                     | Application submitted on 15.04.2013 but approved on 21.03.2014                      |
| 5       | Paragon Ideal Homes (Housing Scheme)  | 273                 | 29                     | Application submitted on 25.07.2013 but approved on 05.11.2015                      |
| 6       | Aman Society (Housing Scheme)         | 124                 | 48                     | Application submitted on 28.01.2014 but approved on 18.12.2017                      |
| 7       | Paragon City (LSD)                    | 99                  | 03                     | Application submitted on 10.05.2011 and was approved within 03 months on 05.08.2011 |
| 8       | Al-Mehboob Town (LSD)                 | 56                  | 12                     | Application submitted on 12.07.2010 but approved on 16.07.2011                      |
| 9       | Garden Town (LSD)                     | 98                  | 02                     | Application submitted on 03.12.2011 and was approved within 02 months on 31.01.2012 |
| 10      | Allama Iqbal Avenue (LSD)             | 70                  | 06                     | Application submitted on 10.06.2016 and was approved within 06 months on 13.12.2016 |
| 11      | Allama Iqbal Garden (LSD)             | 67                  | 05                     | Application submitted on 07.12.2016 and was approved within 05 months on 10.05.2017 |

**Detail showing excess fees charged in approval process of Housing Schemes / Land Sub-Divisions**

(Amount in Rupees)

| Sr. No. | Name of Housing Scheme / LSD | Total Area (kanals) | Land Value / kanal | Preliminary Planning Permission fee @Rs 5,000 upto 2000 kanals | Scrutiny Fee @Rs 1000 | Sanction of Scheme @Rs 1,000 / kanal | Approval of Design for water Supply, Sewerage & Drainage @Rs 500 / kanal | Approval of design and specification for road, Bridge and foot path @Rs 500 / kanal | Conversion Fee 01% | Total Admissible Fee | Recovered Fee | Excess Fee Charged |
|---------|------------------------------|---------------------|--------------------|--|-----------------------|--------------------------------------|--|---|--------------------|----------------------|---------------|--------------------|
| 1       | Canal Garden (H.S)           | 367.80              | 1,200,000          | 5,000  | 1,000                 | 367,800                              | 183,900  | 183,900   | 4,413,600          | 5,155,200            | 5,191,200     | (36,000)           |
| 2       | Zaman Villas (H.S)           | 101.33              | 3,000,000          | 5,000  | 1,000                 | 101,325                              | 50,663   | 50,663  | 3,039,750          | 3,248,400            | 3,249,750     | (1,350)            |
| 3       | Paragon Ideal Homes (H.S)    | 272.50              | 2,000,000          | 5,000  | 1,000                 | 272,500                              | 136,250  | 136,250   | 5,450,000          | 6,001,000            | 6,001,900     | (900)              |
| 4       | Paragon City (LSD)           | 99.10               | 780,000            | -  | 1,000                 | 99,100                               | 49,550   | 49,550  | 772,980            | 972,180              | 1,396,299     | (424,119)          |

| Sr. No. | Name of Housing Scheme / LSD | Total Area (kanals) | Land Value / kanal | Preliminary Planning Permission fee @Rs 5,000 upto 2000 kanals | Scrutiny Fee @Rs 1000 | Sanction of Scheme @Rs 1,000 / kanal | Approval of Design for water Supply, Sewerage & Drainage @Rs 500 / kanal | Approval of design and specification for road, Bridge and foot path @Rs 500 / kanal | Conversion Fee 01% | Total Admissible Fee | Recovered Fee | Excess Fee Charged |
|---------|------------------------------|---------------------|--------------------|--|-----------------------|--------------------------------------|--|---|--------------------|----------------------|---------------|--------------------|
| 5       | Garden Town (LSD)            | 97.90               | 560,000            | -  | 1,000                 | 97,900                               | 48,950   | 48,950  | 548,240            | 745,040              | 844,530       | (99,490)           |
|         |                              | 939                 |                    | 15,000   | 5,000                 | 938,625                              | 469,313  | 469,313   | 14,224,570         | 16,121,820           | 16,683,679    | (561,859)          |

**Detail showing excess area transferred in the name of M.C for approval process of Housing Schemes / Land Sub-Divisions**

(Amount in Rupees)

| Sr. No. | Name of Housing Scheme / LSD  | Total Area (kanals) | Land Value / kanal (Rs.) | Open Space 07% (marlas) | Public Buildings (School / Masjid / Madrissa / Hospital) 02% | Solid Waste Plot 10marlas | Graveyard 02% | Internal Roads | Required Area to be Transferred in the Name Of M.C (marlas) | Area Transferred in the Name of M.C (marlas) | Excess Area Transferred in the Name of M.C (marlas) | Value of Area Not Transferred in the Name of M.C (marlas) |
|---------|-------------------------------|---------------------|--------------------------|-------------------------|--|---------------------------|---------------|----------------|---|--|---|---|
| 1       | Canal Garden (Housing Scheme) | 367.80              | 1,200,000                | 580.8                   | 149.7  | 0.6                       | 148.6         | 1,912.4        | 2,715.8   | 2,725.0                                      | (9.23)  | (553,800.00)  |
| 2       | Zaman Villas (Housing Scheme) | 101.33              | 3,000,000                | 141.0                   | 41.0   | 10.0                      | 40.5          | 661            | 873.0   | 884.00                                       | (11.00)   | (1,650,000.00)  |
| 3       | Paragon City (LSD)            | 99.10               | 780,000                  | 100.5                   | 7.3  | 2.0                       | -             | 639.6          | 740.1   | 751.00                                       | (10.91)   | (425,415.44)  |
| 4       | Al-Mehboob Town (LSD)         | 56.00               | 400,000                  | 56.00                   | 11.20  | 10.0                      | -             | 317.41         | 373.4   | 394.40                                       | (20.99)   | (419,800.00)  |
| 5       | Garden Town (LSD)             | 97.90               | 560,000                  | 92.4                    | 14.8   |                           |               | 507            | 599.4   | 616.00                                       | (16.60)   | (464,800.00)  |
| 6       | Allama Iqbal Garden (LSD)     | 66.93               | 6,044,820                | 93.0                    | 27.0   | 10.0                      | -             | 425            | 541.5   | 543.00                                       | (1.50)  | (453,361.50)  |
|         |                               | 789                 |                          | 1,064                   | 251  | 33                        | 189           | 4,462          | 5,843   | 5,913  | (70)  | (3,967,177)   |

**Detail showing excess mortgage of land in approval process of Housing Schemes / Land Sub-Divisions**

| Sr. No. | Name of Housing Scheme / LSD | Total Area (marlas) | Land Value / marla (Rs.) | Total Area (kanals) | Land Value / kanal (Rs.) | Saleable Commercial maximum 5% (marlas) | Saleable Residential (marlas) | Total Saleable (marlas) | Required Mortgageable Area @ 20% of saleable (marlas) | Mortgaged Area (marlas) | Less Mortgaged Area (marlas) |
|---------|------------------------------|---------------------|--------------------------|---------------------|--------------------------|---|-------------------------------|-------------------------|---|-------------------------|------------------------------|
| 1       | Paragon Ideal Homes (H.S)    | 5450                | 100,000                  | 272.50              | 2,000,000                | 272.3                                   | 3,047.4                       | 3,319.7                 | 663.94  | 675.0                   | (11.1)                       |
| 2       | Allama Iqbal Avenue (LSD)    | 1393                | 280,000                  | 69.65               | 5,600,000                | 69.0                                    | 793.0                         | 862.0                   | 172.40  | 173.0                   | (0.6)                        |
| 3       | Allama Iqbal Garden (LSD)    | 1339                | 302,241                  | 66.93               | 6,044,820                | 66.0                                    | 715.0                         | 781.0                   | 156.20  | 156.4                   | (0.2)                        |
|         |                              | 8,182               |                          | 409                 |                          | 407                                     | 4,555                         | 4,963                   | 993   | 1,004                   | (12)                         |

**Annexure-H**  
**[Para 4.1.13]**

**Approval of Housing Schemes / Land Sub-Divisions without obtaining NOC  
from Environment Protection Unit**

| Sr. No. | Name of Scheme with Address   | Name of Owner/<br>Developer | Area |    | Date of Approval |
|---------|---|-----------------------------|------|----|------------------|
|         |   |                             | K    | M  |                  |
| 1       | Gulshan-e-Bahawalpur Jail Road, Diwanwali Pully Bahawalpur                            | Noman Ali Haq etc           | 34   | 6  | 08.07.2002       |
| 2       | Rehman Garden Phase-I, Yazman Road, Mouza Houtwala Chak # 12/BC-Alif, Bahawalpur      | Shams ur Rehman etc         | 144  | 0  | 09.12.2004       |
| 3       | Al-Mehboob Town, Chak # 10/BC Bahawalpur  | Furrukh Saleem etc          | 56   | 0  | 16.07.2011       |
| 4       | Al-Momen Garden, Chak # 10/BC Bahawalpur  | Furrukh Saleem etc          | 80   | 0  | 16.07.2011       |
| 5       | Madni Town, Chak # 8/BC Bahawalpur  | Muhammad Sharif etc         | 46   | 0  | 10.09.2011       |
| 6       | Garden Town Yazman Road, Chak # 12/BC-Alif, Bahawalpur                                | Imran Hussain etc           | 97   | 18 | 26.01.2012       |
| 7       | New Gulistan Johar, Mouza Bindra Multan Road, Bahawalpur                              | Abdul Majeed Abbasi etc     | 76   | 0  | 26.03.2012       |
| 8       | Shadman City Phase-II, Mouza Qadir Bukhsh Channar, Link Jhangi Wala Road, Bahawalpur  | Tallat Mahmood etc          | 80   | 0  | 10.03.2012       |
| 9       | Al-Majeed Paragon City Mouza Haut Wala, I/R Canal Branch Link Yazman Road, Bahawalpur | Sohail Majeed etc           | 23   | 9  | 06.10.2012       |
| 10      | Canal Villas Chak # 12/BC-Alif, Southern Bypass near AIOU Bahawalpur                  | Sardar Dur Muhammad         | 21   | 1  | 22.12.2012       |
| 11      | Fine city LSD, Mouza Hamitiyan, Qadir Bakhush Channar Bahawalpur                      | Qamer Saeed etc             | 99   | 5  | 28.02.2013       |
| 12      | Pelican Homes, Mouza Qadir Bukhsh Channar Behind Shadman Phase-I, Bahawalpur          | Tallat Mahmood etc          | 78   | 10 | 12.07.2013       |
| 13      | NRSP Chak # 9/BC Bahawalpur   | Zafar Iqbal etc             | 58   | 8  | 16.07.2013       |
| 14      | Aziz Garden Mouza Karna, Bahawalpur   | Atif Aziz etc               | 31   | 2  | 18.09.2013       |
| 15      | Shadman City Phase-III, Mouza Qadir Bukhsh Channar, Jhangi Wala Road, Bahawalpur      | Tallat Mahmood etc          | 98   | 0  | 14.05.2013       |
| 16      | Canal View, Rafi Qammar Road, Mouza Qadir Bukhsh Channar, Bahawalpur                  | Syed Furrukh Iqbal etc      | 35   | 3  | 28.08.2013       |
| 17      | Iqbal Villas Mouza Haut Wala, Bahawalpur  | Aneesa Iqbal etc            | 56   | 6  | 26.12.2013       |
| 18      | A-One Garden Land Sub-Division, Ahmedpur Road, Mouza Raman, Bahawalpur                | Mukhtar Ahmad etc           | 48   | 17 | 10.09.2013       |
| 19      | Johar Town, Mouza Hamaiti Near Akbar Town, Disposal Bahawalpur                        | Hassan Moeen etc            | 47   | 18 | 11.12.2013       |
| 20      | Middle City, Mouza Hamaiti, Bahawalpur  | Rizwan Ajmal etc            | 57   | 7  | 13.01.2014       |
| 21      | Madni Avenue, Mouza Ramman, Bahawalpur  | Faizal Nadeem etc           | 71   | 11 | 23.12.2013       |
| 22      | Star Villas Jhangi Wala Road, Bahawalpur  | Ejaz Ramey etc              | 98   | 14 | 21.03.2014       |
| 23      | Khayaban-e-Saeed, Mouza Chak # 9/BC Bahawalpur  | Athar Saeed etc             | 85   | 11 | 20.03.2014       |
| 24      | Zakria Town, Mouza Qadar Bukhsh Channar, Bahawalpur                                   | Muhammad Akram etc          | 40   | 0  | 30.04.2014       |
| 25      | Usman Ghani Avenue Town, Mouza Ramman, Bahawalpur                                     | Ahmad Usman etc             | 77   | 2  | 17.06.2014       |
| 26      | Saeed Garden, Link Hasilpur Road, Chak # 9/BC Bahawalpur                              | Saeed Ahmad etc             | 65   | 2  | 18.07.2014       |
| 27      | Riaz ul Jannah, Rafi Qammar Road, Mouza Hamaitia, Bahawalpur                          | Tallat Mahmood etc          | 65   | 12 | 30.06.2015       |
| 28      | Mehmood Town, Nouthern By-Pass, Mouza Vislan, Bahawalpur                              | Azra Mahmood Sheikh etc     | 37   | 7  | 20.02.2016       |
| 29      | Al-Makah Garden, Ahmadpur Road, Mouza Raman, Bahawalpur                               | Bashir Ahmad etc            | 37   | 11 | 02.03.2016       |
| 30      | Jinnah Town, Northern By-pass Road, Mouza Sahlan, Bahawalpur                          | Muhammad Iqbal etc          | 79   | 11 | 21.04.2016       |
| 31      | Bahawalpur Avenue, KLP Road, Mouza Ghani Pur Bahawalpur                               | Syed M. Shah etc            | 92   | 5  | 04.06.2016       |
| 32      | Gulistan Akbar, Chak # 10/BC Bahawalpur   | Iqbal Hussain etc           | 46   | 0  | 30.05.2016       |

**Annexure-I**  
**[Para 4.1.19]**

**Loss due to non-registration of Illegal Housing Schemes / Land Sub-Divisions**  
**Established before Rules – Rs 155.891 million**

**(Amount in Rupees)**

| <b>Sr. No.</b> | <b>Name of Scheme with Address</b>  | <b>Name of Owner / Developer</b>                        | <b>Year of establishment</b> | <b>Total Area in Kanal (Approx.)</b> | <b>(Minimum)Total Amount Recoverable</b> |
|----------------|---|---|------------------------------|--------------------------------------|--|
| 1              | Abbasia Town Housing Scheme, Link Multan Road                                       | Saeeda Beghum W/o Abdul Hameed Abasi etc                | 1980                         | 398                                  | 16,716,000                               |
| 2              | Khayaban-e-Ali Housing Scheme Yazman Road Muza Hott wala                            | Iqbal Mostafa Shah etc                                  | 1986-87                      | 1047                                 | 43,974,000                               |
| 3              | Qasim Town HS near Police line Mouza karna Bahawalpur                               | Baghum Haqqi etc  | 1988-89                      | 104                                  | 4,368,000                                |
| 4              | Cheema Town phase I Housing Scheme Near Educational Board Muza Zakhira Samma Sattha | Mohammad Hussain Cheema, Tahir Safique, Qari Khalil etc | 1990                         | 170                                  | 7,140,000                                |
| 5              | Gullshan-e-Hashmiya Colony, Multan Road,  | Aziz-ur-Rahman etc                                      | 1990-92                      | 240                                  | 10,080,000                               |
| 6              | Gulsan-e-Iqbal phase I Housing Scheme Hasilpur Road Chak 8/BC,9/BC                  | Muhammad Sajid, Muhammad Saeed Ss/o Shah Muhammad       | 1996-97                      | 240                                  | 10,080,000                               |
| 7              | Gulsan-e-Iqbal phase II Housing Scheme Hasilpur Road Chak 8/BC,9/BC                 | Mohammad Sadique S/o Barkat Ali etc                     | 1996-97                      | 153                                  | 6,426,000                                |
| 8              | Yasir Town, HS Chak 9/BC Hasilpur Road,   | Shaikh Maqbool etc                                      | 1997-98                      | 160                                  | 6,720,000                                |
| 9              | Madina Town, HS Chak 9/BC Link Hasilpur Road,                                       | Ch. Sarwar etc  | 1997-98                      | 161                                  | 6,762,000                                |
| 10             | New Sett lite town Housing Scheme Link Rafi Qamer Road Mouza Hamati                 | Abdul Majeed S/O M. Ramzan                              | 2000                         | 216                                  | 9,072,000                                |
| 11             | Al-Majeed Paradise HS Rafi Qamer Road   | Abdul Majeed s/o M. Ramzan etc                          | 2001                         | 101                                  | 4,242,000                                |
| 12             | Umar Garden HS Link Hasilpur Road Chak 9/BC   | Irfan Khan etc  | 2003-04                      | 108                                  | 4,536,000                                |
| 13             | Chudhary Town LSD Commerce College Road   | Ch. Arshad etc  | 1990                         | 80                                   | 3,360,000                                |
| 14             | Mansor Town LSD Chak 9/BC Link Hasilpur Road,                                       | Shaikh Iqbal etc  | 1990-92                      | 40                                   | 1,680,000                                |
| 15             | Arshad Town LSD Link Samma Satta Road Muza Zakira Samma Satta                       | Ch. Arshad S/o Barkat-u-Allah                           | 1995                         | 92                                   | 3,864,000                                |
| 16             | Gulshan-e-Hussain LSD Karna Road Muza Karna   | Sajjad Hussain Jalwana etc                              | 1996                         | 53.7                                 | 2,255,400                                |
| 17             | Gulbarg Colony, 9/BC, Link Hasilpur Road,   | Riaz Ahmed etc  | 1997-98                      | 64                                   | 2,688,000                                |
| 18             | Usman Bin Afaan LSD Town, Nazar Abbas Colony Mouza Bindra                           | Qamer Ahmed Abbasi S/o Mian Shabaz Khan Abbasi          | 2001-02                      | 53                                   | 2,226,000                                |
| 19             | Cheema Town phase II LSD Near Educational Board Muza Zakhira Samma Sattha           | Mohammad Hussain Cheema, Tahir Safique, Qari Khalil etc | 2003                         | 95                                   | 3,990,000                                |
| 20             | Darbar Mahal Town Behind Darbar Mahal Bahawalpur                                    | Jam Abdul Majeed etc                                    | 2003-04                      | 64                                   | 2,688,000                                |
| 21             | New Shadab Colony, LSD Mouza Bangan   | Ghulam Abbass Channar etc                               | 2003-04                      | 72                                   | 3,024,000                                |
| <b>Total</b>   |   |   |                              |                                      | <b>155,891,400</b>                       |

**Annexure-J**  
**[Para 4.1.20]**

**Non-provision of Sui-Gas supply facility**

(Amount in Rupees)

| Sr. No. | Name of Scheme with Address   | Name of Owner/ Developer. | Date of Approval | Housing Scheme | Land Sub Division | Area |    |
|---------|---|---------------------------|------------------|----------------|-------------------|------|----|
|         |   |                           |                  |                |                   | K    | M  |
| 1       | Paragon City, Mouza Houtwala, Bahawalpur  | Sohail Majeed etc         | 05.08.2011       | ....           | Land Sub Division | 99   | 2  |
| 2       | Al-Momen Garden, Chak # 10/BC Bahawalpur  | Furrukh Saleem etc        | 16.07.2011       | ....           | Land Sub Division | 80   | 0  |
| 3       | Madni Town, Chak # 8/BC Bahawalpur  | Muhammad Sharif etc       | 10.09.2011       | ....           | Land Sub Division | 46   | 0  |
| 4       | Garden Town Yazman Road, Chak # 12/BC-Alif, Bahawalpur                                | Imran Hussain etc         | 26.01.2012       | ....           | Land Sub Division | 97   | 18 |
| 5       | Bahawal Town Chak # 10/BC Bahawalpur  | Tallat Mahmood etc        | 26.01.2012       | ....           | Land Sub Division | 64   | 0  |
| 6       | New Gulistan Johar, Mouza Bindra Multan Road, Bahawalpur                              | Abdul Majeed Abbasi etc   | 26.03.2012       | ....           | Land Sub Division | 76   | 0  |
| 7       | Shadman City Phase-II, Mouza Qadir Bukhsh Channar, Link Jhangi Wala Road, Bahawalpur  | Tallat Mahmood etc        | 10.03.2012       | ....           | Land Sub Division | 80   | 0  |
| 8       | Aman Society Town, Mouza Qadir Bukhsh Channar Jhangi Wala Road, Bahawalpur            | Waseem Sarwar etc         | 10.10.2012       | ....           | Land Sub Division | 96   | 9  |
| 9       | Al-Majeed Paragon City Mouza Haut Wala, I/R Canal Branch Link Yazman Road, Bahawalpur | Sohail Majeed etc         | 06.10.2012       | ....           | Land Sub Division | 23   | 9  |
| 10      | Canal Villas Chak # 12/BC-Alif , Southern Bypass near AIOU Bahawalpur                 | Sardar Dur Muhammad       | 22.12.2012       | ....           | Land Sub Division | 21   | 1  |
| 11      | Sutluj Valley Mouza Bhinda Dakhli, Bahawalpur   | Tallat Mahmood etc        | 22.02.2013       | ....           | Land Sub Division | 44   | 9  |
| 12      | Fine city LSD, Mouza Hamitiyan, Qadir Bakhush Channar Bahawalpur                      | Qamer Saeed etc           | 28.02.2013       | ...            | Land Sub Division | 99   | 5  |
| 13      | Pelican Homes, Mouza Qadir Bukhsh Channar Behind Shadman Phase-I, Bahawalpur          | Tallat Mahmood etc        | 12.07.2013       | ....           | Land Sub Division | 78   | 10 |
| 14      | NRSP Chak # 9/BC Bahawalpur   | Zafar Iqbal etc           | 16.07.2013       | ....           | Land Sub Division | 58   | 8  |
| 15      | Aziz Garden Mouza Karna, Bahawalpur   | Atif Aziz etc             | 18.09.2013       | ....           | Land Sub Division | 31   | 2  |
| 16      | Shadman City Phase-III, Mouza Qadir Bukhsh Channar, Jhangi Wala Road, Bahawalpur      | Tallat Mahmood etc        | 14.05.2013       | ....           | Land Sub Division | 98   | 0  |
| 17      | Canal View, Rafi Qammar Road, Mouza Qadir Bukhsh Channar, Bahawalpur                  | Syed Furrukh Iqbal etc    | 28.08.2013       | ....           | Land Sub Division | 35   | 3  |
| 18      | Iqbal Villas Mouza Haut Wala, Bahawalpur  | Aneesa Iqbal etc          | 26.12.2013       | ....           | Land Sub Division | 56   | 6  |
| 19      | A-One Garden Land Sub-Division, Ahmedpur Road, Mouza Raman, Bahawalpur                | Mukhtar Ahmad etc         | 10.09.2013       | ....           | Land Sub Division | 48   | 17 |
| 20      | Johar Town, Mouza Hamaiti Near  | Hassan Moeen etc          | 11.12.2013       | ....           | Land Sub          | 47   | 18 |

| Sr. No. | Name of Scheme with Address   | Name of Owner/ Developer. | Date of Approval | Housing Scheme | Land Sub Division | Area |    |
|---------|---|---------------------------|------------------|----------------|-------------------|------|----|
|         |   |                           |                  |                |                   | K    | M  |
|         | Akbar Town, Disposal Bahawalpur   |                           |                  |                | Division          |      |    |
| 21      | Middle City, Mouza Hamaiti, Bahawalpur  | Rizwan Ajmal etc          | 13.01.2014       | ....           | Land Sub Division | 57   | 7  |
| 22      | Madni Avenue, Mouza Ramman, Bahawalpur  | Faizal Nadeem etc         | 23.12.2013       | ....           | Land Sub Division | 71   | 11 |
| 23      | Star Villas Jhangi Wala Road, Bahawalpur  | Ejaz Ramey etc            | 21.03.2014       | ....           | Land Sub Division | 98   | 14 |
| 24      | Khayaban-e-Saeed, Mouza Chak # 9/BC Bahawalpur                                    | Athar Saeed etc           | 20.03.2014       | ....           | Land Sub Division | 85   | 11 |
| 25      | Usman Ghani Avenue Town, Mouza Ramman, Bahawalpur                                 | Ahmad Usman etc           | 17.06.2014       | ....           | Land Sub Division | 77   | 2  |
| 26      | Saeed Garden, Link Hasilpur Road, Chak # 9/BC Bahawalpur                          | Saeed Ahmad etc           | 18.07.2014       | ....           | Land Sub Division | 65   | 2  |
| 27      | Riaz ul Jannah, Rafi Qammar Road, Mouza Hamaitia, Bahawalpur                      | Tallat Mahmood etc        | 30.06.2015       | ....           | Land Sub Division | 65   | 12 |
| 28      | Mehmood Town, Nouthern By-Pass, Mouza Vislan, Bahawalpur                          | Azra Mahmood Sheikh etc   | 20.02.2016       | ....           | Land Sub Division | 37   | 7  |
| 29      | Al-Makah Garden, Ahmadpur Road, Mouza Raman, Bahawalpur                           | Bashir Ahmad etc          | 02.03.2016       | ....           | Land Sub Division | 37   | 11 |
| 30      | Jinnah Town, Northern By-pass Road, Mouza Sahlan, Bahawalpur                      | Muhammad Iqbal etc        | 21.04.2016       | ....           | Land Sub Division | 79   | 11 |
| 31      | Bahawalpur Avenue, KLP Road, Mouza Ghani Pur Bahawalpur                           | Syed M. Shah etc          | 04.06.2016       | ....           | Land Sub Division | 92   | 5  |
| 32      | Gulistan Akbar, Chak # 10/BC Bahawalpur   | Iqbal Hussain etc         | 30.05.2016       | ....           | Land Sub Division | 46   | 0  |
| 33      | Green Valley, Link Multan Road, Mouza Bindra, Bahawalpur                          | Mahmood Akbar etc         | 28.10.2016       | ....           | Land Sub Division | 15   | 3  |
| 34      | Safari Garden, Multan Road Mouza Bindra, Bahawalpur                               | Allah Ditta etc           | 09.12.2016       | ....           | Land Sub Division | 72   | 0  |
| 35      | Al-Marroof Avenue, Jhangi Wala Road, Mouza Derawish Muhammad Bahawalpur           | Faizal Nadeem etc         | 27.07.2017       | ....           | Land Sub Division | 37   | 1  |
| 36      | Gulshan e Saeed, Link KLP Road, Mouza Ghani Pur Bahawalpur                        | Athar Saeed etc           | 27.07.2017       | ....           | Land Sub Division | 66   | 3  |
| 37      | Darbar Mahal City, Darbar Mahal Road, Mouza Hamaiti Bahawalpur                    | Farooq Azam etc.          | 12.09.2017       | ....           | Land Sub Division | 72   | 12 |
| 38      | Al-Baghdad Villas, Hasilpur Road, Chak # 9/BC Bahawalpur                          | Riaz Ahmad                | 30.01.2018       | ....           | Land Sub Division | 29   | 7  |
| 39      | Hassan Town, Link Rafi Qammar Road, Mouza Hamaiti Bahawalpur                      | Rashid Nawaz etc.         | 14.12.2017       | ....           | Land Sub Division | 59   | 18 |
| 40      | Al-Noor Garden (Phase-IV) Link Jhangi Wala Road                                   | Muhammad Ashraf etc.      | 02.03.2018       | ....           | Land Sub Division | 94   | 16 |
| 41      | Home Land Society, Land Sub Division, Link Rafi Qamar Road Muza Qadir Bax         | Tallat Mahmood etc        | 10.07.2018       | ....           | Land Sub Division | 36   | 6  |
| 42      | Green City, Land Sub-Division Link Ahmedpur Road Muza Rama, Dara Ezat             | Tahir Masood etc          | 17.09.2018       | ....           | Land Sub Division | 99   | 8  |
| 43      | Asia Town, LSD, Link Northern byepass Road, Mouza Sahlan, Mouza Qadir bux channar | Malik Jhangir Channar etc | 18.10.2018       | ....           | Land Sub Division | 60   | 10 |
| 44      | Liberty Avenue Land Sub Division, KLP Road, Mouza Bhinda Dakhli, Bahawalpur       | Syed Tahir Shah etc       | 06.12.2018       | ....           | Land Sub Division | 62   | 11 |

| Sr. No. | Name of Scheme with Address   | Name of Owner/ Developer.                                    | Date of Approval | Housing Scheme | Land Sub Division | Area |      |
|---------|---|--|------------------|----------------|-------------------|------|------|
|         |   |  |                  |                |                   | K    | M    |
| 45      | State City Avenue ,Link Road, Mouza Sahlan  | Khobaib Iftakhar etc   | 12.12.2018       | ....           | Land Sub Division | 70   | 12   |
| 46      | Al-Haider City Land Sub Division, Link Ahmedpur Road Mouza Raman, Bahawalpur                  | Faisal Nadeen etc  | 18.12.2018       | ....           | Land Sub Division | 98   | 8    |
| 47      | Harm Villas LSD, Darbar Mahal Road, Mouza Hamitiyan   | Faheem Ramzan etc  | 03.01.2019       | ....           | Land Sub Division | 12   | 8    |
| 48      | Al Haider City Phase II, LSD, Link Ahmed pur Road Bahawalpur                                  | Faisal Nadeen etc  | 30.04.2019       | ....           | Land Sub Division | 68   | 15   |
| 49      | Al-Raheem Villas LSD Distributor Canal Road Mouza Qadir Bux Channar Bahawalpur                | Muhammad Hussain etc   | 02.03.2019       | ....           | Land Sub Division | 44   | 0    |
| 50      | Wasib Avenue LSD, KLP Road, Mouza Ghanni pur, Bahawalpur                                      | Muhammad Ajmal etc   | 20.04.2019       | ....           | Land Sub Division | 53   | 12   |
| 51      | Al-Makkah Garden LSD, Rafi Qamer Road, Mouza Qadir Bux Channar Bahawalpur                     | Yameen Bashir Ahmad etc                                      | 29.04.2019       | ....           | Land Sub Division | 43   | 6    |
| 52      | Villancia City LSD, Jhangi wala Road, Mouza Qadir Bux Channar Bahawalpur                      | Ammad Ullah Malik etc  | 13.03.2019       | ....           | Land Sub Division | 83   | 14   |
| 53      | Pak Villas LSD, Jhangi Wala, Road, Mouza Darwash Muhammad, Bahawalpur                         | Talat Mahmood , Muhammad Ijaz Akram                          | 29.04.2019       | ....           | Land Sub Division | 43   | 0    |
| 54      | Al-Haram Exective Villas, Link Jhangi Wala Road, Mouza Sahlan, Bahawalpur                     | Khalida Aziz W/o Abdul Aziz etc                              | 03.01.2019       | ....           | Land Sub Division | 70   | 5    |
| 55      | Green Orchard LSD, Link Jhangi wala Road , Mouza Salan, Bahawalpur                            | Jaffer Mahmood etc   | 30.04.2019       | ....           | Land Sub Division | 79   | 11   |
| 56      | Al Raheem Town LSD Distributor Canal Road Mouza Qadir Bux Channar Bahawalpur                  | Alamgeer, Usman Khalid, Asad Masood Ss/o Muhammad Khalid etc | 04.03.2019       | ....           | Land Sub Division | 91   | 15   |
| 57      | Japan Town, LSD, 8/BC Hasilpur Road Bahawalpur  | Raza Ullah Raof S/o Atta Ullah                               | 29.04.2019       | ....           | Land Sub Division | 94   | 4    |
| 58      | Al Raheem Pardais LSD, Link Jhangi Wala Road Mouza Sahlan Bahawalpur                          | Ms. Khalida Hussain D/o Muhammad Hussain                     | 26.04.2019       | ....           | Land Sub Division | 56   | 0    |
| 59      | Al Raheem City LSD, Link Jhangi Wala Road, Mouza Sahlan Bahawalpur                            | Muhammad Allamgeer Mansha S/o Khalid Hussain                 | 27.04.2019       | ....           | Land Sub Division | 85   | 10.5 |
| 60      | Canal Garden Housing Scheme, Mouza Hoot Wala I/R Canal Branch Link Yazman Road, Bahawalpur    | Ubaed u Rahman S/o Abdul Rahman etc                          | 31.10.2012       | Housing Scheme | ....              | 367  | 16   |
| 61      | Shadman City Phase-I Housing Scheme, Mouza Qadir Bukhsh Channar Jhangiwala Road, BWP          | Talat Mehmood etc  | 22.12.2012       | Housing Scheme | ....              | 344  | 11   |
| 62      | Model Avenue Housing Scheme, Mouza Aghapur, Mouza Noshehra, Mouza Raman, Bye Pass, Bahawalpur | Muhammad Nazeer Ramaye, ( Mr. Rizwan Iqbal)                  | 23.01.2013       | Housing Scheme | ....              | 771  | 15   |
| 63      | Ajwa Garden HousingScheme, Mouza Qadir Bukhsh Channar Jhangi Wala Road, Bahawalpur            | Maher Mohammad Ramzan etc                                    | 25.03.2014       | Housing Scheme | ....              | 120  | 00   |
| 64      | Zaman Villas, Housing Scheme Jhangi Wala Road, Bahawalpur                                     | Muhammad Rasheed-u-zama Qurashi                              | 21.03.2014       | Housing Scheme | ....              | 101  | 07   |



| Sr. No. | Name of Scheme with Address   | Name of Owner/<br>Developer. | Date of Approval | Housing Scheme | Land Sub Division | Area |    |
|---------|---|------------------------------|------------------|----------------|-------------------|------|----|
|         |   |                              |                  |                |                   | K    | M  |
| 65      | Paragon Ideal Homes, Samma Satta Road, Mouza Zakhira Samma Satta Bahawalpur | Syed Abdul Muced Bukhari etc | 05.11.2015       | Housing Scheme | ....              | 272  | 10 |

**Annexure-K**  
**[Para 4.1.21]**

**Non-allocation of land area for mosque**

| Sr. No.           | Name of Scheme with Address  | Name of Owner/ Developer                                     | Area        |              | Date of Approval |
|-------------------|--|--|-------------|--------------|------------------|
|                   |  |  | K           | M            |                  |
| 1                 | Al-Mehboob Town, Chak # 10/BC Bahawalpur                                     | Furrukh Saleem etc   | 56          | 0            | 16.07.2011       |
| 2                 | Al-Momen Garden, Chak # 10/BC Bahawalpur                                     | Furrukh Saleem etc   | 80          | 0            | 16.07.2011       |
| 3                 | Madni Town, Chak # 8/BC Bahawalpur   | Muhammad Sharif etc  | 46          | 0            | 10.09.2011       |
| 4                 | Garden Town Yazman Road, Chak # 12/BC-Alif, Bahawalpur                       | Imran Hussain etc  | 97          | 18           | 26.01.2012       |
| 5                 | Bahawal Town Chak # 10/BC Bahawalpur   | Tallat Mahmood etc   | 64          | 0            | 26.01.2012       |
| 6                 | NRSP Chak # 9/BC Bahawalpur  | Zafar Iqbal etc  | 58          | 8            | 16.07.2013       |
| 7                 | Madni Avenue, Mouza Ramman, Bahawalpur                                       | Faizal Nadeem etc  | 71          | 11           | 23.12.2013       |
| 8                 | Star Villas Jhangi Wala Road, Bahawalpur                                     | Ejaz Ramey etc   | 98          | 14           | 21.03.2014       |
| 9                 | Khayaban-e-Saeed, Mouza Chak # 9/BC Bahawalpur                               | Athar Saeed etc  | 85          | 11           | 20.03.2014       |
| 10                | Mehmood Town, Nouthern By-Pass, Mouza Vislan, Bahawalpur                     | Azra Mahmood Sheikh etc                                      | 37          | 7            | 20.02.2016       |
| 11                | Bahawalpur Avenue, KLP Road, Mouza Ghani Pur Bahawalpur                      | Syed M. Shah etc   | 92          | 5            | 04.06.2016       |
| 12                | Gulistan Akbar, Chak # 10/BC Bahawalpur                                      | Iqbal Hussain etc  | 46          | 0            | 30.05.2016       |
| 13                | State City LSD, Link Road, Northern byepass Mouza Sahlan Bahawalpur          | Umair Rizwan Ajmal etc                                       | 72          | 10           | 05.01.2018       |
| 14                | Gulbarg Avenue, Land Sub Division, Yazman Road Bahawalpur                    | Hassan Farooq etc  | 81          | 7            | 29.09.2018       |
| 15                | Al-Haider City Land Sub Division, Link Ahmedpur Road Mouza Raman, Bahawalpur | Faisal Nadeen etc  | 98          | 8            | 18.12.2018       |
| 16                | Crystal Homes LSD, Link Jhangi Wala Road, Mouza Sahlan, Bahawalpur           | Arshad Mahmood Khan  | 68          | 9            | 18.01.2019       |
| 17                | Al Haider City Phase II, LSD, Link Ahmed pur Road Bahawalpur                 | Faisal Nadeen etc  | 68          | 15           | 30.04.2019       |
| 18                | Wasib Avenue LSD, KLP Road, Mouza Ghanni pur, Bahawalpur                     | Muhammad Ajmal etc   | 53          | 12           | 20.04.2019       |
| 19                | Al-Makkah Garden LSD, Rafi Qamer Road, Mouza Qadir Bux Channnar Bahawalpur   | Yameen Bashir Ahmad etc                                      | 43          | 6            | 29.04.2019       |
| 20                | Pak Villas LSD, Jhangi Wala, Road, Mouza Darwash Muhammad, Bahawalpur        | Talat Mahmood , Muhammad Ijaz Akram                          | 43          | 0            | 29.04.2019       |
| 21                | Al-Haram Exective Villas, Link Jhangi Wala Road, Mouza Sahlan, Bahawalpur    | Khalida Aziz W/o Abdul Aziz etc                              | 70          | 5            | 03.01.2019       |
| 22                | Green Orchard LSD, Link Jhangi wala Road , Mouza Salan, Bahawalpur           | Jaffer Mahmood etc   | 79          | 11           | 30.04.2019       |
| 23                | Al Raheem Town LSD Distributor Canal Road Mouza Qadir Bux Channar Bahawalpur | Alamgeer, Usman Khalid, Asad Masood Ss/o Muhammad Khalid etc | 91          | 15           | 04.03.2019       |
| 24                | Japan Town, LSD, 8/BC Hasilpur Road Bahawalpur                               | Raza Ullah Raof S/o Atta Ullah                               | 94          | 4            | 29.04.2019       |
| 25                | Al Raheem Pardais LSD, Link Jhangi Wala Road Mouza Sahlan Bahawalpur         | Ms. Khalida Hussain D/o Muhammad Hussain                     | 56          | 0            | 26.04.2019       |
| 26                | Al Raheem City LSD, Link Jhangi Wala Road, Mouza Sahlan Bahawalpur           | Muhammad Allamgeer Mansha S/o Khalid Hussain                 | 85          | 10.5         | 27.04.2019       |
| <b>Total Area</b> |  |  | <b>1831</b> | <b>186.5</b> |                  |

**Annexure-L**  
**[Para 4.1.23]**

**Non finalization of pending cases of private Housing Schemes / Land Sub-Divisions**

**(Amount in Rupees)**

| Sr. No. | Name of Scheme with Address   | Housing Scheme | Land Sub Division | Area |      | Remarks  |
|---------|---|----------------|-------------------|------|------|--|
|         |   |                |                   | K    | M    |  |
| 1       | Ideal Homes II, LSD, Sama Sattha Road, Bahawalpur                                       | ...            | Land Division Sub | 16   | 0    | Pending for Documents                                      |
| 2       | Bahawal City LSD, Southern By-pass Mouza Haut Wala Bahawalpur                           | ...            | Land Division Sub | 85   | 15   | Pending for Land reform                                    |
| 3       | Ideal City Housing Socitey LSD Link jhangi wala road Mouza Qadir bux channar Bahawalpur | ...            | Land Division Sub | 16   | 0    | Pending for Documents                                      |
| 4       | Doctors Town LSD, Board Road, Mouza Zakhira Samma Satta Bahawalpur                      | ...            | Land Division Sub | 28   | 12   | Pending for Condonation fee                                |
| 5       | Gulistan Colony LSD, Link Samma Satta Road, Mouza Ghani Pur, Bahawalpur                 | ...            | Land Division Sub | 64   | 18   | Pending for Documents                                      |
| 6       | Izafi Gulistan Colony LSD, KLP Road, Mouza Ghanipur Bahawalpur                          | ...            | Land Division Sub | 40   | 0    | Planning Standers & extra area are not according the rules |
| 7       | Ali City LSD, Link Jhangi Wali Road, Mouza Sahlan, Bahawalpur                           | ...            | Land Division Sub | 45   | 6.9  | Pending for verification                                   |
| 8       | Taha Town LSD, Samma Satta Road, Mouza Zakhira Samma Satta Bahawalpur                   | ...            | Land Division Sub | 45   | 12   | Planning Standers are not according the rules              |
| 9       | Eden City LSD, Jhangi Wala Road, Bahawalpur   | ...            | Land Division Sub | 61   | 1.5  | Pending for Documents                                      |
| 10      | Rafaqat Town LSD, Baghochi Pull Road, Chak # 10/BC Bahawalpur                           | ...            | Land Division Sub | 56   | 13.5 | Pending for Condonation fee                                |
| 11      | Dream Land LSD, Baghochi Pull Road, Chak # 10/BC Bahawalpur                             | ...            | Land Division Sub | 42   | 7.8  | Pending for Documents                                      |
| 12      | Silver Town , Land Sub-Division Multan Road Bahawalpur                                  | ...            | Land Division Sub | 35   | 6    | Pending verification                                       |
| 13      | Al Qamer Garden, LSD, 9/BC Link Hasilpur Road, Bahawalpur                               | ...            | Land Division Sub | 97   | 2    | Pending for Condonation fee                                |
| 14      | Dream Land LSD, Link Hasilpur Road, Chak # 9/BC Bahawalpur                              | ...            | Land Division Sub | 12   | 14   | Planning Standers are not according the rules              |
| 15      | Al Kareem LSD, Link Hasilpur Road Chak # 9/BC Bahawalpur                                | ...            | Land Division Sub | 12   | 0    | Pending for verification                                   |
| 16      | Meer Garden LSD Link Hasilpur Road Chak 10/BC Bahawalpur                                | ...            | Land Division Sub | 66   | 4    | Pending for Condonation fee                                |
| 17      | Al Kareem LSD, Link Hasilpur Road Chak # 8/BC Bahawalpur                                | ...            | Land Division Sub | 35   | 0    | Pending for verification                                   |
| 18      | Universty Town, LSD, Link Hasilpur Road Chak # 8/BC Bahawalpur                          | ...            | Land Division Sub | 72   | 0    | Pending for Condonation fee                                |
| 19      | Star City LSD, Jhangi wala Road, Mouza Qadir Bux Channar Bahawalpur                     | ...            | Land Division Sub | 84   | 0    | Pending for Documents                                      |
| 20      | State City Sector C LSD, Link Northen Bye Pass, Mouza Sahlan, Bahawalpur                | ...            | Land Division Sub | 71   | 15   | Pending for verification                                   |
| 21      | Hussain Town, LSD, Link Rafi Qamer Road, Mouza Qadir Bux Channar Bahawalpur             | ...            | Land Division Sub | ...  | ...  | Pending for verification                                   |
| 22      | Green City Avenue LSD, Baghuchi Pull Road, Chak # 10/BC Bahawalpur                      | ...            | Land Division Sub | ...  | ...  | Pending for Condonation fee                                |
| 23      | Star Avenue, LSD, Link Jhangi Wala Road,  | ...            | Land Division Sub | 96   | 3.8  | Pending for verification                                   |

| Sr. No. | Name of Scheme with Address  | Housing Scheme | Land Sub Division |     | Area  |      | Remarks                                       |
|---------|--|----------------|-------------------|-----|-------|------|---|
|         |  |                |                   |     | K     | M    |   |
|         | Bahawalpur   |                | Division          |     |       |      |   |
| 24      | Bakhush Villas, LSD, Link Jhangi Wala Road, Bahawalpur                                     | ...            | Land Division     | Sub | ...   | ...  | Pending for verification                      |
| 25      | Safari Garden II, LSD, Mouza Weaslan Bahawalpur  | ...            | Land Division     | Sub | 51    | 11   | Pending for verification                      |
| 26      | Safari Garden III, LSD, Mouza Bindra, Near Multan Road, Bahawalpur                         | ...            | Land Division     | Sub | 64    | 0    | Pending for verification                      |
| 27      | Star Garden, LSD, Jhangi Wala Road, Mouza Qadir Bux Channar, Bahawalpur                    | ...            | Land Division     | Sub | 72    | 0    | Pending for Documents                         |
| 28      | Royal Avenue, LSD, Mouza Sahlan, Bahawalpur  | ...            | Land Division     | Sub | 99    | 0    | Pending for Documents                         |
| 29      | Star Velly, LSD, Link Jhangi Wala Road, Mouza Qadir Bux Channar Bahawalpur                 | ...            | Land Division     | Sub | 93    | 2    | Pending for Documents                         |
| 30      | Eden Canal LSD, Sathron byepass, Bahawalpur  | ...            | Land Division     | Sub | 61    | 1.5  | Pending for Documents                         |
| 31      | Al Syed Town LSD, Link Hasilpur Road, Chak no 8/BC Bahawalpur                              | ...            | Land Division     | Sub | 30    | 11   | Pending for Documents                         |
| 32      | Asif Town LSD, Rafi Qammar Road, Mouza Hamaiti Bahawalpur                                  | ...            | Land Division     | Sub | 48    | 0    | Planning Standers are not according the rules |
| 33      | Green Valley Avenue LSD, Chak No. 10/BC Baghuchi Pull Hasilpur road, Bahawalpur            | ...            | Land Division     | Sub | 96    | 0    | Pending for verification                      |
| 34      | Pearl Paradise LSD, Chak No. 10/BC Link Hasilpur road Bahawalpur                           | ...            | Land Division     | Sub | 66    | 13   | Pending for verification                      |
| 35      | Zeeshan City LSD, Sama Satha road Mouza Zakhira Sama Satta Bahawalpur                      | ...            | Land Division     | Sub | 24    | 8    | Pending for verification                      |
| 36      | Zeeshan Town LSD, Link Sama Satha road, Mouza Ghanipur Bahawalpur                          | ...            | Land Division     | Sub | 24    | 14.9 | Pending for verification                      |
| 37      | Umar Garden LSD, Chak No. 9/BC Link Hasilpur road Bahawalpur                               | ...            | Land Division     | Sub | 24    | 4    | Pending for verification                      |
| 38      | Hussain Avenue LSD, Jhangi wala road Mouza Dewash Muhammad Bahawalpur                      | ...            | Land Division     | Sub | 57    | 16   | Pending for verification                      |
| 39      | Haider View LSD Link Ahmed pur road Mouza Rama Bahawalpur                                  | ...            | Land Division     | Sub | 80    | 13.6 | Pending for verification                      |
| 40      | Taskeen Garden LSD, Jhangi wala road Mouza Derwash Muhammad Bahawalpur                     | ...            | Land Division     | Sub | 29    | 13   | Pending for verification                      |
| 41      | Priem City LSD LSD, Link Hasilpur road Bahawalpur  | ...            | Land Division     | Sub | 86    | 10   | Pending for verification                      |
| 42      | Citizen Garden LSD Link Hasilpur road Bahawalpur   | ...            | Land Division     | Sub | 90    | 8    | Pending for verification                      |
| 43      | Green Villas LSD KLP road Mouza Ghanipur Bahawalpur  | ...            | Land Division     | Sub | 72    | 9    | Pending for verification                      |
| 44      | Shaheer Garden Housing Scheme, Chak # 10/BC Bahawalpur                                     | Housing Scheme | ...               |     | 139   | ...  | Pending for Condonation fee                   |
| 45      | Royal City Housing Scheme, Chak # 9/BC Bahawalpur  | Housing Scheme | ...               |     | 160   | 0    | Pending for Condonation fee                   |
| 46      | Taha Town Housing Scheme, KLP Road, Mouza Zakhira Samma Satta Bahawalpur                   | Housing Scheme | ...               |     | 142   | 0    | Pending for Condonation fee                   |
| 47      | Allama Iqbal Town Housing Scheme, Jhangi Wala Road, Mouza Sahlan, Hamaiti Bahawalpur       | Housing Scheme | ...               |     | 177   | 15   | Pending for Documents                         |
| 48      | Faisal Baugh Housing Scheme Jail Road, Mouza Baqir pur Bahawalpur                          | Housing Scheme | ...               |     | 158.1 | 0    | Pending for Documents                         |
| 49      | Fine City Housing Scheme, Distributor Road, Mouza Qadir Bukhsh Channar, Hamaiti Bahawalpur | Housing Scheme | ...               |     | 160   | 0    | Pending for Documents                         |

| Sr. No. | Name of Scheme with Address   | Housing Scheme | Land Sub Division | Area |    | Remarks                  |
|---------|---|----------------|-------------------|------|----|--------------------------|
|         |   |                |                   | K    | M  |                          |
| 50      | Al-Noor Garden, Phase V, Housing Scheme, Link Northern bypass Road, Mouza Sahalan, Bahawalpur | Housing Scheme | ...               | 187  | 15 | Pending for Documents    |
| 51      | Al Jannat Housing Scheme Janghi wala Road Muza Sahlan   | Housing Scheme | ...               | 129  | 9  | Case for Secretary LG&CD |
| 52      | Al Haider City HS Link Ahmadpur road Mouza Rama Bahawalpur                                    | Housing Scheme |                   |      |    | Pending for Documents    |

**Annexure-M**  
**[Para 4.1.25]**

**Loss due to less realization of sewerage tax – Rs 6.489 million**

(Amount in Rupees)

| Sr. No. | Name of Scheme with Address   | Date of Approval | Total No. of Residential Plots | Total No. of Commercial Units | Sewerage Tax to be charged |                      | Total Amount     |
|---------|---|------------------|--------------------------------|-------------------------------|----------------------------|----------------------|------------------|
|         |   |                  |                                |                               | Residential @Rs 600        | Commercial @Rs 1,200 |                  |
| 1       | Canal Garden Housing Scheme, Mouza Hoot Wala I/R Canal Branch Link Yazman Road, Bahawalpur    | 31.10.2012       | 982                            | 177                           | 589,200                    | 212,400              | 801,600          |
| 2       | Shadman City Phase-I Housing Scheme, Mouza Qadir Bukhsh Channar Jhangiwala Road, BWP          | 22.12.2012       | 513                            |                               | 307,800                    | 0                    | 307,800          |
| 3       | Model Avenue Housing Scheme, Mouza Aghapur, Mouza Noshehra, Mouza Raman, Bye Pass, Bahawalpur | 23.01.2013       | 1000                           |                               | 600,000                    | 0                    | 600,000          |
| 5       | Zaman Villas, Housing Scheme Jhangi Wala Road, Bahawalpur                                     | 21.03.2014       | 164                            | 23                            | 98,400                     | 27,600               | 126,000          |
| 6       | Paragon Ideal Homes, Samma Satta Road, Mouza Zakhira Samma Satta Bahawalpur                   | 05.11.2015       | 421                            |                               | 252,600                    | 0                    | 252,600          |
| 7       | Aman Society Housing Scheme, Jhangi Wali Road, Mouza Qadir Bukhsh Channar Bahawalpur          | 18.12.2017       | 108                            | 9                             | 64,800                     | 10,800               | 75,600           |
|         |   | <b>Total</b>     |                                |                               |                            |                      | <b>2,163,600</b> |

**Note: -** Amount has been calculated for Housing Schemes only. Actual amount including Land Sub-Divisions may be worked out at departmental level.

**Annexure-N**  
**[Para 4.1.29]**

**Un-authorized use of conversion fee – Rs 96.318 million**

**(Amount in Rupees)**

| <b>Sr. No.</b> | <b>Name of Scheme</b>                 | <b>Area (Kanal)</b> | <b>Area in Marlas</b> | <b>Rate Per Marla</b> | <b>Conversion Fee</b> |
|----------------|---------------------------------------|---------------------|-----------------------|-----------------------|-----------------------|
| 1              | Green City LSD                        | 99.42               | 1,988                 | 165,000               | 3,280,200             |
| 2              | Gulbarg Avenue LSD                    | 81.37               | 1,627                 | 66,000                | 1,626,460             |
| 3              | Liberty Avenue LSD                    | 62.55               | 1,251                 | 85,000                | 1,063,350             |
| 4              | State City LSD                        | 70.63               | 1,412.6               | 217,000               | 4,195,425             |
| 5              | Al Haider City LSD                    | 98.42               | 1,968                 | 45,980                | 905,075               |
| 6              | Crystal Homes LSD                     | 68.45               | 1,369                 | 250,000               | 3,422,500             |
| 7              | Al Rahim Villas                       | 44                  | 880                   | 240,000               | 2,112,000             |
| 8              | Wasai Avenue LSD                      | 53.58               | 1,072                 | 240,000               | 2,606,640             |
| 9              | Al Makkah Phase II LSD                | 43.3                | 866                   | 320,000               | 2,771,120             |
| 10             | Asia Town LSD                         | 60.5                | 1,210                 | 250,000               | 3,025,000             |
| 11             | Valancia LSD                          | 83.71               | 1,674                 | 240,000               | 4,054,890             |
| 12             | Pak Villas LSD                        | 43                  | 860                   | 300,000               | 2,580,000             |
| 13             | Al Haram Exeuctive Villas LSD         | 70.25               | 1,405                 | 310,000               | 4,355,500             |
| 14             | Green Archard LSD                     | 79.55               | 1,591                 | 310,000               | 4,932,100             |
| 15             | Al Rahim Town LSD                     | 91.75               | 1,835                 | 220,000               | 4,037,000             |
| 16             | Japan Town LSD                        | 94.2                | 1,884                 | 250,000               | 3,450,700             |
| 17             | Al Rahim Paradise LSD                 | 56                  | 1,120                 | 310,000               | 3,472,000             |
| 18             | Al Rahim City LSD                     | 85.53               | 1,711                 | 310,000               | 5,302,550             |
| 19             | Canal Garden (Housing Scheme)         | 367.80              | 7356                  | 60,000                | 4,413,600             |
| 20             | Shadman City Phase-I (Housing Scheme) | 344.55              | 6891                  | 25,000                | 1,722,750             |
| 21             | Model Avenue (Housing Scheme)         | 771.77              | 15435                 | 20,000                | 3,087,080             |
| 22             | Zaman Villas (Housing Scheme)         | 101.33              | 2027                  | 150,000               | 3,039,750             |
| 23             | Paragon Ideal Homes (Housing Scheme)  | 272.50              | 5450                  | 100,000               | 5,450,000             |
| 24             | Aman Society (Housing Scheme)         | 123.50              | 2470                  | 230,000               | 5,681,000             |
| 25             | Khalid Town (LSD)                     | 48.00               | 960                   | 330,000               | 3,168,000             |
| 26             | Paragon City (LSD)                    | 99.10               | 1982                  | 39,000                | 772,980               |
| 27             | Al-Mehboob Town (LSD)                 | 56.00               | 1120                  | 20,000                | 224,000               |
| 28             | Garden Town (LSD)                     | 97.90               | 1958                  | 28,000                | 548,240               |
| 29             | Asif Town (LSD)                       | 48.00               | 960                   | 320,000               | 3,072,000             |
| 30             | Allama Iqbal Avenue (LSD)             | 69.65               | 1393                  | 280,000               | 3,900,400             |
| 31             | Allama Iqbal Garden (LSD)             | 66.93               | 1339                  | 302,241               | 4,045,496             |
| <b>Total</b>   |                                       |                     |                       |                       | <b>96,317,806</b>     |

**Note:** -Actual amount is much higher than this amount which may be calculated at departmental level.