



PC-II FORM

For

FEASIBILITY STUDY

Integrated Development Planning & Revamping of Data Darbar Complex, Lahore

ESTIMATED COST: PKR.81.115 MILLION



**Auqaf & Religious Affairs Department
Government of the Punjab**

PC-II FORM

1.	Name by which survey / feasibility will be identified:	Feasibility study: Integrated Development Planning & Revamping of Data Darbar Complex, Lahore
2.	Administrative Authorities responsible for:	
	i. Sponsoring:	Government of the Punjab
	ii. Execution:	Auqaf & Religious Affairs Department through its autonomous body Punjab Auqaf Organization.
3.	Details of Survey / Feasibility Study:	
	<p>General Description and Justification:</p> <p style="text-align: center;">A. General Description</p>	<p>Brief Background & Introduction:</p> <p>Data Darbar Complex was completed during 1979-1999, in two phases. Complex includes main shrine, jamia Mosque, Sama'a Hall, Basement for 198-Car Parking, Jamia Hujveria, Library, Seminar Hall, Mechanical Room etc. Area expanded from 5 kanals four marlas to 58 kanals in 1980s through land acquisition.</p> <p>The shrine of Hazrat Data Gunj Bukhsh is the most visited shrine of Pakistan, with visitors up to of 40,000 to 60,000 daily in week days. The main shrine is placed in the list of protected monuments issued by Directorate General of Archaeology, under Special Premises (Preservation) Ordinance 1985.</p> <p>Initially, there were no complications in performance of rituals conducted daily, weekly, monthly and annually. With the passage of time, due to increase of visitors reaching to 50 to 60 thousands average in a day, has placed challenges before the administration of Auqaf & R.A. Department.</p> <p>Till today, there is no Master Plan for management, maintenance and up-keep. Additions/alterations are made as and when required. This practice has facilitated at one side and created administrative and development issues at other.</p> <p>There are 09 number entry/exits points that remains under security threats. There are 161 Wazoo places located at various points but zaireen complain for insufficient facilities.</p> <p>Similarly, there is basement for parking of 192 cars but it is closed due to security reasons since 2010 after bomb blast in the premises of complex. There is no traffic management plan around the shrine complex. Police, Private Security Company and Auqaf security guards are there but no integrated Security plan is available.</p> <p>Jamia Hujveria is located in the lower ground floor</p>

		<p>without proper teaching environment and facilities. It is time to address all such issues in integrated manner.</p> <p>Objective of Consultancy:</p> <p>Keeping in view the importance of the shrine and urgency to address and resolve the problems and issues, the Auqaf Department has embarked upon the project for preparation of “Master Plan for Data Darbar Complex” and “Integrated Development Plan” for adjoining area focusing on enhancement of facilities for devotees and visitors. The project would also comprise re-designing of demarcated areas within the Data Darbar Complex and located in the adjoining areas. In order to carry out the required tasks, the Auqaf Department intends to engage Consultant for preparation of modified Master Plan for Data Darbar Complex and Integrated Development Plan covering of the Data Darbar Complex and adjoining areas.</p>
	B. Justification for engaging consultants:	<p>Since 1999, when Data Darbar Complex was completed, the number of visitors has increased significantly. Meanwhile, the vehicular and pedestrian traffic load has also increased many-folds, and with the construction of bridges for Metro Bus, the existing road alignment and geometric layout needs to be modified in order to address the traffic problems and insufficient parking. It is a complex project and wide range of experts is required. Moreover, there are serious concerns related to security, public health and traffic congestion in this area which are further bloated by the complicated administrative setup including a number of Government Departments. All of which demands for taking immediate steps for revamping of the entire setup and by preparation of modified master plan for Data Darbar Complex and Integrated Development Plan covering of the Data Darbar Complex and adjoining areas.</p>
4	Implementation Period:	8 Months
5	Year wise Estimated Cost	Total: PKR. <u>81.115</u> Million
		Year 2021-22: PKR 40.000 Million
		Year 2022-23: PKR 41.115 Million
6	Manpower Requirement	<p>Core Team of Experts:</p> <p>Consultant firm will hire the services of various experts on subjects dealing with, along with staff as much as needed for the studies. List of proposed core team with man-month detail is attached as Annex A.</p>
7	Financial Plan	Rs. <u>81.115</u> Million Details attached as Annex A

Scope, Duties & Responsibilities of consultant:

The Consultant is required to perform following tasks;

1. SCOPE OF WORK

The Consultants scope of work for prescribed tasks will be carried out in two phases. A brief description of the tasks included in the Two Phase is given as below:

PHASE – I: REVAMPING OF EXISTING MASTER PLAN AND SERVICES OF DATA DARBAR COMPLEX

a- Survey & Evaluation of Existing Infrastructure Facilities at Data Darbar Complex

With the increasing number of devotees visiting the Shrine and with subsequent extensions carried in the Data Darbar Complex, the load on infrastructure services has multiplied, inside as well as outside of complex. The Consultant would be responsible to evaluate the existing infrastructure for the following components.

- Water Supply
- Sewerage & Drainage
- Solid Waste Disposal
- Electricity
- Air-Conditioning & Ventilation
- Ablution Areas and Toilets for men and women
- Shoe Keeping Area
- Food and Langar Distribution
- Courtyard of the Mosque and covered space for Namazis

b- Enhancement of Existing Infrastructure Facilities at Data Darbar Complex

Based on the evaluation carried out in the first step, the Consultant will prepare reports and plans for adding the required enhancement in the infrastructure facilities at Data Darbar Complex including the following components.

- Water Supply
- Sewerage & Drainage
- Solid Waste Disposal
- Electricity - Illumination Plan for Data Darbar Complex including the Mosque and the Shrine
- Air-Conditioning & Ventilation
- Ablution Areas and Toilets for men and women
- Shoe Keeping Area
- Food & Langar Distribution
- Courtyard of the Mosque and covered space for *Namazis*

		<p>c- Revamping of the Existing Data Darbar Complex by re-appropriating the Existing Land-use The Consultant shall prepare modified floor plans accommodating the requirements for additional space for demarcated areas inclusive of the following:</p> <ul style="list-style-type: none"> • Basement Floor (Originally Designed For Parking) At present the basement floor covers an area of 73,000 Sft. Originally designed for parking, the entire area is unused and locked down for the past many years due to security threat. The Consultant shall propose to accommodate suitable facilities at the basement floor and prepare modified architectural plans and services layout including air-conditioning and ventilation. • Jami'a Hujveria At present the lower ground floor of Data Darbar Complex accommodates the "Jami'a Hujveria" having a capacity of 500 students laid out in make shift arrangements. The Consultant shall prepare modified Architectural Plans and services layouts for Mechanical, Electrical & Plumbing Works for best utilization of the available area. • Manuscript Display Area: The Consultant shall prepare plans for accommodating Display Area for showcasing the collection of rare books, manuscripts and relics belonging to the Sufi Saint. • Re-planning of Areas according to Different Activities: The Consultant shall re-plan the areas according to different ongoing daily activities of <i>zairreen</i> and tourists observed at the Data Darbar Complex. <p>d- Providing Remedial Measures for stopping Leakage of Roof / Seepage The roof garden above Sama'a Hall was transformed into courtyard by placing marble flooring over pre-cast roof which resulted in serious leakage problem. The Consultant shall provide remedial measures for stopping the leakage problem.</p> <p>e- Networking for Establishment of E-Library At present Library is located at the Lower Ground Floor having a significant collection of important religious books. As part of the enhancement, a new E-Library will be added. The consultant shall prepare layout plan for this area and design for Data Network, Broadband Internet Access and</p>
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		<p>Electrical & Air-conditioning works.</p> <p>f- Improvement of Kitchen and Dining Areas As per the tradition, it is customary that the devotees visiting the Shrine would donate food among the poor and deserving people. In order to serve the purpose a kitchen is in place and functioning besides a large number of food suppliers on Darbar Road and Zaildar Road. Keeping in view importance of this continues activity, the consultant shall prepare layout plans for improvement of existing kitchen and dining areas besides proposing appropriate additions and extension.</p> <p>g- Covering System for providing sun-shade at the Courtyard of the Mosque The courtyard of the Main Mosque remains with <i>zaireen</i> specially, during the Friday Prayer and at the time of Annual Festivals to mark the death anniversary of the Sufi Saint. In order to protect the <i>zaireen</i> and <i>namazis</i> from sun and rain, the consultant shall propose a covering system.</p> <p>h- Tourist Information and Guidance Center In order to facilitate the large number of <i>zaireen</i> and visitors and to promote religious tourism, the consultant shall prepare conceptual design and layout plan for Tourist Information and Guidance center which would be located at an appropriate and accessible point within the Data Darbar Complex.</p> <p>i- Data Darbar Complex as a Center for Compassion and Welfare Historically, the Sufi shrines in the sub-continent have always been the centers for learning and knowledge where the teachers and students would interact and the poor and the destitute would find food and shelter. These traditions are the guidelines for development of Data Darbar Complex as Center for Compassion and Welfare.</p> <p>j- Disaster Management Plan Most unfortunately, Data Darbar Complex has witnessed numerous terror attacks during the past years. Therefore ensuring the safety of the premises and security of <i>zaireen</i> and visitors is of paramount importance. Based on utilization of modern technology and appropriate equipment, the consultant shall prepare a comprehensive Disaster Management Plan for the Complex which would enable the administrative and security staff to effectively tackle hazardous situations.</p>
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- k- Up-gradation of Facilities for Female *Zaireen*. Keeping in view the ever increasing number of visitors and *zaireen* from Lahore as well as from outside the city, it is required to enhance the existing facilities specially, for the female *zaireen*. The consultant would plan for the provision of adequate number of washrooms and other essential facilities as deemed necessary by the Client.

PHASE – II: INTERGRATED DEVELOPMENT PLAN

Preservation of the distinct religious and cultural heritage of Data Darbar Complex and its adjoining areas is the main aim of Integrated Development Plan. The proposed plan would focus on enhancement of facilities and improvement of services within the framework of modern day concepts of urban design.

a- Detail Survey and GIS Mapping of Auqaf Properties and Surrounding Areas

In order to initiate the preparation of Integrated Development Plan, the Consultant shall carry out Detail Survey and GIS mapping of Data Darbar Complex and Adjoining Areas within radius of 500 meters. This Detail Survey would help in identifying and demarcating the Auqaf Properties and Land Parcels. The Detailed Survey Plan thus produced would be used for preparing Modified Master Plan for Data Darbar Complex incorporating the future extension and improvement of built environment. The Survey shall cover the following:

- The Main Shrine
- Mosque and Adjoining Area
- Properties and Plots demarcated by the Auqaf Department within 500 M radius
- Adjoining Roads i.e. Zaildar Road and Darbar Road,

b- Land-use Plan of the Surrounding Areas and Properties under Auqaf Department

Based on the interpretation of the Clients Brief and in evaluation of the existing conditions of the availability of land, the Consultant shall prepare revised and updated Land-use Plan for Adjoining Areas and Properties being administered by the Auqaf Department. The proposed Land-use Plan would also delineate a development strategy for short term as well long term objectives.

c- Proposed facades of the existing buildings in the vicinity of the Data Darbar Complex

		<p>The properties abutting Data Darbar Road and Zaildar Road are largely owned and administered by the Auqaf Department. Over the past years, the elevations of these buildings have been altered beyond recognition, changing the architectural characteristic of this 20th century precinct.</p> <p>The Consultant shall propose remedial measures and reconstruction plans for uplift of the entire area through restoration of old facades / and proposing new ones in harmony with the architectural features of the old buildings.</p> <p>The proposed plans would also include design of road and pavements, street lighting and street furniture.</p> <p>d- Improvement of infrastructure and Services</p> <p>Based on the data and information acquired through field surveys carried out in Phase-I of the assignment the Consultant shall prepare plans for improvement of Infrastructure and Services for the surrounding areas. The proposed improvement plans would cover all the essential areas and facilities including the following.</p> <ul style="list-style-type: none"> • Water Supply • Sewerage • Drainage • Solid Waste Disposal • Electrical <p>e- Traffic Management Plan</p> <p>Data Darbar Complex is accessible by the Main Road connecting the Lower Mall Road with the Circular Road, leading towards Azadi Chowk (Minar-e-Pakistan) which is one of the busiest thoroughfares within the City road network. Encroached by street vendors, the roads remain choked due to heavy vehicular and pedestrian traffic. Lack of parking is another major issue which needs to be addressed.</p> <p>In order to address the problems the consultant shall carry out essential Data Collection and Traffic Studies for determining the traffic loads and parking requirements. Based on these studies, the Consultant shall prepare Traffic Management Plan and Propose Parking Structures to cater for present and future requirements for vehicular as well as pedestrian movement.</p> <p>f- Integrated Security Plan</p> <p>At present the security of Data Darbar Complex is being administered by the Auqaf Department with the help of local Police and Safe City Project. Safety of the Public and Properties of Data Darbar Complex is of foremost importance</p>
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		<p>for which a comprehensive plan needs to be put in place.</p> <p>The Consultant shall prepare a comprehensive Security and Surveillance Plan using the latest remote monitoring techniques and gadgets covering the Data Darbar Complex and adjoining roads.</p> <p>2. SCOPE OF SERVICES</p> <p>Following services will be provided by the consultant for above mentioned works.</p> <p>PHASE – I: REVAMPING OF EXISTING MASTER PLAN AND SERVICES</p> <ul style="list-style-type: none"> • Detailed Survey / GIS Mapping and Data Collection • Preparation of As Built Drawings of the Main Shrine and Mosque also including the existing Infra Structure related to Water Supply / Sewerage and Drainage, Electrical and HVAC. • Preparation of Conceptual design/drawings of the Basement Floor accommodating the modified plans for Jami'a Hujveria, E-Library, Parking and MEP Services. • Preparation of Detailed design/drawings including Architectural, Structural and MEP for the Basement Floor in connection with the existing internal and external services network. • Preparation of Fire Detection and Fire Protection System for Data Darbar Complex. • Preparation of Design / drawings for necessary remedial and repair works for the Main Shrine and leakage / seepage problems. • Preparation of Engineer's Cost Estimates. • Preparation of Tender / Bidding Documents. <p>PHASE – II: INTERGRATED DEVELOPMENT PLAN</p> <ul style="list-style-type: none"> • Preparation of Detail Survey and GIS Mapping of Auqaf Properties and Surrounding Areas within a radius of 500 meters. • Preparation of Land-use Plan of the Surrounding Areas and Properties under Auqaf Department • Preparation of Conceptual Architectural design / drawings for proposed facades of the existing buildings in the vicinity of the Data Darbar Complex • Preparation of Detailed Architectural design / drawings for proposed facades of the existing buildings in the vicinity of the Data Darbar
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		<p>Complex</p> <ul style="list-style-type: none"> • Preparation of Traffic Management Plan and design / drawings for revised road layout and proposed Parking Structures • Preparation of Integrated Security Plan • Preparation of Preliminary Design of External Infra Structure and Proposed improvements of Zaildar Road and Darbar Road. • Preparation of Detailed Design of External Infra-Structure and Proposed Improvement of Zaildar Road and Data Darbar Road <p>3. ROLE OF CLIENT AGENCY</p> <ul style="list-style-type: none"> • Auqaf & Religious Affairs Department will coordinate and proceed for hiring of services of consultants according to the methods laid down by P & D Board. • Client agency will execute the various stages of consultancy project and will try to achieve the main objectives of consultancy. • Client agency will pay bills of the consultant as per agreement. • Client agency will manage to bring all the stakeholders at one platform for their participation in preparation of integrated master plan and revamping of existing spaces. • Client agency will facilitate the consultant for work at site and other required information for in time completion. <p>4. PROJECT DURATION</p> <p>The total Project Duration is 18 Months.</p> <p>5. PROFESSIONAL LIABILITY OF CONSULTANT AS PER PPRA RULE</p> <p>6. DELIVERABLES / TIMELINES</p> <p>Following are the deliverables and timelines of the assignment:</p> <table border="1"> <thead> <tr> <th>Sr. #</th> <th>Deliverables</th> <th>Timelines</th> </tr> </thead> <tbody> <tr> <td colspan="2">Phase-I:</td> <td>6 Months</td> </tr> <tr> <td>D-1.</td> <td>Inception Report</td> <td>After 0.5 Month of Contract Signing</td> </tr> <tr> <td>D-2.</td> <td>Report on Existing Situation Analysis</td> <td>1.5 month after approval of D-1</td> </tr> <tr> <td>D-3.</td> <td>Conceptual Design</td> <td>1 month after approval of D-2</td> </tr> <tr> <td>D-4.</td> <td>Detailed Design Report</td> <td>2 month after approval of D-3</td> </tr> <tr> <td>D-5.</td> <td>PC-I, Cost Estimates & Bidding Documents</td> <td>1 month after approval of D-4</td> </tr> </tbody> </table>	Sr. #	Deliverables	Timelines	Phase-I:		6 Months	D-1.	Inception Report	After 0.5 Month of Contract Signing	D-2.	Report on Existing Situation Analysis	1.5 month after approval of D-1	D-3.	Conceptual Design	1 month after approval of D-2	D-4.	Detailed Design Report	2 month after approval of D-3	D-5.	PC-I, Cost Estimates & Bidding Documents	1 month after approval of D-4
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D-5.	PC-I, Cost Estimates & Bidding Documents	1 month after approval of D-4																					

Phase-II:			8 months
D-1	Surveys & Investigations	0.5 month	
D-2	Land-use Plan	2 month after approval of D-1	
D-3	Preliminary Design of External Infra Structure and Proposed improvements of Zaildar Road and Darbar Road.	1.5 month after approval of D-2	
D-4	Detailed Design of External Infra-Structure and Proposed Improvement of Zaildar Road and Data Darbar Road	2 month after approval of D-3	
D-5	Traffic Management Plan	1 month after approval of D-4	
D-6	Integrated Security Plan	1 month after approval of D-3	

PREPARED BY:

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RECOMMENDED BY:

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APPROVED FOR PDWP:

SECRETARY
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AUQAF & RELIGIOUS AFFAIRS DEPARTMENT