

# Asif Khan Tomb

A Unique Mughal Gem

20

55

Eco-Tourism &  
Restoration Master Plan



# Asif Khan Tomb –

## *A Unique Mughal Gem*

Eco-Tourism and Restoration Master Plan, 2055



**The Urban Unit**

Urban Sector Planning & Management Services Unit (Pvt.) Ltd.



**TOURISM,  
ARCHAEOLOGY AND  
MUSEUMS DEPARTMENT**  
Government of the Punjab

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# 1. Asif Khan Tomb

## *A Unique Mughal Gem*

### 1.1. Introduction to Shahdara Complex

The current Shahdara complex occupies an important location on the right bank of the river Ravi, opposite the city of Lahore. It was formerly the main entry point to Lahore from Kabul and Kashmir. Shahdara, once a site for pleasure gardens, was transformed into a royal funerary landscape during 1527-1645 A.D., bringing a complete change in the land use and its character. The royal tombs of Mughal emperor Jahangir (1627 A.D.), his brother-in-law Asif Khan (1641 A.D.), and his wife Noor Jahan (1645 A.D.) were constructed in this area. The tomb complex at Shahdara exhibits a unique character as far as spatial morphology is concerned. The tomb buildings address each other, sharing a common landscape representing an era in continuity, which is quite like the Valley of the Kings in Egypt.

It is proposed that a significant site known as *Kamran Khan Baradari* near this complex on the River Ravi is also to be included in the Shahdara Complex strategy of development to complete the narrative of Mughal era Gardens and structures.



Figure 1: A View of Shahdara Complex

## 1.2. Shahdara Complex Site Significance

### 1.2.1. Noor Jehan Tomb

A symbol of Mughal elegance, the tomb of Empress Noor Jehan showcases intricate marble work and stunning decorative elements, reflecting the artistic excellence of the era.



**Figure 2:** Noor Jehan Tomb

*Source: Photograph by NF during field survey*

### 1.2.2. Jehangir Tomb

An iconic Mughal monument, the tomb of Emperor Jehangir blends Persian, Central Asian, and Mughal architectural styles, featuring beautiful gardens and intricate tile work.



**Figure 3:** Jehangir Tomb

*Source: Photograph by NF during field survey*

### 1.2.3. Akbari Sarai

Built during Emperor Akbar's reign, the *Akbari Sarai* is a historical caravanserai, illustrating Mughal infrastructure and hospitality, with large courtyards and arches that highlight architectural grandeur.



**Figure 4:** Akbari Sarai

*Source: Online*

### 1.2.4. Asif Khan Tomb

The tomb of Asif Khan, the brother of Empress Noor Jehan, combines Mughal and Persian architectural elements, known for its harmonious symmetry.



**Figure 5:** Asif Khan Tomb

*Source: The Urban Unit Field survey*

## 1.3. Vision for Shahdara Complex in a Master Plan

The vision to include *Kamran Khan baradari* in the current Shahdara complex is to create a corridor for visitors to explore Mughal era gems that include a mix of half-day tour attraction organized with a blend of walking track, shuttle service, boat trip through the Mughal heritage sites in a chronological order

following the romanticism of Mughal Narrative of gardens, architectural grandeur highlighting the significance of each site.



**Addition of Kamran’s Baradari in the Current Shahdara Complex**

### 1.3.1. Mirza Kamran's Baradari

Built by Mirza Kamran, a son of Emperor Akbar, this pavilion exemplifies the Mughal architectural style with its charming design, intricate arches, and a tranquil setting overlooking the river, reflecting the grandeur of Mughal leisure architecture.



**Figure 6:** Kamran's Baradari

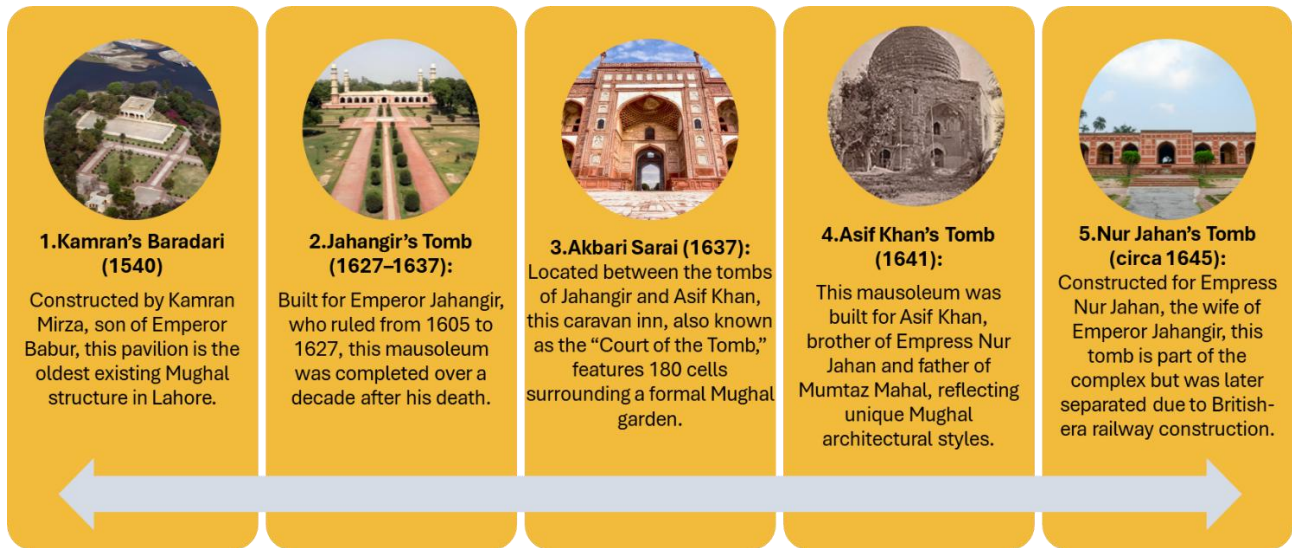
*Source: Online*

### **1.3.2. The Significance of Kamran's Baradari**

The governor of Lahore, Kamran Mirza, who was the son of Emperor Zaheer-ud-din Babar, the founder of the Mughal dynasty, built a beautiful garden outside of Lahore across River Ravi in 1540 with a pavilion in the center. *Kamran's Baradari* is the first-ever royal construction of Mughal era in Lahore. This pavilion had gone through a great period of demise with misuse between British period as a telegraph office and later as a toll collection center for sailors. Due to the change in course of the river, the pavilion and garden turned into an island and two-thirds of its structure was wiped out by multiple flooding. In 1989, the wiped-out parts of the pavilion were reconstructed, and the monument was renovated entirely. It is a protected monument under the Tourism Department, Government of Punjab. The site has a lot of potential due to its unique placement with the river Ravi and yet it does not come up to its full potential.

The addition of *Kamran's Baradari* to Shahdara Complex master plan trail will complete the narrative of Mughal History near Shahdara and as starting point as the first royal structure built in Lahore holds a great significance to start the journey of familiarity of Mughal art and architecture.

## 1.4. Heritage Trail of Shahdara Complex



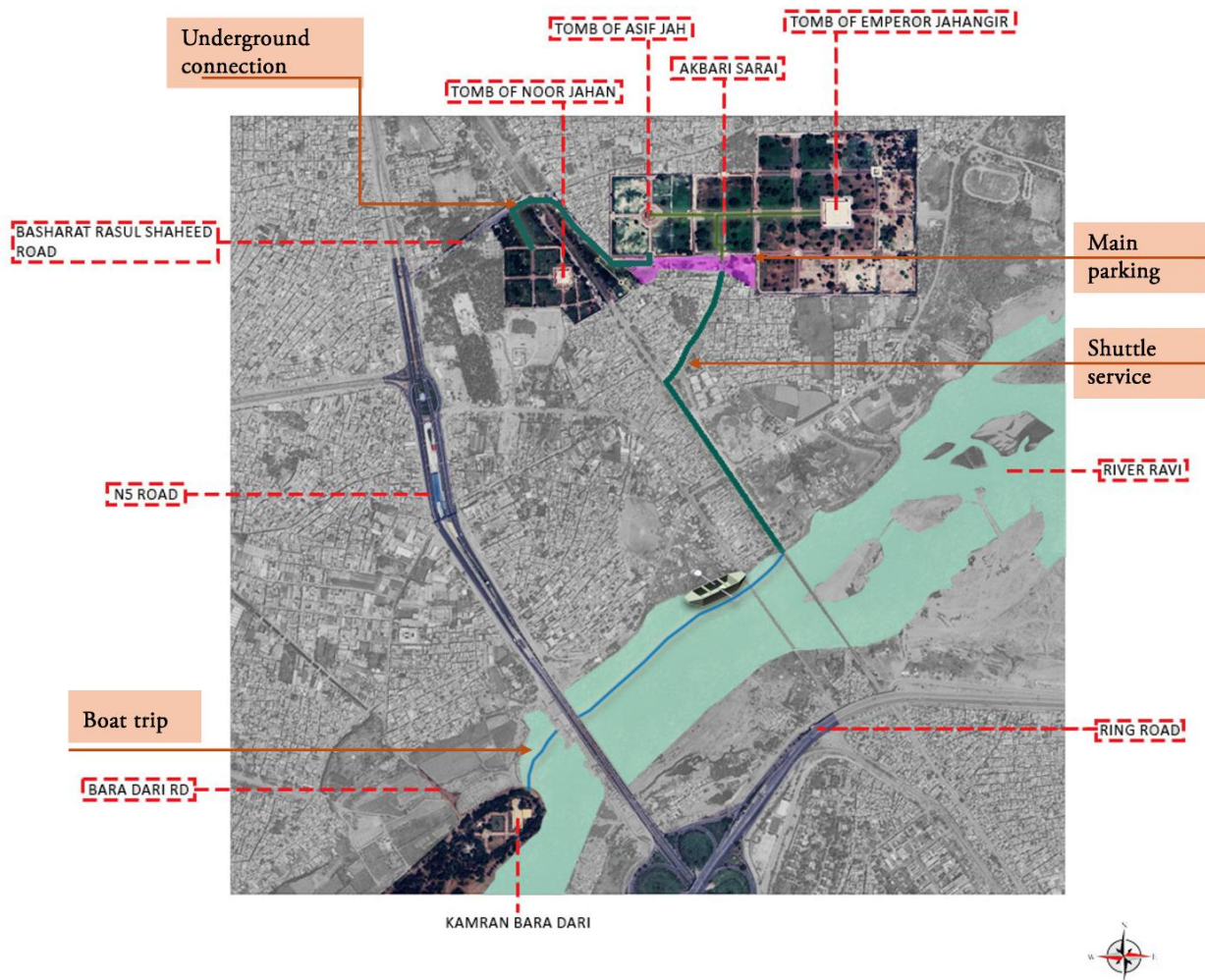
**Figure 7:** Chronological Timeline of Mughal Architecture

*Source: The Urban Unit*

Embarking on a journey through Lahore's rich Mughal heritage, visitors will follow a carefully planned route connecting the *Baradari* of Kamran Mirza with the Tomb of Jahangir, offering a unique blend of history, architecture, and scenic beauty.

Visitors traveling from Lahore will access the heritage trail via the N5 road, from where they will transition to the service road leading to *Baradari* Road. This route will guide them to the *Baradari* of Kamran Mirza, where a designated parking area will be provided. Here, visitors can park their vehicles before embarking on an immersive heritage walk.

The journey begins at the *Baradari of Kamran Mirza*, after which visitors will board a boat at the *Baradari's* docking point. Following the scenic River Ravi route, they will travel to a designated stop near the Tomb of Jahangir. Upon arrival, visitors will commence their exploration of the grand Jahangir's Tomb, experiencing its rich history and architectural splendor.



**Figure 8:** Mapping of Heritage Trail on Masterplan

Following this, the trail continues with a visit to the historic *Akbari Sarai*, the Tomb of Asif Jah, and finally, the Tomb of Nur Jahan. After completing the heritage tour, visitors will retrace their steps to the boat dock near the Jahangir’s Tomb parking area. From here, they will take the boat ride back to the *Baradari* of Kamran Mirza, concluding their immersive cultural and historical experience. Visitors will then return to their parked vehicles, marking the end of a memorable journey through Mughal heritage.

## 1.5. Connectivity Route for Public Transport Users

An option for visitors using public transport is the provision of a dedicated shuttle service, which will transport visitors from the Shahdara Metro Bus Station to the *Baradari* of Kamran Mirza via *Baradari* Road. Upon arrival, visitors can begin their heritage trail, starting with an exploration of the *Baradari* before embarking on the boat ride along the River Ravi. This seamless transport option ensures accessibility for all visitors, enhancing their overall experience while preserving the historical and cultural significance of the site.

Following this heritage trail, visitors will experience the historical sites in chronological order, allowing them to journey through Mughal history as it unfolded. Starting from the *Baradari* of Kamran Mirza, one of the earliest Mughal structures in Lahore, the trail progresses to the grand Tomb of Jahangir, followed by the *Akbari Sarai*, the Tomb of Asif Jah, and finally, the Tomb of Nur Jahan. This carefully planned sequence provides a deeper understanding of the architectural evolution and historical significance of each site, offering visitors a comprehensive and immersive heritage experience.

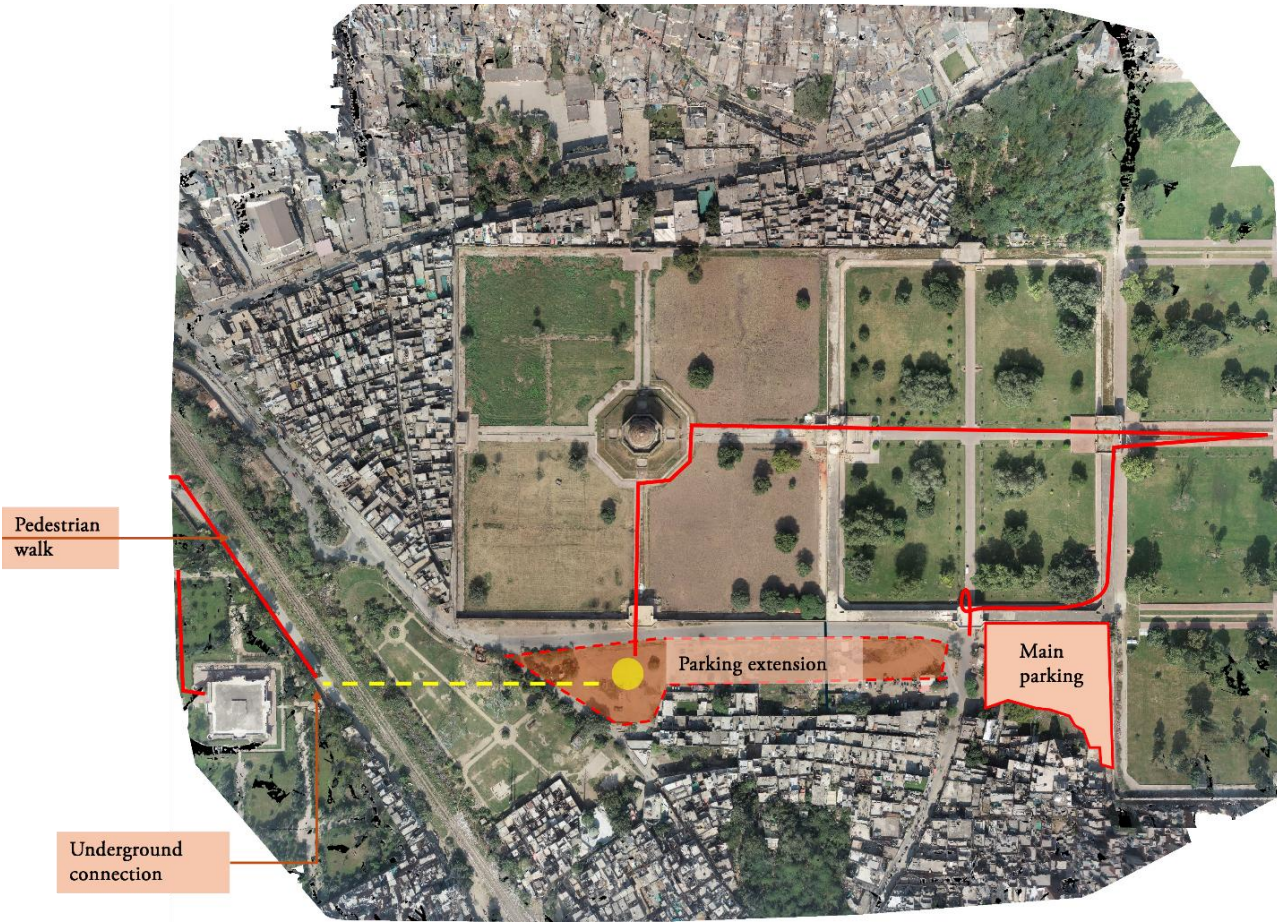


Figure 9: Walking Track and Identification of Connections

## 1.6. Pros and Cons

### 1.6.1. Pros (Advantages)

#### Enhanced Tourist Experience

- Boat travel provides a unique and immersive way to experience Lahore’s Mughal heritage, offering scenic views and historical storytelling.
- Visitors experience heritage sites in chronological order, improving cultural and historical understanding.

### Reduced Traffic Congestion

- By reducing reliance on road transport, the project helps minimize vehicular congestion around heritage sites.
- The shuttle service from Shahdara Metro Station ensures accessibility for visitors using public transport.

### Environmental Benefits

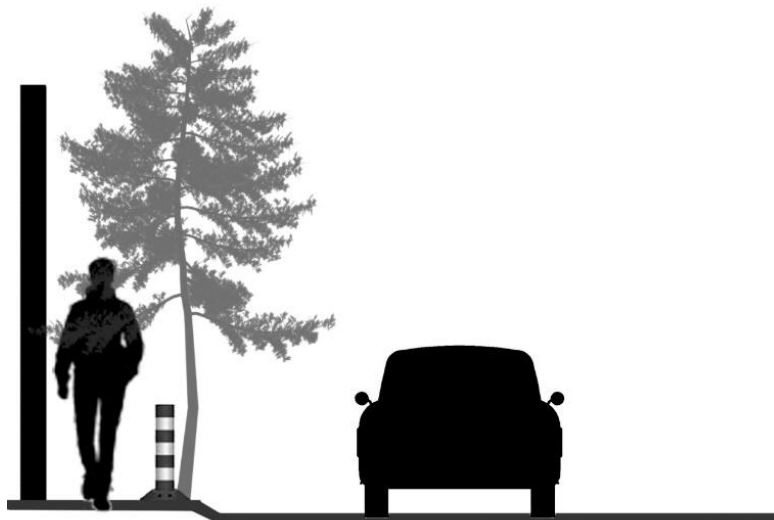
- Using eco-friendly boats can reduce carbon emissions compared to traditional road-based transportation.
- Encourages revitalization of the River Ravi, leading to potential conservation efforts and improved water quality.

### Economic Boost

- A structured heritage trail can increase tourism revenue by attracting local and international visitors.
- New opportunities for boat operators, local guides, vendors, and artisans in and around heritage sites.

### Preservation of Heritage Sites

- Managing visitor flow through planned routes can reduce damage to historical monuments.
- Can lead to better maintenance and funding for conservation of sites like Jahangir's Tomb, *Akbari Sarai*, and Nur Jahan's Tomb.



**Figure 10:** Elevation View of the Proposed Walkway to the Noor Jehan Tomb

## 1.6.2. Cons (Challenges & Limitations)

### River Ravi's Water Condition

- The pollution and low water levels of the River Ravi could pose navigational and aesthetic challenges for the boat ride.
- Requires river cleaning and sustainable water management initiatives to ensure a pleasant experience.

#### **Infrastructure & Investment Costs**

- Building docking stations, parking spaces, and a shuttle service requires a significant investment.
- Boat services need regular maintenance and operational funding to remain viable.

#### **Seasonal Challenges**

- The River Ravi's water flow varies throughout the year, with potential low water levels in dry seasons affecting boat operations.
- Monsoon floods could disrupt the service, requiring seasonal contingency planning.

#### **Safety & Regulatory Concerns**

- Requires strict safety protocols for boat operations, including life jackets, emergency procedures, and trained staff.
- Needs government regulations for water-based tourism and clear licensing policies for boat operators.

#### **Potential Impact on Local Communities**

- River-based tourism may disrupt local fishing communities or require land acquisition for infrastructure.
- Requires community engagement to ensure residents' benefit from the project rather than being displaced.

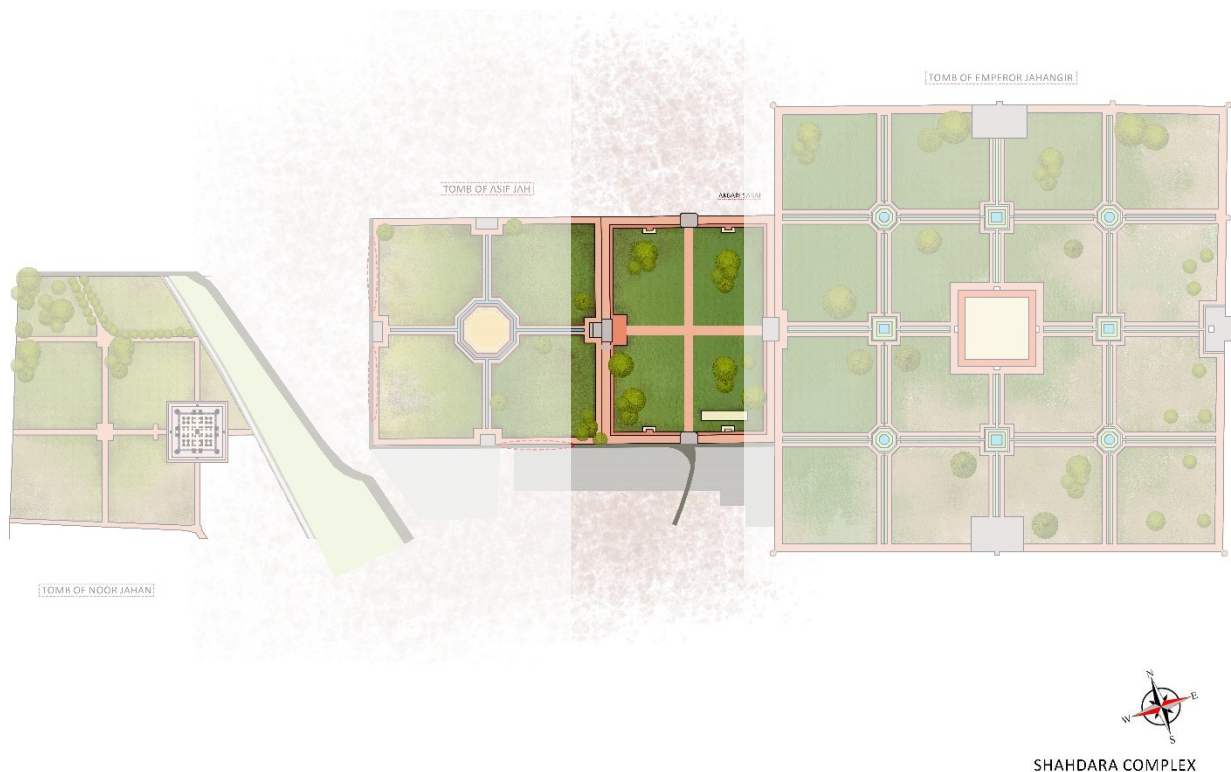
## **1.7. Conclusion**

While a River Ravi heritage trail offers significant cultural, economic, and environmental benefits, challenges like water pollution, infrastructure costs, and seasonal variability must be addressed. A well-planned approach, including sustainable river management and community involvement, can maximize benefits while minimizing drawbacks, making it a successful heritage tourism initiative in Lahore.

## 2. Tourist Facilities & Amenities Hub

The key central placement of *Akbari Sarai* in the complex plays a vital role in offering as the Main Entrance in the Complex and offers all tourist/visitor-related facilities, amenities required on a site. Bearing true to its name of *Sarai*, a place of facilitation for travelers providing lodging and food during their journey. The concept of *Caravansari* is ancient and the great *Sarai* structure enables us to utilize it as the hub of visitor related amenities like,

- Food stalls
- Dispensary
- Information center
- Public Toilets
- Handicrafts display
- Artefacts display
- Souvenir shop
- Administration
- Lost & Found point



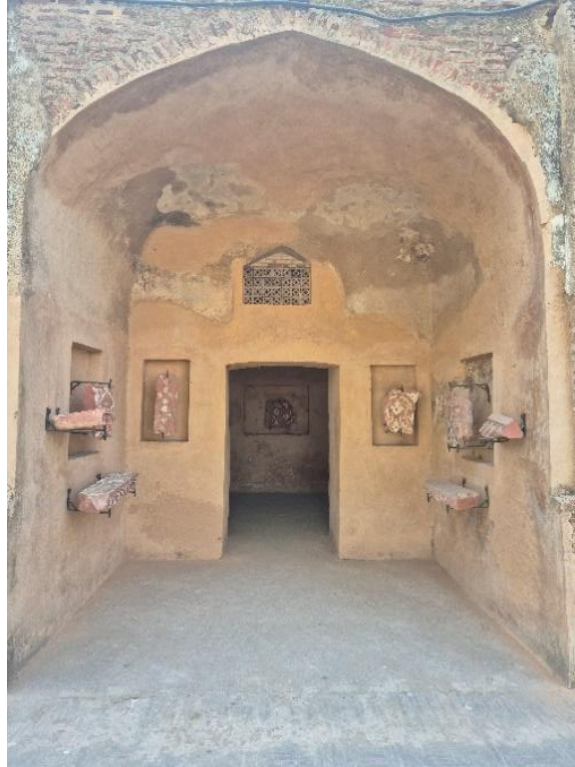
Some parts of the current *Sarai* have been restored and re-adapted in different uses including:

- Office space
- Toilets
- Artefacts display



However, some parts require urgent attention to preserve, restore and define adaptive re-use.

Moving all the amenities in *Akbari Sarai* would enable the tomb site such as Jehangir Tomb and Asif Khan tomb free of any new added structures for eateries purposes that disrupt the original landscape of the site.



**Figure 11:** Preserved Arch and Apace in Akbari Sarai



**Figure 12:** Restored and Artefacts' Display in Akbari Sarai



**Figure 13:** One of the Deteriorated Areas in Sarai

This is a new tuck shop placed near Jehangir’s Tomb entrance gate in the landscape of the area.

Such mass-produced industrial structures do not compliment the Mughal architectural heritage and *Akbari Sarai* archways should be used for any such amenities required on-site.



**Figure 14:** Tuck Shop in Jehangir’s Tomb

## 3. Asif Khan Tomb – Focused Site Approach

### 3.1. Introduction

Asif Khan Tomb is approached as a primarily focused site from Shahdara Complex neglected over many years to be developed as an attraction that it deserves. Currently WCLA is working tirelessly to conserve the site of the tomb with following components in focus:

- Conservation and restoration of Main Structure of Asif Khan Tomb.
- Development and Construction of walkways to take it in original shape and Design.
- Restoration of East and` west sided *Baradari* and Mosque / *Janazgha*.
- Conservation of the tomb's boundary wall included in the Annexure of Department of Punjab Archaeology.



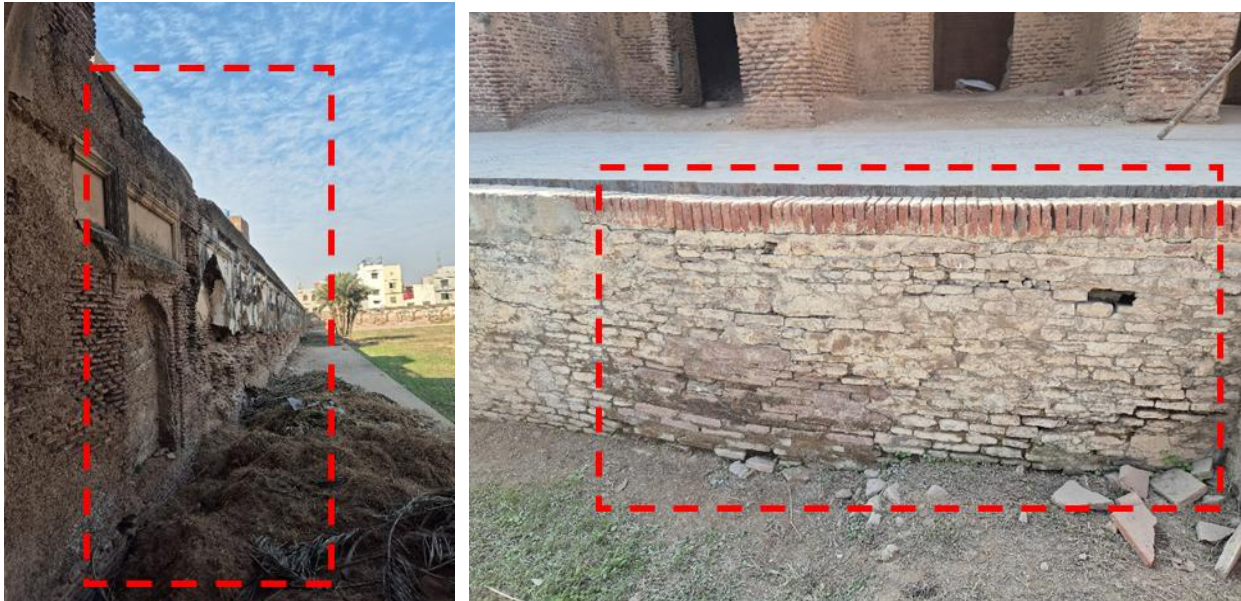
**Figure 15:** Asif Khan Tomb

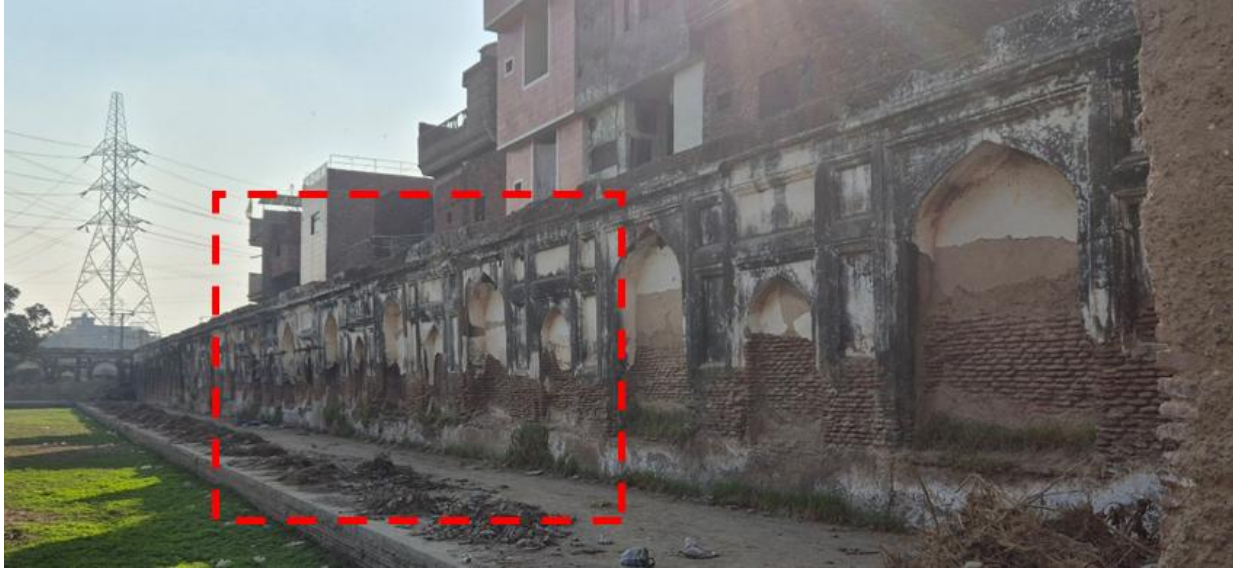
### 3.1.1. Immediate Conservation Strategy



**Figure 16:** Photograph of Tomb a) in 2017, taken from Online Source; b) in 2024, taken by NF

The ever-increasing deteriorating stage of Tomb requires an immediate action plan along with the boundary wall of Asif Ja Tomb that requires immediate attention as they are bowing and bulging as illustrated below:

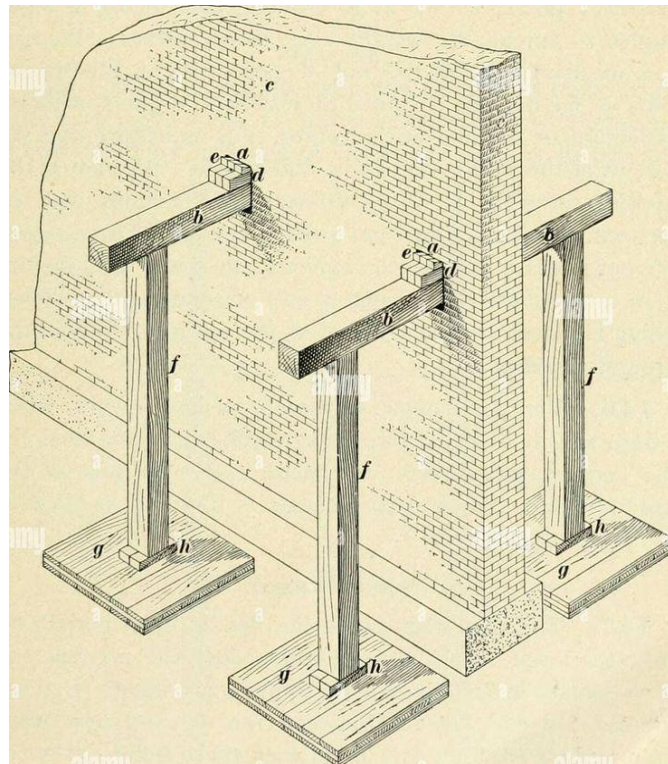
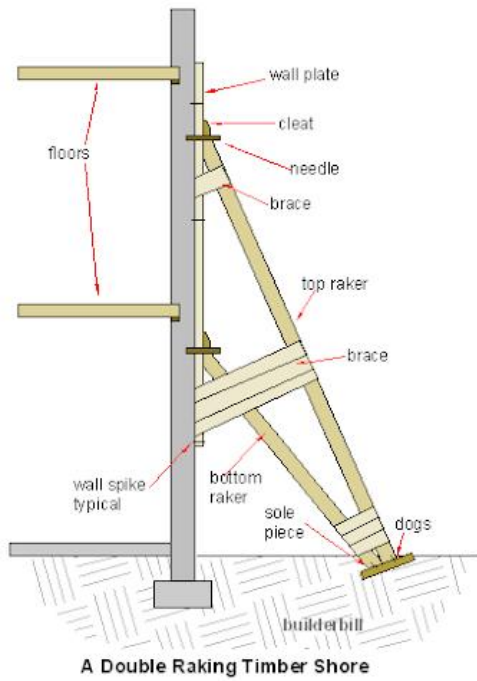




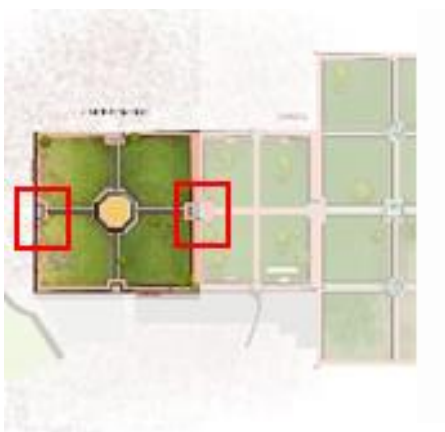
To preserve these walls in their original state two effective steps are suggested below that will prove safe for the built environment and safety of the visitor:

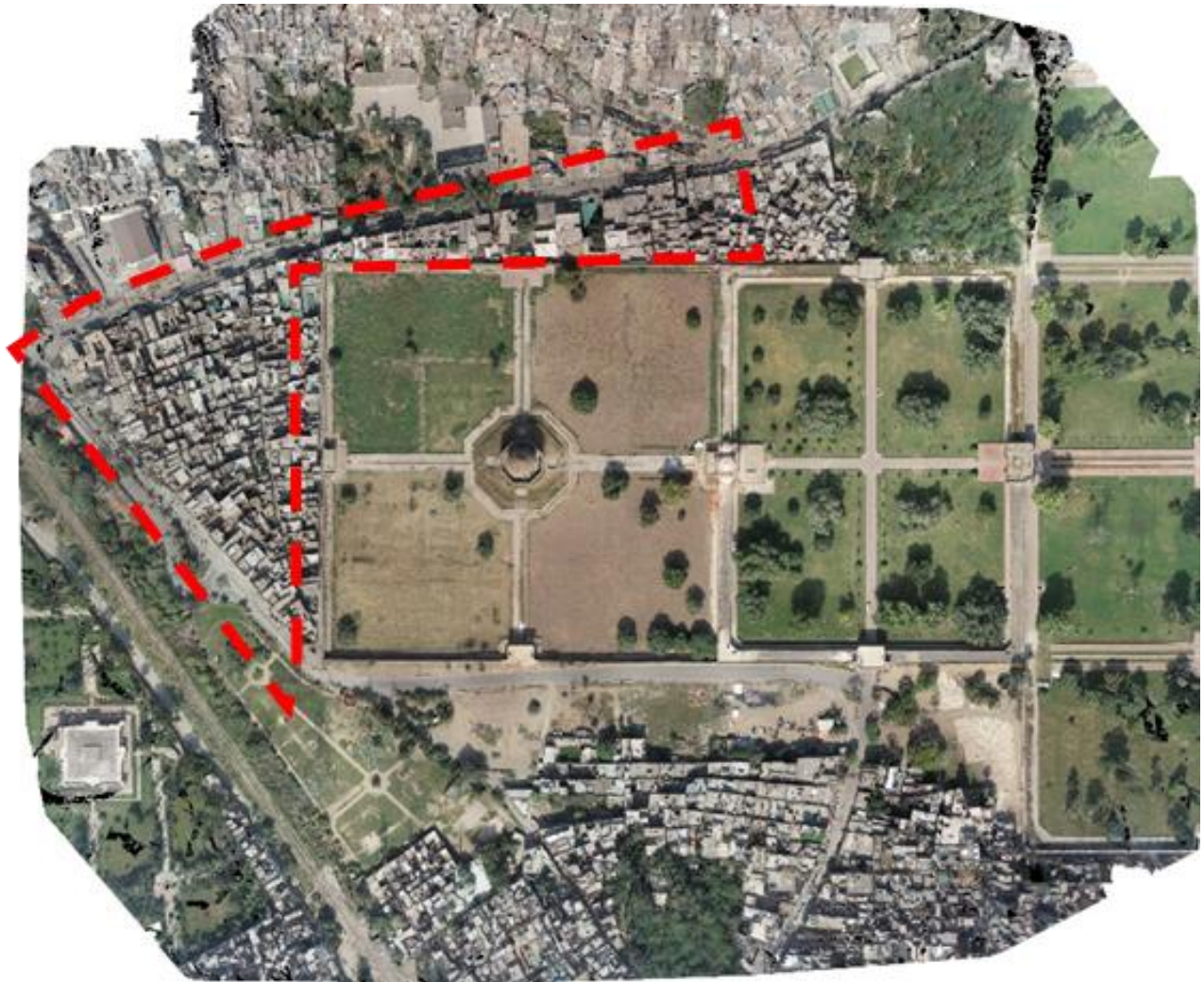
- Restricted public access i.e. barricades
- Wall braces for the walls





Due to urban encroachments around the site, the structure of Tomb has already been affected a lot and also with rubble on-site while the conservation works are carried out is deteriorating the site conditions even more, which means the protocols for working with a historic building are not followed properly that require Authorities' attention.





The master plan view highlights the urban encroachment around the site of Asif Ja Tomb that has deeply affected the boundary wall and the ideal way of dealing with this ever increasing issue is to limit the access of road running along the boundary wall for houses to use, instead of offending the neighboring community by displacement or relocating, it is important to develop sense of ownership among them of the site.

## 4. Local Community Engagement Strategy

### 4.1. Introduction

Asif Jah Tomb, situated in the Shahdara precinct of Lahore, is a historically significant yet under-recognized Mughal-era monument. Despite its architectural value and heritage potential, the site has suffered from neglect, encroachment, vandalism, and a general lack of awareness among both locals and visitors.

To safeguard this cultural asset and integrate it meaningfully into the urban fabric, this proposal outlines a **community-centered engagement strategy**. The core idea is to foster a **sense of ownership, pride, and responsibility** within the local community, thus turning passive bystanders into active custodians of the heritage site.

### 4.2. Objectives

- To build a community-led stewardship model around Asif Jah Tomb.
- To reduce vandalism and littering through behavioral change and active surveillance (“eyes on the street” concept).
- To create livelihood opportunities for locals through site-based economic activities.
- To educate and empower the local community as ambassadors of cultural heritage.
- To enhance the visitor experience through authentic local interaction.

### 4.3. Stakeholder Identification

#### Primary Stakeholders

- Residents of Shahdara and the immediate vicinity of the tomb
- Informal vendors already operating around the site
- Local youth and educational institutions
- Heritage and conservation NGOs
- Local government and heritage departments (e.g., Walled City of Lahore Authority, Auqaf Department)
- Tour operators and cultural entrepreneurs

### 4.4. Community Engagement Framework

#### A. Building Local Ownership

##### 1. Community Awareness Campaigns

- Organize neighborhood dialogues and workshops about the tomb’s historical significance.
- Launch storytelling sessions by elders, historians, and local cultural figures.

##### 2. Volunteer Heritage Guardians Program

- Engage local youth as “Heritage Ambassadors” who help monitor the site and guide the visitors.

- Provide them with training in history, hospitality, and environmental management.

### **3. Heritage Education in Schools**

- Partner with local schools to integrate site visits and heritage modules.
- Encourage students to produce creative content (art, essays, videos) about the tomb.

## **B. Economic Inclusion & Empowerment**

### **1. Local Hiring for Site Operations**

- Recruit local individuals for roles such as:
  - Tour guides (trained in history and language skills)
  - Maintenance and sanitation staff
  - Dispensary assistants and first aid providers

### **2. Small Business Opportunities on Site**

- Allocate stalls to locals for:
  - Souvenirs (handicrafts, postcards, books)
  - Traditional food and beverages
  - Eco-friendly products and bottled water
- Ensure stalls are aesthetically designed to blend with heritage context.

### **3. Women-led Enterprise Initiatives**

- Encourage local women to participate through crafts, textile products, or food items.
- Provide micro-grants or partnerships with NGOs to build capacity.

## **C. “Eyes on the Street” – Informal Surveillance and Anti-Vandalism**

### **1. Community Watch Program**

- Identify and incentivize respected locals to act as informal site stewards.
- Enable reporting systems (via WhatsApp or help desks) for incidents of vandalism.

### **2. Code of Conduct for Visitors**

- Place friendly yet firm signage on heritage ethics.
- Use local volunteers to politely guide and remind tourists about appropriate behavior.

### **3. Local Art for Messaging**

- Use murals and community art projects to reinforce anti-littering, anti-scribbling messages in culturally relatable ways.

## **4.5. Institutional Support and Collaboration**

- Coordinate with WCLA and the Department of Archaeology for approvals and training.
- Partner with local universities (e.g., UET, NCA, Punjab University) for student-led heritage surveys, mapping, and design of community interventions.
- Collaborate with NGOs for training and skill-building workshops.
- Involve local police and municipal departments to ensure basic civic infrastructure.

## 4.6. Monitoring and Evaluation

- Conduct quarterly feedback sessions with community members.
- Monitor littering, vandalism, and visitor behavior patterns before and after intervention.
- Track economic indicators such as stall income, employment created, and visitor satisfaction.
- Adjust programs based on community feedback and visitor trends.

## 4.7. Conclusion

By strategically involving the local community of Shahdara in the restoration and day-to-day functioning of Asif Jah Tomb, we create a model of sustainable heritage management. When locals become stakeholders, not just residents—they gain economically, socially, and emotionally. Through this participatory framework, the site can evolve into a living heritage space that is not only preserved but celebrated.

## 5. Proposed Projects

### 5.1. Restoration proposal of Architectural Details of Asif Jah Tomb

To deepen engagement with the Asif Jah Tomb and reimagine its cultural relevance, we propose the initiation of an **Artist-in-Residence Program** that invites both local and international artists, architects, and researchers to immerse themselves in the historical, architectural, and social fabric of the site. This residency will serve as a platform for interdisciplinary exploration, blending historical research with contemporary creative practices—to develop informed, imaginative proposals for restoring the tomb’s lost architectural elements. Each residency cycle will culminate in a curated public display of the participants’ final works, exhibited within the two Mughal-style pavilions. This evolving exhibition will not only animate the site with new life, but also foster dialogue between the past and present, the local community and global visitors.

#### **Artist-in-Residence Program Objective**

To establish an artist-led residency program that fosters historical research and creative proposals for restoring the lost architectural details of Asif Jah’s Tomb in Lahore.

#### 5.1.1. Key Benefits

##### 1. Global Recognition & Cultural Diplomacy

- Positions Pakistan as a leader in heritage conservation.
- Encourages collaboration with international artists, historians, and institutions.
- Strengthens ties with UNESCO and global heritage organizations.

##### 2. Tourism & Economic Growth

- Enhances Punjab’s cultural tourism appeal, attracting international visitors.
- Generate revenue for local businesses and artisans.
- Strengthens Pakistan’s chances for UNESCO heritage recognition.

##### 3. Sustainable Preservation & Artistic Engagement

- Empowers artists and architects to contribute to heritage restoration.
- Ensures historically authentic and creative conservation solutions.
- Serves as a model for future heritage preservation projects in Pakistan.

### 5.2. Strategic Report: Artist – in – Residence Program at Asif Khan Tomb, Shahdara

**Frequency:** Annually

**Duration:** 4 Weeks (28 Days)

**Residency Location:**

- **Primary Site:** Asif Jah Tomb, Shahdara
- **Accommodation & Studio Space:** *Akbari Sarai* (adjacent to the site)

### 5.2.1. Program Vision

The Artist-in-Residence (AiR) program aims to foster **interdisciplinary dialogue** and **creative exploration** rooted in the Mughal heritage of Lahore. By inviting local and international artists, architects, historians, designers, and researchers, the program seeks to revive the lost architectural, cultural, and social memory of Asif Jah Tomb through **contemporary artistic practice**.

The residency promotes a **living heritage model**, where historical inquiry and artistic imagination intersect to propose thoughtful, speculative reconstructions and site-sensitive installations that engage both public audiences and heritage professionals.

### 5.2.2. Program Objectives

- To facilitate historical research and artistic interpretation of Mughal-era sites with focus on Asif Jah Tomb.
- To provide a platform for collaborative dialogue between artists, researchers, and local community stakeholders.
- To revive public engagement with Shahdara’s heritage landscape through site-specific installations and exhibitions.
- To create creative documentation and proposals for architectural revival based on archival research and community narratives.
- To activate *Akbari Sarai* as a center for cultural and academic residency programs.

### 5.2.3. Residency Structure (04 Weeks)

WEEK	FOCUS	ACTIVITIES
Week 01	<b>Orientation &amp; Research</b>	Site visits, welcome seminar, historical briefings, guided walks through Shahdara complex, introduction to Mughal aesthetics
Week 02	<b>Heritage Walks &amp; Archival Study</b>	Curated Mughal Heritage Walks across Lahore (Shalimar Gardens, Badshahi Mosque, Lahore Fort, Wazir Khan Mosque); study sessions at Punjab Archives, museum collections
Week 03	<b>Creative Production &amp; Community Workshops</b>	Studio development at <i>Akbari Sarai</i> ; public workshops with local artists, craftspeople, and schools; mid-residency critique
Week 04	<b>Installation &amp; Exhibition</b>	Final presentation and installation at the <b>Asif Jah Tomb pavilions</b> and <b>boundary wall</b> ; open exhibition and panel talks

## 5.2.4. Core Components

### A. Studio & Living Facilities

- Restoration of selected rooms in *Akbari Sarai* for artist accommodation and shared studios
- Common area for lectures, screenings, and informal gatherings

### B. Research Access

- Partnership with Punjab Archives, Lahore Museum, and university history departments
- Access to rare maps, Mughal manuscripts, and conservation documentation

### C. Community Integration

- Collaboration with local craftspeople (e.g., tile makers, calligraphers)
- Educational outreach with Shahdara's youth and schools

### D. Public Exhibition

- Display of final creative works/installations at:
  - The two pavilions of Asif Jah Tomb
  - Select sections of the boundary wall as curated exhibit space
- Accompanying exhibition catalogue with artist statements, visuals, and research notes

## 5.2.5. Stakeholders & Partners

- **Walled City of Lahore Authority (WCLA)** – site management, permissions
- **Department of Archaeology Punjab** – research access, restoration partnerships
- **Local Universities (NCA, PU, UET)** – academic collaboration, student exchanges
- **Cultural NGOs and Foundations** – funding support, facilitation
- **Local Community Councils** – engagement and support for public programming

## 5.2.6. Selection Criteria & Participants

- Annual open call for 6–10 residents
- Target groups: Visual artists, architects, writers, urbanists, heritage professionals
- Selection based on:
  - Proposal regarding quality and site relevance
  - Demonstrated commitment to heritage-based inquiry
  - Willingness to engage in community and collaborate

## 5.2.7. Long-Term Vision of Artist-in-Residence Program

The direct output of this program is highly informing the site conservation strategies and promotion of Pakistan Mughal Heritage. Over time, the AiR program will evolve into an internationally recognized cultural residency that not only contributes to the artistic and architectural understanding of Asif Jah Tomb but also anchors **Shahdara as a creative heritage hub** within the broader cultural landscape of Lahore. This initiative will build a dynamic bridge between history, art, and community-driven preservation and

earn worldwide recognition that not only welcomes numerous fundings in our country but enhances tourism, global knowledge of safety and security in Pakistan.

### 5.3. Romanticism in Ruins



*“Romantics were ruins amidst ruins”*

*Thomas McFarland*

Romanticism in ruins is a fascinating intersection where the beauty and melancholy of decaying structures are often seen as symbols of the past’s fragility and evokes the deep connection of warmth for the place. This concept was particularly prominent during the 18th and 19th centuries by artists and writers finding inspiration in the ruins of castles, ancient civilizations and even their own creations. Romanticism lies in making a connection and touching the souls with the ruins narrating their story. Such is the case with Asif Jah Tomb in comparison to other sites of Shahdara Complex. It is the unique architecture, tragic history and skeletal structure of this Tomb that tells the crucial story of time passing. The structure itself pronounces Holocaust experience that it does not require layers and layers of technology to support it. The walking trail of Tomb with the help of active signages can tell the story of how the building had been ripped off its grandeur during Sikh period and British period. The trauma building faced during colonization and Sikh period is a tale that the world is yet to uncover. While the world-built Holocaust museums to win the souls of humanity and spread awareness of their existence, Asif Jah Tomb is a precious symbol of tragic and traumatic past the significant structures of Pakistan experienced during the time of ‘the Indian Subcontinent’.



### 5.3.1. Conclusion

A Heritage Trail with signages and information QR code scans should be arranged for Asif Jah Tomb, with the help of digital scenography and sculptural installations inspired by the works of Eduardo Tresoldi a new concept of Holocaust experiential walk-through time can be introduced starting from Shahdara Complex.



This methodology in conserving the boundary wall of Asif Jah Tomb can also be used to suggest the past, original structure and reflect on the layers of urban catastrophe.



### Timeline of Tomb's Destruction



British Period (1849–1947) major structural changes made by British government due to railway line.

Pathway introduced in *Akbari Sarai* & Asif Jah by British government.

Minimum conservation efforts continued.

The Royal finesse or architectural splendor have deteriorated due to neglect.



Major destruction was made during the period of Maharaja Ranjit Singh.

Semi precious stone or constructive material was stripped off.

Tomb faced neglect and partial plundered.

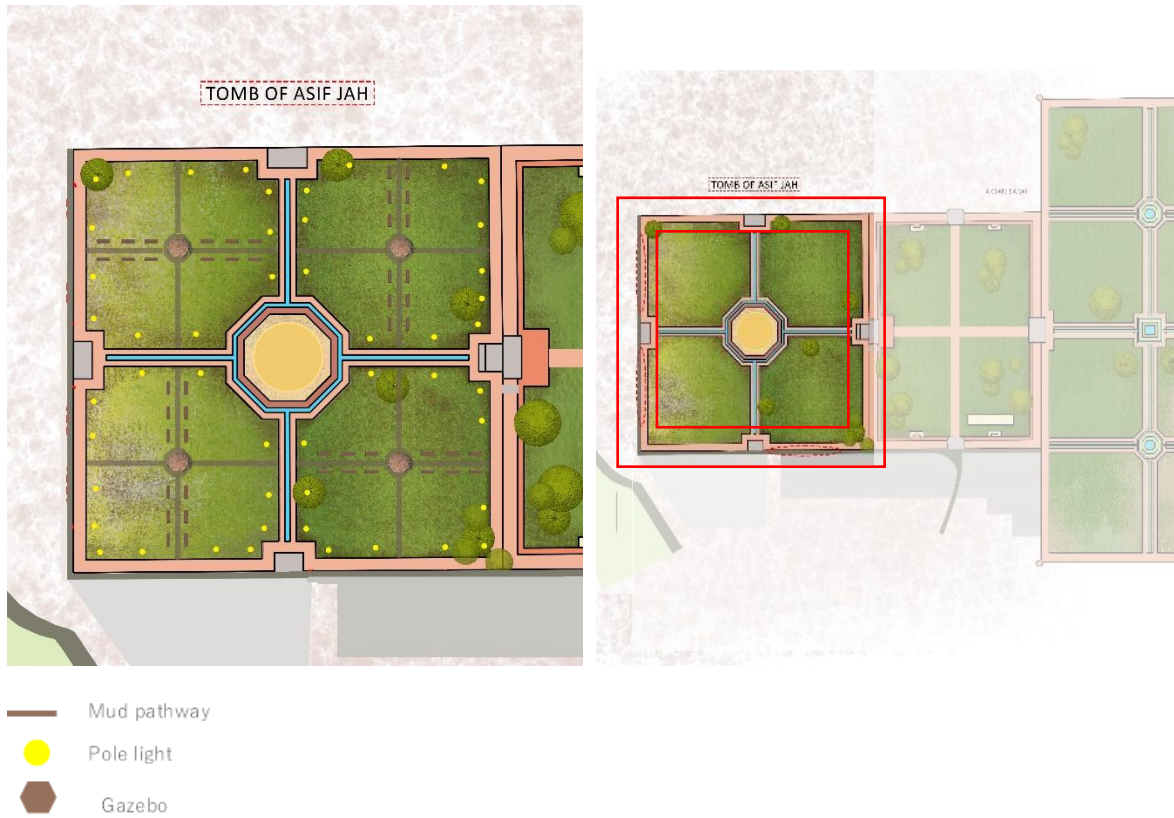
Material reused in other sites including golden temple recent details deteriorates and architectural feature removed with the passage of time.



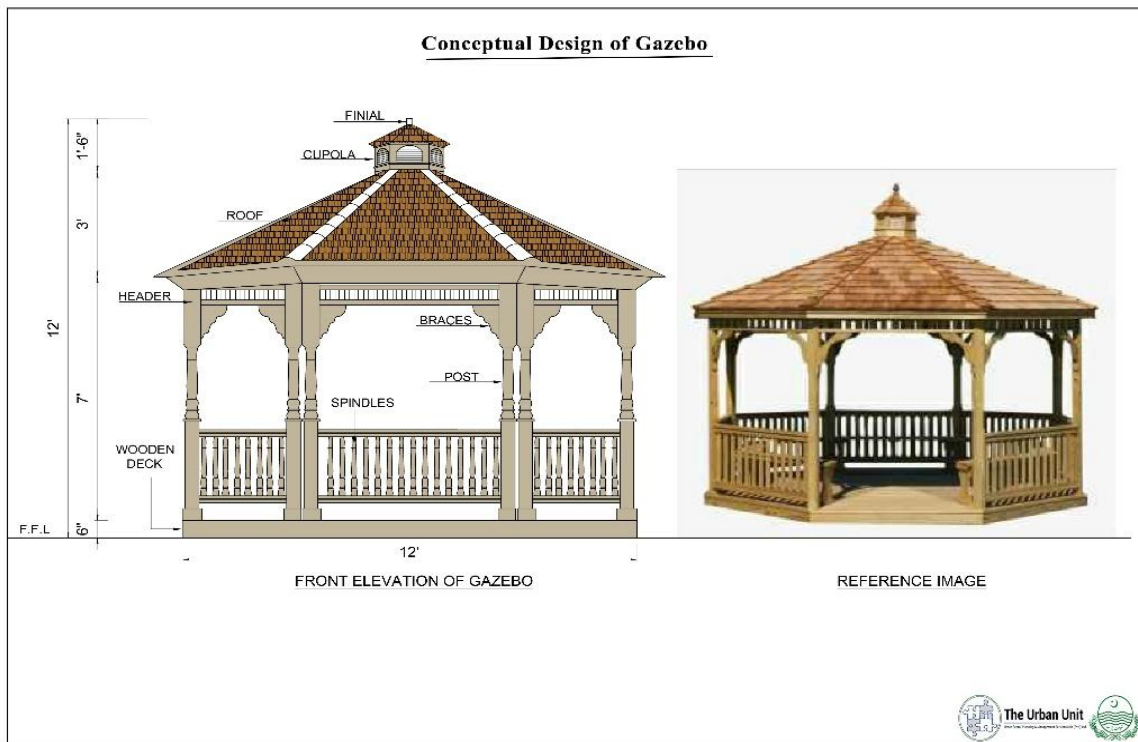
## 5.4. Landscape Development of Site

The immediate landscape development of Charbagh of Asif Ja Tomb is developed to add basic facilities of seating, shade and lighting for night vision that include effective light illumination of the structure at night.

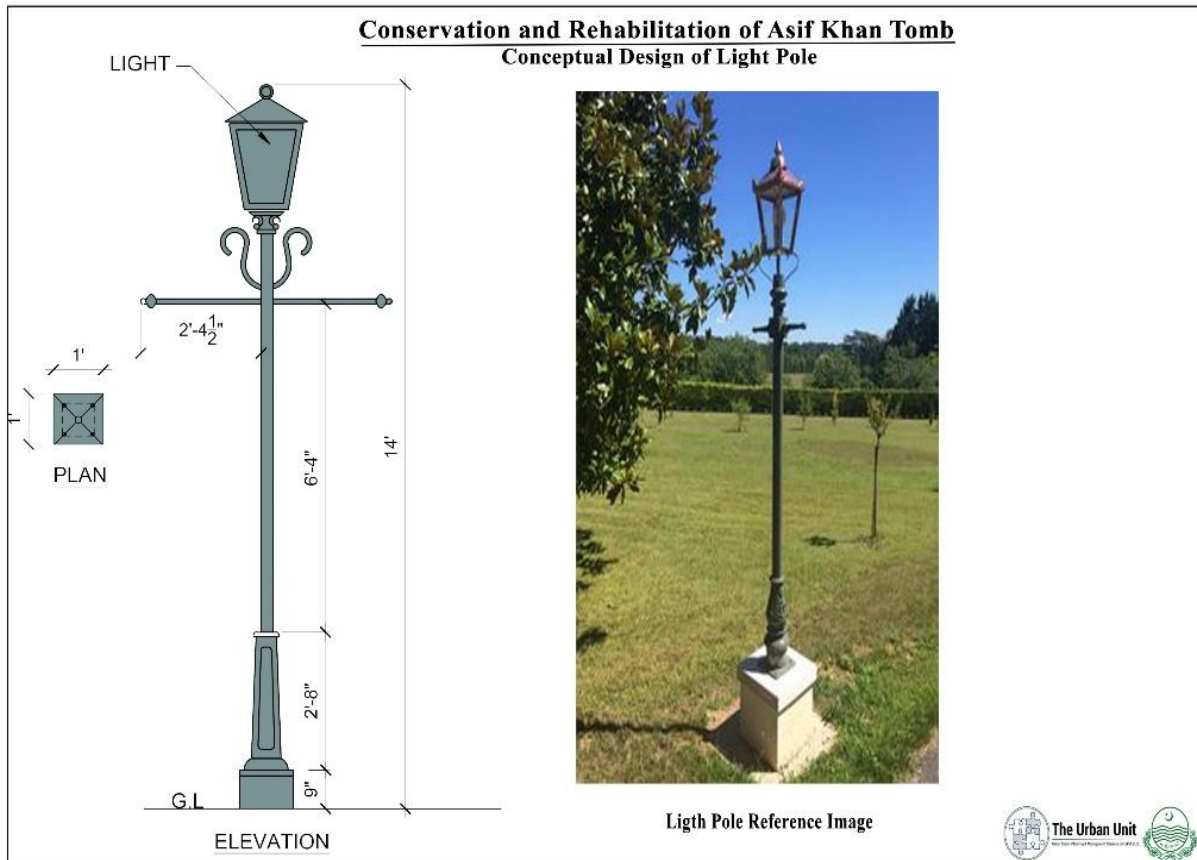
Following harmony with Mughal gardens, the following landscape enhancement intervention is proposed initially to start the Landscape Restoration on site.



Following are the proposed Landscape furniture drawings proposed:



**Figure 17: Conceptual Design of Gazebo**



**Figure 18: Conceptual Design of Light Pole**



**Figure 19: Conceptual Design of Sitting Bench**

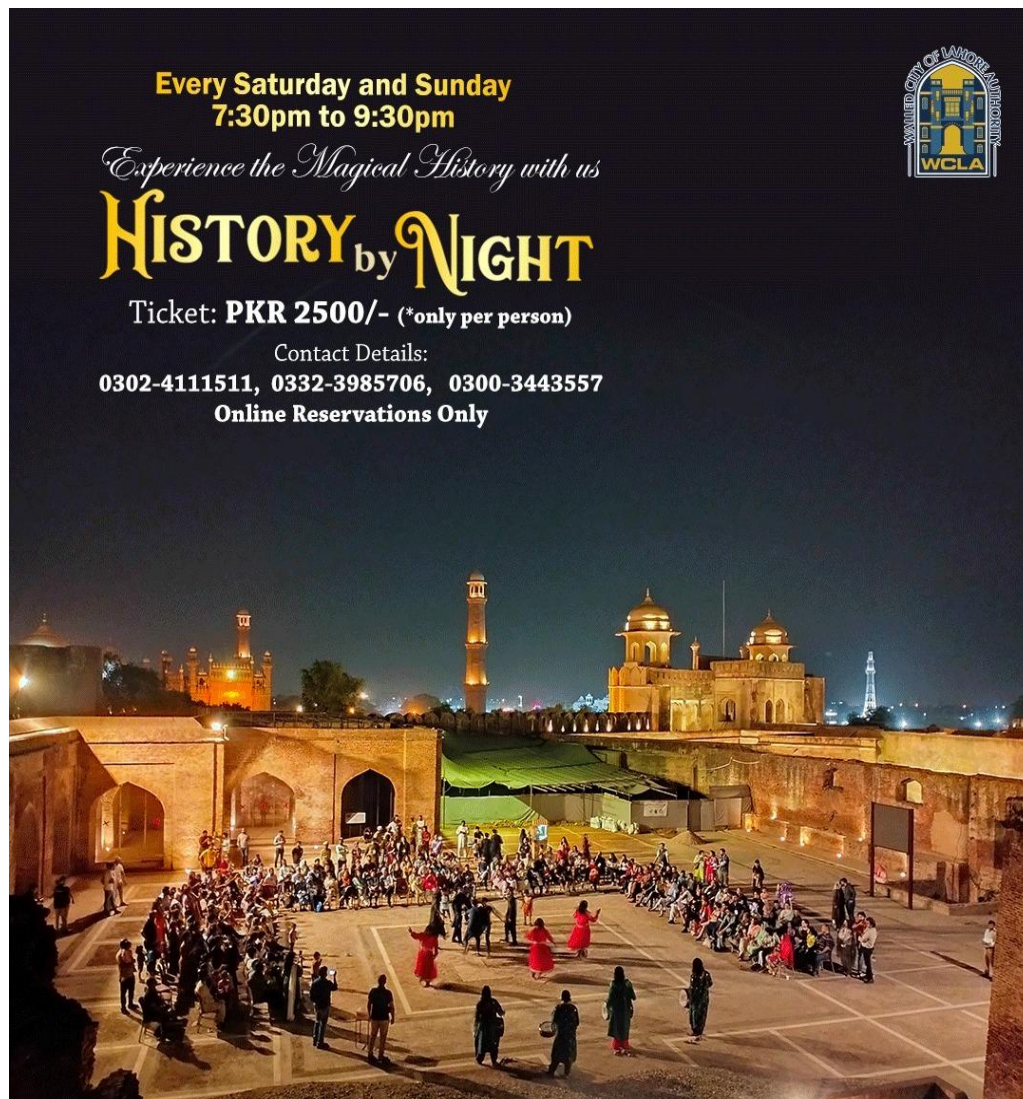
Placement of dustbins at the node in Asif Jah Tomb site like *Akbari Sarai* and Jehangir tomb.



## 5.5. Heritage Night Illumination, Asif Khan Tomb

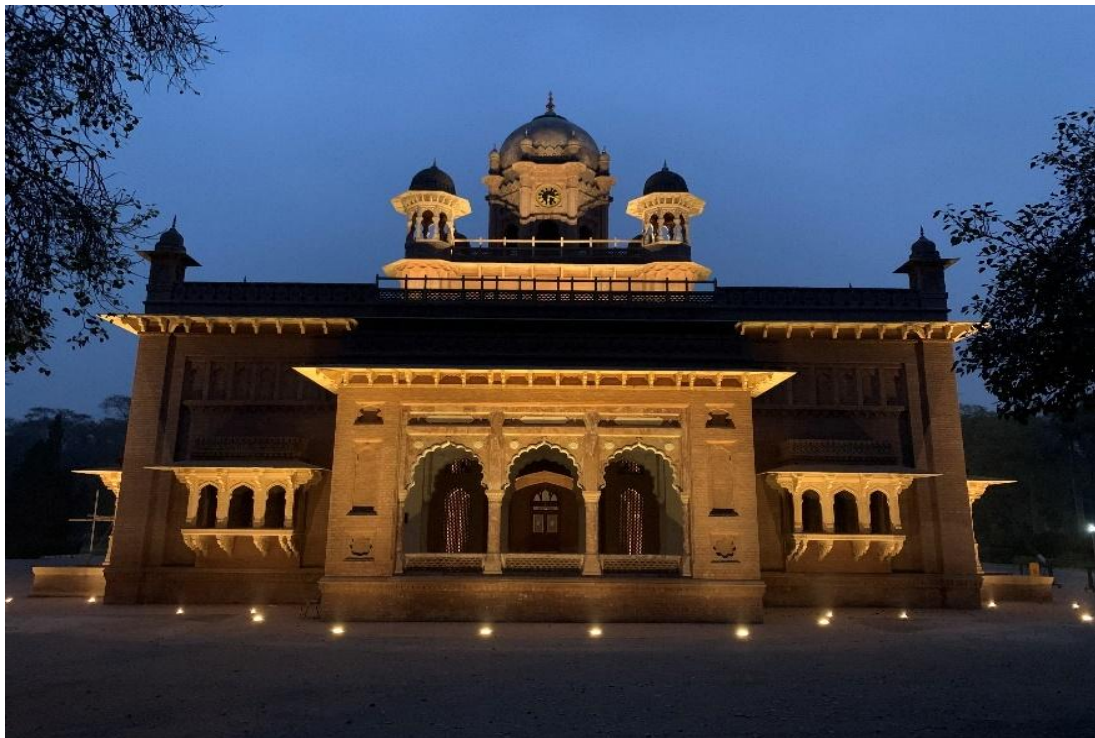
'History by Night' an initiative by WCLA at the Lahore fort is a successful and famous project and Shahdara Complex has a great potential for the similar initiative to be introduced here as well with a shuttle service to and fro Lahore Walled city point. To develop such an initiative, it is important to consider the Night access to heritage sites in Shahdara Complex and night illumination highlighting key features of the building play a crucial role. The primary aim of this illumination is to showcase the architectural details and historical significance using theatrical lighting enhancing the building's visual impact. This involves strategic placement of lights, right lumen lights to highlight features like arches, fresco, columns creating a sense of depth and texture prominence.

Example of such illumination executed under Expert's supervision is the great building, the old college of Aitchison by Sir Ganga Ram completed in collaboration with Sellcon Group.

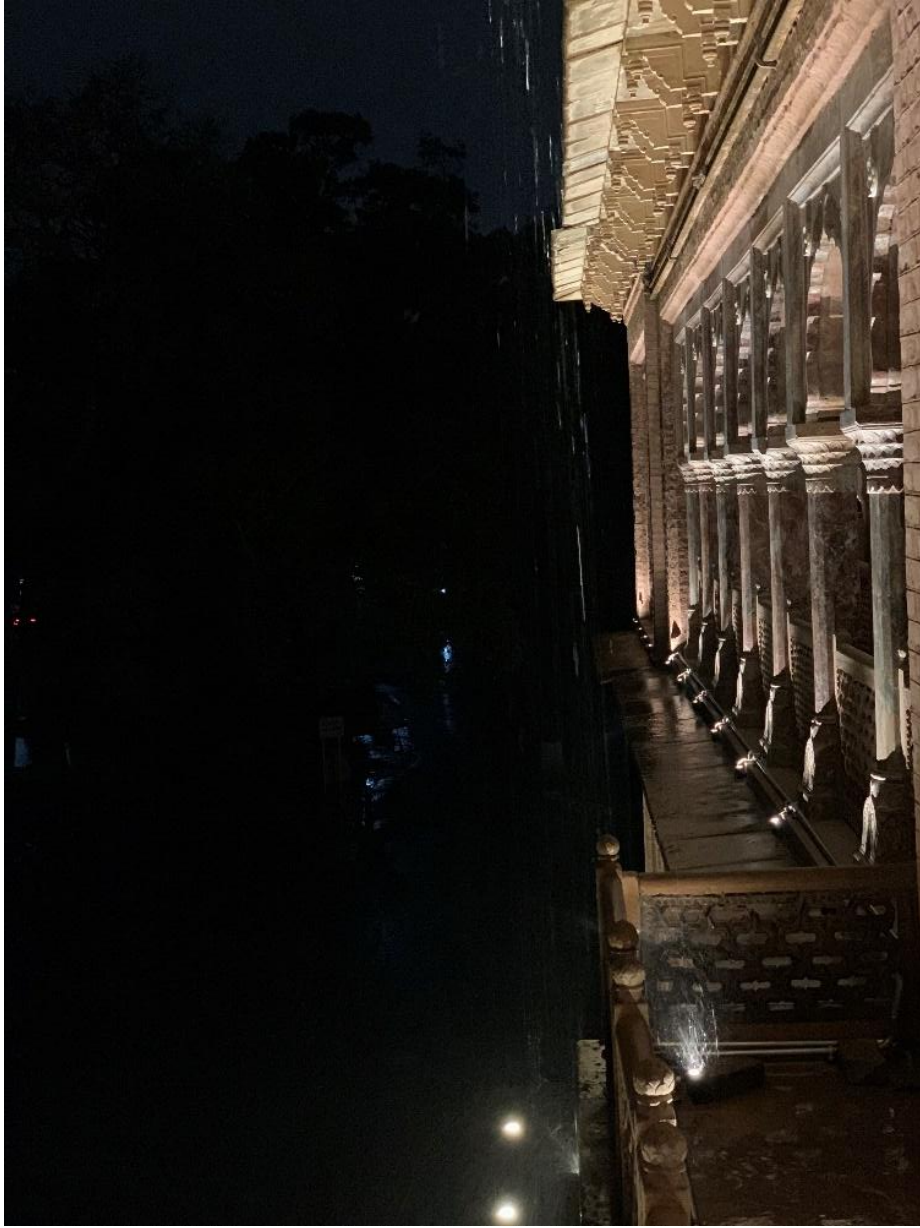




**Figure 20:** Side Elevation, Old Building Aitchison



**Figure 21:** Rear Elevation, Old Building Aitchison



**Figure 22:** First Floor Balcony, Old Building Aitchison

## 6. Proposed Project Stages and Costing

The Shahdara Complex master plan project is designed to be divided into three stages:

### 6.1. Project Stages

#### 6.1.1. Short Term Plan

Include *Kamran's Baradari* in Shahdara Complex, setting up the heritage trail of these four sites governed by internal bodies under WCLA. Complete immediate preservation of Asif Ja Tomb, Pedestrian underpass connecting the three main sites of Asif Khan tomb, *Akbari Sarai* and Jehangir Tomb with Noor Jehan Tomb. Development of Landscape of site and night illumination of Shahdara Complex.

#### 6.1.2. Medium Term Plan

Arrange funding and start annual Artist-in-Residence Program. *Akbari Sarai* deep retrofit and restoration. Preservation of Asif Ja Tomb to prevent further deterioration, increasing the capacity of solar panel array to support night activities.

#### 6.1.3. Long term Plan

Restoration of Asif Ja Octagonal Tomb based on successful results of Artist-in-Residence Program. History by Night program staging at *Kamran's baradari*. Restoration of *Kamran's baradari* is included in long-term plan after its official declaration of being part of Shahdara Complex.

### 6.2. Proposed Project Costing

Summary of Rough Cost Estimate Aisf Jah Tomb Master Plan				
Sr. No.	Description of Work	Amount in PKR	Amount in Millions	Remarks
	<b>Short Term Plan</b>			
1	Connectivity Route for Public Transport Users	82,646,000.000	82.646	
2	Tourist Facilities and Amenities hub & restoration of <i>Akbari Sarai</i>	405,355,839.72	405.356	
3	Asif Khan Tomb, Focused site approach		-	
a	Conservation of Main Structure of Asif Khan Tomb	212,630,000.00	212.630	
b	Development and Construction of walkways to take it in original shape and Design.	18,420,000.00	18.420	
c	Restoration of East and west sided <i>Baradari</i> and Mosque / Janazgha.	15,512,000.00	15.512	

4	Landscape Development of site	5,220,962.50	5.221	
5	Immediate Conservation strategy conservation and restoration 'wall braces			
a	Conservation and Restoration Wall Braces	76,330,000.00	76.330	
	<b>a) Short Term Plan of Cost</b>	<b>816,114,802.220</b>	<b>816.115</b>	
	<b>Medium Term Plan</b>			
1	Artist in residence program	16,974,000.00	16.974	
2	Solar panel array to support night activities	4,235,000.00	4.235	
	<b>b) Medium Term Plan of Cost</b>	<b>21,209,000.00</b>	<b>21.21</b>	
	<b>Long Term Plan</b>			
1	Heritage Illumination & Night Tourism, Asif Ja Tomb	21,725,000.00	21.725	
2	Restoration of Asif Ja Octagonal Tomb based on successful results of Artist-in-Residence Program	77,500,000.00	77.500	
3	Temporary installations and technological display	15,000,000.00	15.000	Lump Sum
	<b>c) Long Term Plan of Cost</b>	<b>114,225,000.00</b>	<b>114.23</b>	
	<b>a+b+c Total Amount</b>	<b>951,548,802.22</b>	<b>951.55</b>	
	<b>Add Contingencies Cost (2.5%)</b>	<b>23,788,720.06</b>	<b>23.79</b>	
	<b>Add PST (5%)</b>	<b>47,577,440.11</b>	<b>47.58</b>	
	<b>Grand Total Amount With Contingencies and PST</b>	<b>1,022,914,962.39</b>	<b>1,023</b>	

**COST:**

The Total Cost of this Rough Cost Estimate has been worked out amounting to Rs.1023 Million including 2.5% Contingencies & 5% PST.

**Rough Cost Estimates of Connectivity Route for Public Transport Users**

Sr. No.	Item No.	Description of Work	Unit	Quantity	Rate	Total Cost
1	N.s	Shuttle service Electric Tourist Shuttle (4 to 6 Seaters)	Each	20.00	3,000,000.00	60,000,000.00
2	N.s	Motor Boat (Capacity 10-12 Persons) Made of Dewda Wood, Engine 15-20 HP Yamaha, Honda or equivalent Size 20-Ft x 4.5-Ft x 5-Ft	Each	20.00	913,800.00	18,276,000.00

<b>3</b>	Main Parking	LS	1.00	1,000,000.00	1,000,000.00
<b>4</b>	Pedestrian Walk	LS	1.00	1,000,000.00	1,000,000.00
<b>5</b>	<b>Under Ground Connection</b>				
	Structural Assessment of Tunnel	Lump Sum	1	200,000.00	200,000.00
	Repairs and Reinforcement of Tunnel Structure	Square Meter	500	1,200.00	600,000.00
	Excavation and Groundwork (if required)	Cubic Meter	200	1,500.00	300,000.00
	Electrical Wiring and Lighting Installation	Lump Sum	1	250,000.00	250,000.00
	Water Supply and Drainage Installation	Lump Sum	1	220,000.00	220,000.00
	Ventilation System Installation	Lump Sum	1	200,000.00	200,000.00
	Finishing Works (Walls, Flooring)	Square Meter	500	800.00	400,000.00
	Signage and Informational Displays	Each	10	5,000.00	50,000.00
	Landscaping at Tunnel Entrances	Square Feet	1000	50.00	50,000.00
	Safety Features Installation (Lighting, Handrails)	Lump Sum	1	100,000.00	100,000.00
				<b>Total Amount</b>	<b>82,646,000.00</b>

### Rough Cost Estimates of Tourist Facilities & Amenities Hub

Sr. No.	Item Description	Quantity	Unit	Rate (PKR)	Amount (PKR)
<b>1</b>	<b>Food Stalls</b>	10	Nos	50,000.00	500,000.00
<b>1.1</b>	Modular food stall (structure + counters)	10	Nos	80,000.00	800,000.00
<b>1.2</b>	Electrical wiring & lighting	1	Lump Sum	50,000.00	50,000.00
<b>1.3</b>	Signage & branding	10	Nos	15,000.00	150,000.00
<b>2</b>	<b>Dispensary</b>	1	Lump Sum	800,000.00	800,000.00
<b>3</b>	<b>Information Center</b>	1	Lump Sum	800,000.00	800,000.00
<b>4</b>	<b>Public Toilets</b>	2	Nos	1,755,419.86	3,510,839.72
<b>4.1</b>	Portable toilet units	4	Nos	50,000.00	200,000.00

4.2	Plumbing & sanitation	1	Lump Sum	100,000.00	100,000.00
5	<b>Handicrafts Display</b>	3	Nos	20,000.00	60,000.00
5.1	Display stalls/tables	3	Nos	50,000.00	150,000.00
5.2	Display racks & showcases	3	Nos	50,000.00	150,000.00
6	<b>Artefacts Display</b>	2	Nos	35,000.00	70,000.00
6.1	Display cases & stands	2	Nos	17,500.00	35,000.00
6.2	Lighting for artefacts	1	Lump Sum	50,000.00	50,000.00
7	<b>Souvenir Shop</b>	1	Lump Sum	180,000.00	180,000.00
8	<b>Administration Office</b>	1	Lump Sum	700,000.00	700,000.00
9	<b>Lost &amp; Found Point</b>	1	Lump Sum	150,000.00	150,000.00
<b>Total Amount Rs.</b>					<b>8,455,839.72</b>

### Rough Cost Estimates of Restored, Artefacts' Display in Akbari Sarai and Deteriorated Areas in Sarai

Item No.	Description of Work	Unit	Qty	Rate (PKR)	Amount (PKR)
1	Restoration of historical arches (brick, plaster, inlay)	Per arch	1	150,000	150,000
2	Lime plastering of arches and adjacent walls	Sq. ft	50	300	15,000
3	Fresco and muqarnas restoration (ornamental features)	Sq. ft	25	800	20,000
4	Restoration of traveler cells/rooms (structure only)	Per room	3	30,000	90,000
5	Stone flooring in main courtyard	Sq. ft	1,000	250	250,000
6	Drainage & water supply system in courtyard	Lump Sum	1	500,000	500,000
7	Display setup for restored artefacts	Per panel	1	80,000	80,000
8	Electrical and lighting work (courtyard + display)	Lump Sum	1	500,000	500,000
9	General cleaning, debris removal, and preservation prep	Lump Sum	1	300,000	300,000
10	Project supervision and documentation	Lump Sum	1	300,000	300,000
<b>Total Amount Rs</b>					<b>2,205,000.00</b>
<b>Cells: 180</b>					<b>396,900,000.00</b>
<b>G- Total Amount Rs.</b>					<b>396,900,000.00</b>

### Rough Cost Estimates of Toilet Blocks

Mrs Ref#	Item No.	Description	Unit	Rate (PKR)*	As Per Qty	
					Qty	Amount (PKR)*
3/21-2-a-ii	1	Excavation in foundation of building, bridges and other structures, including dagbelling, dressing, refilling around structure with excavated earth, watering and ramming lead upto one chain (30 m) and lift upto 5 ft. (1.5 m) 2) a) By Excavator ii) Ordinary soil	%Cft	10,639.90	4,951.25	52,680.80
6/5(i)	2	Cement concrete plain including placing, compacting, finishing and curing complete (including screening and washing of stone aggregate): (nominal mix 1: 4: 8)	%Cft	37,516.70	305.51	114,615.84
6/6 a-II-3	3	Reinforced cement concrete in slab of rafts / strip foundation, base slab of column and retaining walls; etc and other structural members other than those mentioned in 5(a) (i) above not requiring form work (i.e. horizontal shuttering) complete in all respects:- :				-
		Slab of rafts / strip foundation, base slab Type C (nominal mix 1: 2: 4)	Per Cft	620.30	173.81	107,811.99
7/4-i)	4	Pacca brick work in foundation and plinth in:- Cement, sand mortar:-			-	-
		Ratio 1:5	%Cft	37,056.40	594.15	220,170.60
7/5-i)	5	Pacca brick work in ground floor:-			-	
		Ratio 1:5	%Cft	38,000.20	561.90	213,523.12
6/13-b	6	Fabrication of mild steel reinforcement for cement concrete including cutting, bending, laying in position, making joints and fastenings, including cost of binding wire and labour charges for binding of steel reinforcement (also includes removal of rust from bars):-				
		Deformed bars (Grade-60)	%Kg	30,310.05	434.52	131,701.87

<b>6/38(b)</b>	7	Providing and laying damp proof course of cement concrete 1:2:4(using cement, sand and shingle), including bitumen coating :- b) with 2 coats of bitumen: ii) 2" thick (50 mm)	%Sft	9,381.85	59.42	5,574.23
<b>6/39 (a-III)</b>	8	Providing and laying damp proof course with cement sand plaster and bitumen coating:- iii) Ratio 1:2 b) ¾ " thick (20 mm)	%Sft	9,451.45	118.83	11,231.16
<b>11/9-b</b>	9	Cement plaster 1:4 upto 20' (6.00 m) height:- ½" (13 mm) thick	%Sft	4,618.45	1,877.76	86,723.52
<b>3/15+18</b>	10	Filling, watering and ramming earth under floors:- ii)with new earth excavated from outside, lead upto one chain (30 m). Dressing and levelling of earhtwork to designed section, etc Complete a)Ashes, sand, silt or soft soil.	%Ocft	16,964.65	840.91	14,265.68
<b>10/4</b>	11	Providing, laying, watering and ramming brick ballast 1½" to 2"(40 mm to 50 mm) gauge mixed with 25% sand, for floor foundation, complete in all respects.	%Cft	13,251.20	84.09	11,143.01
<b>12/7</b>	12	First class deodar wood wrought joinery in doors and windows etc. panelled, or panelled or glazed, or fully glazed, fixed in position, including chowkat, holdfast, hinges, tower bolts, chocks, robber stop, cleats/ G.I, clamps, handles and chord with hooks etc. complete (excluding sliding bolts or lock):-a) 2" thick (50mm)	Per Sft	3,759.70	35.00	131,589.50

<b>25/53</b>	13	Supply and fix with fly screen shutters black anodized aluminum sliding windows of ALCOP or approved equivalent including anodized Aluminum frames, aluminum screws and bolts poly propylene weather seals pewter handles 5 mm thick plain sheet glass glazing neoprene gaskets 25 mm x 12 mm anodized aluminium square beads, silicone sealant pointing around all edges as per specification and drawings complete.	Per Sft	330.05	8.00	2,640.40
<b>11/22+23</b>	14	Distempering:- a) new surface:- iii) three coats	%Sft	2,041.25	1,877.76	38,329.82
<b>13/7</b>	15	French polishing complete:- doors a) on new work	%Sft	3,846.55	70.00	2,692.59
<b>9/5+12 &amp; 26/37</b>	16	First class Single layer of brick tiles 9"x4½"x1½" (225x113x40 mm) laid over 4"(100 mm) earth and 1" (25 mm) mud plaster without Bhoosa, grouted with cement sand 1:3 on top of RCC roof slab, provided with two coats of 34 lbs. per %Sft. or 1.72 Kg/Sq.m bitumen coating sand blinded with 0.2mm thick polythene sheet. complete in all respects as per drawings and specification, including curing, etc.	%Sft	10,148.35	336.36	34,135.23
		<b>Roof Drainage</b>				
<b>N.s</b>	19	Supply, provide and fix in position uPVC rain water down pipe lines conforming to ISO 3633:1991 and BS 3505 1968 (wall thickness 3.2mm) including proper joints complete in all respects, and system leak-free: a) 4" dia	Rft	388.40	50.00	19,420.00
<b>N.s</b>	20	Provide and fix uPVC plain bends with grating (as rain water inlets				

		at roof), water tight connection leak-free:				
		a) 4" dia	No	1,240.00	2.00	2,480.00
<b>N.s</b>	21	Provide and fix uPVC shoe bends (as rain water outlets), water tight connection leak-free:				
		a) 4" dia	No	1,428.00	2.00	2,856.00
<b>N.s</b>	22	Provide and lay rain water troughs on roof using cement concreter 1:2:4 and finished with 1/2" thick 1:3 in grey cement sand plaster with waterproof agent as per Specifications, whole system leak-free:				
		a) 1'-6" x 1'-6"	No	1,000.00	2.00	2,000.00
		<b>Tile Work</b>				
<b>N.s</b>	24	Provide and lay non-skid ceramic tiles FLOORING of approved manufacturer, laid in 19mm thick 1:3 cement sand mortar bed under-coat and 300mm x 300mm best quality, high finish, imported tiles approved by the Engineer, including filling joints with white cement and matching pigment, complete in all respects as per drawings and Specifications and as per sample approved by the Engineer.	Sft	279.00	168.00	46,872.00
<b>N.s</b>	25	Provide and lay DADO TILES non-skid ceramic tiles 400mm x 400mm best quality, high finish, imported tiles approved by the Engineer in flooring as specified areas, complete in all respects as per drawings and Specifications and as per sample approved by the Engineer.	Sft	141.00	108.00	15,228.00
		<b>PUBLIC HEALTH WORKS</b>				
<b>N.s</b>	26	Pre polished Lasbela Marbles slab 3/4" thick of approved quality color, shade and texture of Lab/ Kitchen counter top set over 3/4" thick 1:3 cement sand mortar i/c bevelling of exposed edges and filling of joints grouted	Sft	280.00	54.00	15,120.00

		with white cement mixed with pigment.				
<b>N.s</b>	27	Provide, lay and fix Polypropylene Random Co-polymer (PPRC) pipes of Grade PN-20 conforming to DIN standard of 8077 / 8078 made by "Dadex" or approved equivalent for hot and cold water supply lines with specials and fittings according to DIN standard of 16962 / PN-25 including cutting, jointing, and testing as per Manufacturer's Specifications, supported on walls or run in chases or under floors including pipe hangers, supports, making requisite number of holes where required and making good the holes and chases, complete.				-
		a) 20 mm outside diameter	Rft	85	100.00	8,500.00
		b) 25 mm outside diameter	Rft	125	120.00	15,000.00
<b>N.s</b>	28	Provide, fix, join and test BSS 1387 medium quality G.I. pipes for cold water supply "IIL" or "Jamal" make and China make specials (sockets, tees, elbows, bends, crosses, reducers, plugs and union etc.) burried in floor including encasement 1:2:4 ratio with 8 #3 dia steel rebars grade-60 and strips #3 @200 c/c including P.C.C. 1:4:8 in lean concrete, formwork and its removal, excavation, backfill etc; complete.				-
		a) 20 mm outside diameter	Rft	105	100.00	10,500.00
<b>Ch:- 19/30</b>	29	Providing and fixing gun metal peet/gate valve (screwed):-				-
		a) 30mm dia	No.	465	2.00	929.40
<b>Ch:-19/6- i</b>	30	Providing and fitting glazed earthen ware wash hand basin 56x40 cm (22"x16") including bracket set, waste pipe and waste coupling, etc.				-
		white, with pedestal	No.	2,779	2.00	5,557.50

<b>N.s</b>		Providing and fitting English commode	Each	6,870.00	2.00	13,740.00
<b>N.s</b>		Providing and fitting Indian commode	Each	1,275.00	2.00	2,550.00
<b>Ch:- 19/34-ii</b>		Providing and fitting "P" trap:-				
		ii) 10 cm (4") glazed.	Each	175	2.00	349.00
<b>Ch:- 19/11-i</b>		Providing and fitting glazed earthen ware low down flushing cistern 13.63 litres (3 gallons) capacity, including bracket set, copper connection, etc.				
		i) white	Each	2,236	2.00	4,472.30
<b>N.s</b>	34	Provide and fix Towel Rail NO.2005 Model of M/s Master make or approved equal fixed with rawl plugs and C.P. brass screws as per sample approved, complete.	No.	1,800	3.00	5,400.00
<b>N.s</b>	35	Provide and fix Soap Dish No. 2007 of Master make or approved equal as per sample approved.	No.	1,500	3.00	4,500.00
<b>Ch:- 19/35</b>	31	Providing and fitting 10cm (4") gully trap, including cement concrete, cost of PVC grating 15 x 15 cm (6"x 6") and masonry chamber 30x30cm (12"x12")	No.	771	2.00	1,541.60
<b>N.s</b>	32	Provide, cut, fix, join and test uPVC pipe for soil and waste conforming to ISO 3633:1991 (wall thickness=3.2mm) including uPVC fittings with solvent cement jointing "Dadex" make or approved equal, including clamping to walls or under floor, cutting through walls and providing sleeves through concrete for pipelines and pipe fittings including testing of the following diameter.				-
		a) 50mm dia	Rft	250	100.00	25,000.00
		b) 75 mm outside diameter	Rft	300	70.00	21,000.00
<b>N.s</b>	33	Provide and fix uPVC Floor Trap "Dadex" make or approved equivalent including grating, and cover, as approved.				-

		a) 50mm dia	No.	500	4.00	2,000.00
		b) 75mm dia	No.	800	4.00	3,200.00
<b>N.s</b>	34	Provide and fix uPVC Floor Clean out "Dadex": make or approved equal including testing complete in all respect as per drawings.				-
		a) 75mm dia	No.	650	4.00	2,600.00
<b>N.s</b>	35	Provide and fix install 500 gallon capacity roof water tank "Dura: or "Sun International Co. Pvt. Ltd., or approved equal including all arrangement accessories connections complete in all respects and as per approved by the Engineer.	No.	8,000	4.00	32,000.00
<b>Ch:-21/1</b>	36	Providing and laying R.C.C pipe, moulded with cement concrete 1:1½:3 with spigot or collar joint etc, including cost of Reinforcement, confirming to B.S.S 5911, Part 1981, class "L" including lowering in trenches to correct alignment and grade, jointing, cutting of pipes where necessary finishing and testing complete. ( 9" dia pipe )	Rft	428	500.00	213,800.00
<b>N.s</b>	37	Construction of square masonry manhole (2'x2') including cover and frame = ( Upto 6 ft depth )	No.	4,500	10.00	45,000.00
		<b>Internal Electrification</b>				-
<b>Ch:-24/3</b>	38	S/E of PVC pipe for wiring recessed in walls i/c inspection boxes hooks cutting repairing surface etc. 20 mm	P.Rft	61.05	70.00	4,273.50
		25 mm	P.Rft	70.5	50.00	3,525.00
		32 mm	P.Rft	90	50.00	4,500.00
<b>Ch:-24/11</b>	39	Supplying and erection of single core cable PVC insulated etc.				-
		3/0.029"	P.Rft	13.65	45.00	614.25
		7/0.029"	P.Rft	20.9	30.00	627.00
<b>Ch:-24/14</b>	40	Supply and erection of M.S. sheet box of 16 SWG, 10 cm (4") deep, with 4.75 mm thick (3/16") bakelite sheet top, for recessed				-

		wiring, including making holes for regulators, switches, plugs, etc. (10"x10")	Each	197.7	1.00	197.70
<b>Ch:- 24/27</b>	41	S/F of botton holder Bracket large size.	Each	67.75	5.00	338.75
<b>Ch:- 24/30</b>	42	S/E of switches 5 Amp Paino type	Each	46.9	5.00	234.50
<b>N.s</b>	43	S/E of ceiling Rose bracket.	Each	200	2.00	400.00
<b>Ch:- 24/36</b>	44	S/E of 3 pin switch and plug combine 5 Amp	Each	75.45	6.00	452.70
<b>Ch:- 24/36</b>	45	Supply and erection of 3 pin, 10/15 Amp. wall socket. Recessed type.	Each	106.75	5.00	533.75
<b>N.s</b>	46	S/E of roof hook i/c M.S.box 7"x4"	Each	120	1.00	120.00
<b>Ch:- 24/26</b>	47	S/E of wall type / pole type bracket with double cover water tight reflector.	Each	657.55	1.00	657.55
<b>N.s</b>	50	S/E Downlighter 1x 12W LED Light (Smaart Lights) as approved by the Electrical Engineer.	Each	200	5.00	1,000.00
<b>N.s</b>	51	Supply and installation of Single Phase Meter complete in all respect as approved by the Electrical Engineer.	Each	2500	1.00	2,500.00
<b>N.s</b>	52	S/E of Main Panel Board as shown in the Drawings. Incomming 30 Amp Double Pole 1 No Voltmeter 1 No Amp Meter <b>Outgoing</b> 8 Nos. 10 Amp Single Pole Bus Bars 1 No Phase, 1 No Netural, & 1 No. Earth Thimbles	Each	35000	1.00	35,000.00
<b>Total Amount</b>						<b>1,755,419.86</b>

### Rough Cost Estimates of Conservation and Restoration of Main Structure of Asif Khan Tomb

Sr. No.	Description	Unit	Quantity	Rate (PKR)	Amount (PKR)
<b>1. Preliminary Works</b>					
1.1	Site Survey and Documentation (drawings, photography, 3D scanning)	Lump Sum	1	1,500,000	1,500,000

1.2	Site Protection & Fencing (temporary fencing, signage)	Rft	1300	2,000	2,600,000
1.3	Erection of Scaffolding & Working Platforms	Sq.ft	50,000	350	17,500,000
1.4	Safety Measures & Site Supervision Setup	Lump Sum	1	1,300,000	1,300,000
<b>2. Structural Consolidation</b>					
2.1	Structural Assessment & Non-Destructive Testing (NDT)	Lump Sum	1	1,700,000	1,700,000
2.2	Re-pointing of Masonry Joints with Lime Mortar	Sq.m	8000	4,000	32,000,000
2.3	Brick Replacement (handmade lime bricks)	Sq.m	3000	8,000	24,000,000
2.4	Crack Stitching with Stainless Steel Rods & Lime Grouting	Rft	1200	4,500	5,400,000
<b>3. Dome Restoration</b>					
3.1	Cleaning & Removal of Incompatible Cement Layers	Sq.m	5000	3,000	15,000,000
3.2	Brick Repair & Re-tiling with Kashi Kari (glazed tile restoration)	Sq.m	2000	7,000	14,000,000
3.3	Lime Plaster Re-application on Dome Interior	Sq.m	4000	3,500	14,000,000
<b>4. Surface Conservation (Plaster &amp; Frescoes)</b>					
4.1	Cleaning of Interior Frescoes using Dry/ Wet Chemical Methods	Sq.m	3000	5,000	15,000,000
4.2	Consolidation of Painted Surfaces (in-situ treatment)	Sq.m	3000	4,500	13,500,000
4.3	Reapplication of Traditional Lime Plaster (Multani mitti + lime + husk)	Sq.m	5000	3,800	19,000,000
<b>5. Flooring &amp; Plinth Restoration</b>					
5.1	Removal of Damaged Floor Slabs	Sq.m	3000	1500	4,500,000
5.2	Restoration of Stone Flooring (Red Sandstone/ Marble)	Sq.m	3000	7,000	21,000,000
5.3	Plinth Masonry Strengthening with Lime Concrete	Rft	1500	2,500	3,750,000
<b>6. Doors, Windows, and Ironwork</b>					
6.1	Restoration of Wooden Doors with Traditional Joinery	Each	4	75,000	300,000
6.2	Repair of Iron Grills & Window Frames	Sq.ft	100	2,000	200,000
<b>7. Water Drainage and Rainwater Protection</b>					
7.1	Cleaning & Re-routing Drainage Channels	Rft	2000	2,500	5,000,000
7.2	Restoration of Gutter Outlets & Rainwater Pipes	Each	10	8,000	80,000
<b>8. Final Cleaning, Site Development &amp; Documentation</b>					
8.1	Final Cleaning of Structure Post-Works	Lump Sum	1	200,000	200,000
8.2	Landscaping Around Tomb Platform	Sq.m	400	1,500	600,000

8.3	Conservation Report (As-built drawings, material data)	Lump Sum	1	500,000	500,000
Total Amount R.s					<b>212,630,000</b>

### Rough Cost Estimates of Development and Construction of Walkways to take it in Original Shape and Design

Sr. No.	Description	Unit	Quantity	Rate (PKR)	Amount (PKR)
1	Site Clearance and Levelling	Sq.m	2,000.00	350.00	700,000.00
2	Layout and Survey Work	Lump Sum	1.00	100,000.00	100,000.00
3	Excavation in Earthwork (up to 12")	Cu.m	600.00	500.00	300,000.00
4	Sub-grade Compaction	Sq.m	2,000.00	110.00	220,000.00
5	Laying of Lean Concrete (1:4:8)	Cu.m	200.00	8,000.00	1,600,000.00
6	Red Sandstone Slab Paving (heritage pattern)	Sq.m	2,000.00	5,500.00	11,000,000.00
7	Edge Curbstones (Red Stone)	Rft	2,000.00	800.00	1,600,000.00
8	Lime Mortar Bedding and Jointing	Sq.m	2,000.00	750.00	1,500,000.00
9	Cleaning & Surface Finishing	Sq.m	2,000.00	150.00	300,000.00
10	Landscaping on Both Sides of Walkway	Sq.m	200.00	1,500.00	300,000.00
11	Surface Drainage Channels on Sides	Rft	1,000.00	800.00	800,000.00
<b>Total Amount Rs.</b>					<b>18,420,000.00</b>

### Rough Cost Estimates of Restoration of East and West Sided Baradari and Mosque / Janazgha

Sr. No.	Description	Unit	Quantity	Rate (PKR)	Amount (PKR)
1	Site Survey & Historical Documentation	Lump Sum	1	300,000.00	300,000.00
2	Erection of Scaffolding and Safety Measures	Lump Sum	1	400,000.00	400,000.00
3	Lime Re-pointing of Walls	Sq.m	1500	2,800.00	4,200,000.00
4	Brick Masonry Repairs with Traditional Lime Mortar	Cu.m	200	7,000.00	1,400,000.00
5	Crack Stitching with SS Bars & Grouting	Rft	300	3,500.00	1,050,000.00
6	Removal of Cement Layers	Sq.m	600	1,000.00	600,000.00
7	Lime Concrete Re-laying on Roof	Sq.m	600	2,000.00	1,200,000.00
8	Dome Lime Plastering	Sq.m	200	1,500.00	300,000.00
9	Cleaning of Frescoes/Surface Decoration	Sq.m	400	3,000.00	1,200,000.00

10	Consolidation of Decorative Elements	Sq.m	400	2,500.00	1,000,000.00
11	Stone Slab Replacement	Sq.m	300	3,500.00	1,050,000.00
12	Repair of Janazgah Floor with Lime Concrete	Sq.m	400	2,200.00	880,000.00
13	Restoration of Wooden Doors and Jali	Each	10	100,000.00	1,000,000.00
14	Repair of Metal Grills & Screens	Sq.ft	240	1,800.00	432,000.00
15	Site Cleaning and Finishing	Lump Sum	1	250,000.00	250,000.00
16	Conservation Report Documentation	Lump Sum	1	250,000.00	250,000.00
<b>Total Amount Rs.</b>					<b>15,512,000.00</b>

### Rough Cost Estimates of Conservation of the Tomb's Boundary Wall

Sr. No.	Description	Unit	Quantity	Rate (PKR)	Amount (PKR)
1	Site Documentation & Measured Drawings	Lump Sum	1	350,000	350,000
2	Fencing and Barricading of Working Area	Rft	5000	750	3,750,000
3	Careful Dismantling of Unstable Sections	Cu.m	500	2,000	1,000,000
4	Brick Masonry Reconstruction (in lime mortar)	Cu.m	1500	7,000	10,500,000
5	Stitching of Cracks with Stainless Steel Rods	Rft	3000	2,200	6,600,000
6	Lime Re-pointing of Wall Joints	Sq.m	8000	1,600	12,800,000
7	Lime Plastering on Repaired Wall Portions	Sq.m	6000	1,800	10,800,000
8	Stone Coping Restoration	Rft	4000	3,000	12,000,000
9	Restoration of Rainwater Spouts	Each	300	7,000	2,100,000
10	Site Cleaning & Waste Disposal	Lump Sum	1	400,000	400,000
11	Final Documentation & Reporting	Lump Sum	1	200,000	200,000
<b>Total Amount Rs.</b>					<b>60,500,000</b>

### Rough Cost Estimates of Mud Pathway

Sr. No.	Description of Work	Unit	Quantity	Rate (PKR)	Amount (PKR)
1	<b>Site Clearance &amp; Preparation</b>	Lump Sum	1	150,000.00	150,000.00
1.1	Clearing vegetation & debris	Lump Sum	1	120,000.00	120,000.00
1.2	Marking pathway alignment	Lump Sum	1	130,000.00	130,000.00

2	<b>Excavation &amp; Sub-base Preparation</b>	cu.m	20	2,000.00	40,000.00
2.1	Excavation of topsoil & loose material	cu.m	20	1,500.00	30,000.00
2.2	Leveling & compaction of sub-base	cu.m	20	500.00	10,000.00
3	<b>Laying of Mud Pathway</b>	sq.m	50	3,000.00	150,000.00
3.1	Preparation of mud mixture (clay, sand, stabilizers)	cu.m	10	15,000.00	150,000.00
3.2	Laying and leveling of mud surface	sq.m	50	2,000.00	100,000.00
4	<b>Finishing &amp; Curing</b>	sq.m	50	1,000.00	50,000.00
4.1	Surface smoothing & finishing	sq.m	50	500.00	25,000.00
4.2	Curing period & maintenance	sq.m	50	500.00	25,000.00
5	<b>Edge &amp; Boundary Treatments</b>	m	30	1,500.00	45,000.00
5.1	Edging with stones or bricks	m	30	1,500.00	45,000.00
6	Site Restoration & Cleanup	Lump Sum	1	20,000.00	20,000.00
<b>Total Amount Rs.</b>					<b>1,090,000.00</b>

#### Rough Cost Estimates for Wooden Gazebo

Ref. No.	Item No	Description of Items	Unit	Rate(PKR)*	As Per Qty	
					Qty	Amount (PKR)*
N.s	1	Wooden posts	Each	3,000	6	18,000.00
N.s	2	Wooden beams (for roofing and support)	Cft	1,150	15	17,250.00
N.s	3	Wooden planks (for flooring)	Sft	600	144	86,400.00
N.s	4	Wooden railing (for security and design)	Linear Feet	400	200	80,000.00
N.s	5	Roof covering	Sft	750	200	150,000.00
N.s	6	Coating (Varnish/Paint)	Litre	2,500	3	7,500.00
N.s	7	Screws and fasteners	Kg	550	1	550.00
N.s	8	Sandpaper (various grits)	Pack	400	1	400.00
N.s	10	Labor (Carpentry and Installation)	Per Gazebo	20,000	1	20,000.00
N.s	11	Miscellaneous (Transportation, etc.)	L.s	3000	1	3000
<b>Total Amount Rs.</b>					<b>383,100.00</b>	
<b>2x Total Amount Rs.</b>					<b>766,200.00</b>	

#### Rough Cost Estimates for Wooden Sitting Bench

Ref. No.	Item No	Description of Items	Unit	Rate (PKR)*	As Per Qty	
					Qty	Amount (PKR)*
N.s	1	Wooden planks (Teak or Pine)	Cft	450	21.25	9,562.50

N.s	2	Wooden legs (solid wood)	Each	300	4	1,200.00
N.s	3	Coating (Varnish/Paint)	Litre	2,000	2	4,000.00
N.s	4	Screws and fasteners	Kg	500	1	500.00
N.s	5	Sandpaper (various grits)	Pack	500	1	500.00
N.s	6	Labor (Carpentry and Installation)	Per Bench	5,000	1	5,000.00
N.s	7	Miscellaneous (Transportation, etc.)	L.s	2000	1	2000
<b>Total Amount Rs.</b>						<b>22,762.50</b>

### Rough Cost Estimates of Light Pole

Item No.	Description	Unit	Qty	Rate (PKR)	Amount (PKR)
1	Supply of 9-meter galvanized steel light pole (single arm)	No.	40	35,000	1,400,000
2	Supply of 120W LED street light (IP66, energy efficient)	No.	40	15,300	612,000
3	Foundation work (excavation, PCC, pedestal, bolts)	No.	40	6,500	260,000
4	Erection and installation of pole and fitting lights	No.	40	4,000	160,000
5	Supply & laying of 4-core 10mm <sup>2</sup> copper cable (underground)	m	1000	600	600,000
6	Control panel with timer and MCBs (weatherproof)	Set	4	35,000	140,000
7	Earthing with copper rod and salt/charcoal chamber	No.	40	3,000	120,000
<b>Total Amount Rs.</b>					<b>3,292,000</b>

### Rough Cost Estimates of Wall Braces

Item No.	Description	Unit	Qty	Unit Rate (PKR)	Total (PKR)
1.1	Supply of steel I-section braces (100x50mm)	Meter	12000	2,000	24,000,000
1.2	Fabrication & welding of steel braces	Meter	12000	800	9,600,000
1.3	Supply of timber braces (for non-load walls)	Meter	6000	1,200	7,200,000
1.4	Bracing installation (steel)	Meter	18000	600	10,800,000
1.5	Bracket and anchor bolt fixings	Each	8000	1,500	12,000,000
1.6	Anti-corrosion coating (steel only)	Sq. Mtr	10000	500	5,000,000
1.7	Scaffolding for brace installation	Lump Sum	1	100,000	100,000
<b>Total Amount Rs</b>					<b>68,700,000</b>

### Masonry and Surface Repair Works

2.1	Brick replacement in damaged domes/walls	Sqft	12,000	250	3,000,000
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2.2	Lime mortar pointing (internal and external)	Sqft	15,000	150	2,250,000
2.3	Plaster repair (lime-based traditional method)	Sqft	14,000	170	2,380,000
Total Amount Rs.					<b>7,630,000</b>
<b>G- Total Amount Rs.</b>					<b>76,330,000</b>

### Rough Cost Estimates of Educational Tourism & Artist-in-Residence Program

Item	Description	Unit	Quantity	Unit Cost (PKR)	Total Cost (PKR)
<b>1. Infrastructure Development/Enhancement</b>					
Renovation & Preservation of Tomb Area	Restoration of Tomb's structural elements	Sq. Mtr	100	7,000	700,000
Visitor Amenities (Restrooms, Benches, etc.)	Installation of visitor facilities	Units	10	100,000	1,000,000
Art Gallery Space for Exhibitions	Creation of exhibition space for artwork	Sq. Mtr	50	40,000	2,000,000
Outdoor Event Space (for workshops, exhibitions)	Open space for public events and workshops	Sq. Mtr	100	20,000	2,000,000
<b>2. Artist-in-Residence Program Setup</b>					
Accommodation for Artists	Furnished rooms for 4 artists (1 month)	Rooms	12	40,000	480,000
Studio Space for Artists	Individual workspaces for 4 artists	Units	12	30,000	360,000
Artist Stipends	Monthly stipend for artists (4 artists for 12 months)	Artists	48	100,000	4,800,000
Materials & Supplies for Artists	Art materials (paints, canvases, etc.)	Set	12	30,000	360,000
<b>3. Administrative &amp; Program Costs</b>					
Program Manager's Salary	Monthly salary for program manager	Month	12	250,000	3,000,000
Marketing and Promotion	Advertising, brochures, and online promotion	Lump Sum	1	450,000	450,000
Cultural Activities & Workshops	Costs for conducting workshops and cultural programs	Lump Sum	1	300,000	300,000
Transportation for Artists and Visitors	Transportation to and from event spaces and accommodations	Month	12	50,000	600,000
<b>4. Miscellaneous Costs</b>					
Security Services	Private security for the site	Month	12	40,000	480,000

Cleaning and Maintenance	Regular upkeep of the site and facilities	Month	12	37,000	444,000
<b>Total Amount Rs.</b>					<b>16,974,000</b>

### Rough Cost Estimates of Solar Panel Array to Support Night Activities

Item No.	Description of Work	Unit	Quantity	Rate (PKR)	Total (PKR)
<b>Solar Panels</b>					
1.1	550 W Solar Panels	Each	92	20,000.00	1,840,000.00
<b>Inverters</b>					
2.1	50 kW Grid-Tied Inverter	Each	1	750,000.00	750,000.00
<b>Mounting Structure</b>					
3.1	Solar Panel Mounting Structure (including installation)	LS	1	450,000.00	450,000.00
<b>Electrical Components</b>					
4.1	AC & DC Cable (including connectors)	Meters	1000	450.00	450,000.00
4.2	Circuit Breakers and Safety Switches	Each	10	30,000.00	300,000.00
4.3	Junction Boxes	Each	10	15,000.00	150,000.00
<b>Installation and Labor</b>					
5.1	Labor for Installation	Hours	100	1,500.00	150,000.00
5.2	Transportation of Equipment	LS	1	25,000.00	25,000.00
<b>Testing and Commissioning</b>					
6.1	Testing and Commissioning	LS	1	120,000.00	120,000.00
<b>Total Amount</b>					<b>4,235,000.00</b>

### Rough Cost Estimates of Heritage Illumination & Night Tourism

Sr. No.	Item Description	Unit	Quantity	Unit Rate (PKR)	Total (PKR)	Remarks
1	Architectural LED Lighting (for domes, arches, façades – uplights, wall washers)	Nos.	300	18,000	5,400,000	
2	Ground Bollard Lights (for gardens and walkways)	Nos.	120	25,000	3,000,000	
3	Heritage-style Pole Lighting (main paths, entrances)	Nos.	50	45,000	2,250,000	
4	Underground Electrical Wiring & Conduit Network	Rft	3,000	750	2,250,000	
5	Smart Lighting Control System (timers, sensors, dimmers)	Lump Sum	1	800,000	800,000	
6	Power Backup System (UPS for night lighting)	Lump Sum	1	1,200,000	1,200,000	
7	Night Visitor Pathways (glow-in-dark tiles, solar markers)	Sqft	3,000	700	2,100,000	

8	Illuminated Signage & Informational Panels	Nos.	24	50,000	1,200,000	
9	Cultural Activity Setup (temporary lighting, stage & sound for events – 6 annually)	Per Event Setup	6	100,000	600,000	
10	CCTV Surveillance System (4 HD cameras, DVR, installation)	Nos.	50	39,500	1,975,000	
11	Night Security Lighting (50W LED floodlights)	Nos.	100	1,500	150,000	
12	Annual Maintenance & Operation (lighting upkeep, event management, security)	Yearly	1	800,000	800,000	
<b>Total Amount</b>					<b>21,725,000.00</b>	

### Rough Cost Estimates of Vision of Artist-in-Residence Program

Item	Description	Qty	Unit	Rate (PKR)	Amount (PKR)
<b>1. Infrastructure Setup</b>					
1.1	Studio Spaces (modular units within heritage buffer zone)	10	Units	1,500,000	15,000,000
1.2	Residency Accommodation (modular or adaptive reuse)	6	Units	2,000,000	12,000,000
1.3	Workshop Space & Material Storage	2	Job	1,000,000	2,000,000
1.4	Outdoor Amphitheater / Event Space	2	Job	2,500,000	5,000,000
1.5	Solar Power Integration for Sustainability	2	System	1,200,000	2,400,000
1.6	Internet, AV, and Multimedia Setup	2	Job	800,000	1,600,000
<b>2. Programmatic Costs (Annual Cycle)</b>					
2.1	Resident Artists (International + National Stipends, 6-month cycle)	20	Artists	300,000	6,000,000
2.2	Guest Lecturers / Curators (Honoraria & Travel)	12	Guests	250,000	3,000,000
2.3	Research + Archival Funding for Artists	20	Grants	100,000	2,000,000
2.4	Local Community Art Workshops & Education Programs	1	Annual Program	1,200,000	1,200,000
2.5	Exhibition & Heritage Festival (Annual Event)	1	Festival	2,000,000	2,000,000
2.6	Artist Exhibition Catalogues / Publications	1	Package	600,000	600,000
<b>3. Heritage Conservation Integration</b>					
3.1	Interpretive Signage + QR-enabled Information Panels	40	Panels	75,000	3,000,000
3.2	3D Mapping & Digital Scenography (Eduardo Tresoldi-inspired Installations)	1	Set	3,500,000	3,500,000
3.3	Site Lighting & Security Infrastructure	1	Job	2,000,000	2,000,000
<b>4. Marketing, Outreach &amp; Fundraising</b>					

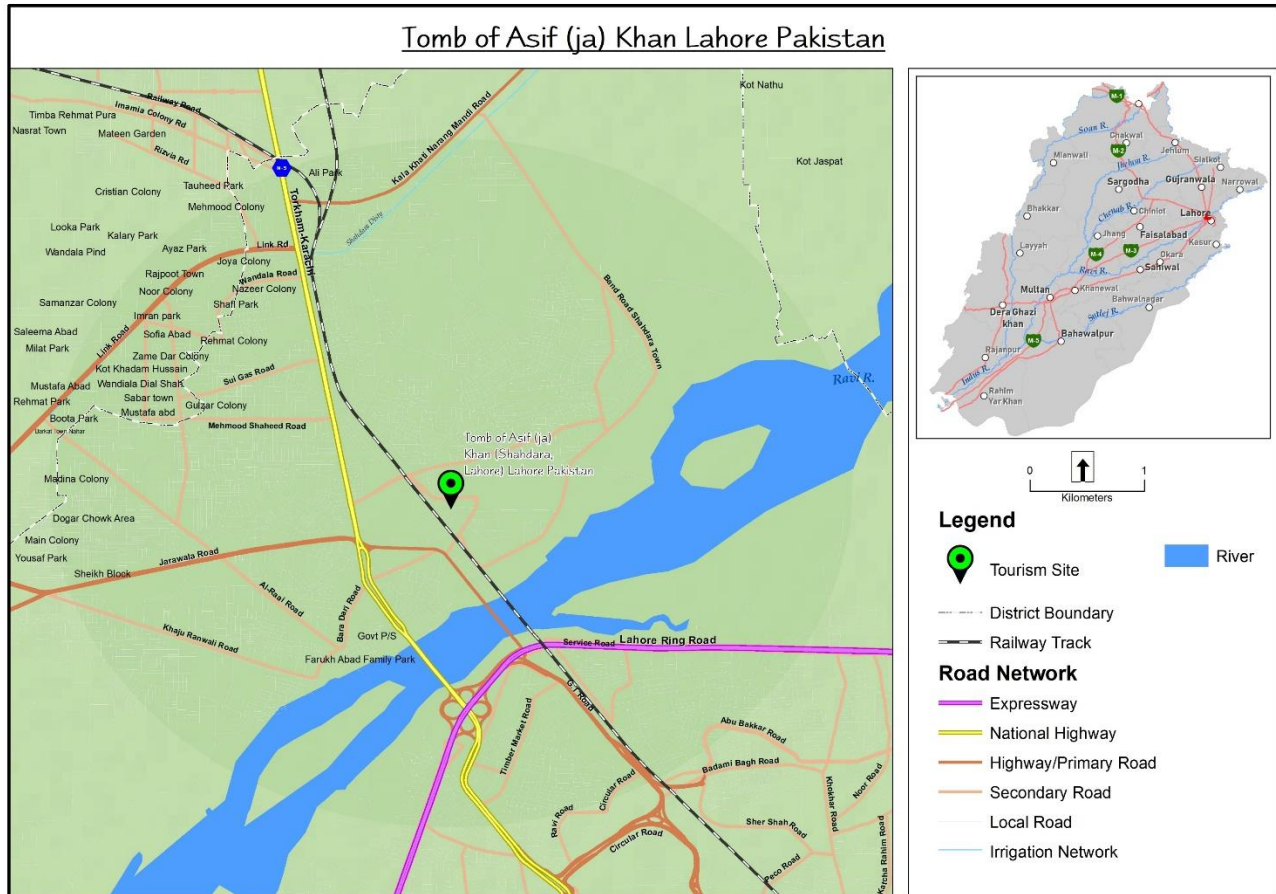
4.1	Brand Development, Visual Identity & Website	1	Package	800,000	800,000
4.2	Global PR Campaign (Media + Art Networks)	1	Campaign	1,500,000	1,500,000
4.3	Social Media Management & Cultural Blog	12	Months	100,000	1,200,000
4.4	Documentary Film & Artist Interviews	1	Package	1,000,000	1,000,000
4.5	Travel Subsidies for International Visitors	20	People	250,000	5,000,000
<b>5. Project Management and Oversight</b>					
5.1	Project Director & Cultural Liaison	1	Annual	2,400,000	2,400,000
5.2	Heritage Conservation Consultant	1	Annual	1,500,000	1,500,000
5.3	Administrative Staff (2 People)	2	Annual	800,000	1,600,000
5.4	Site Maintenance & Security	1	Annual	1,200,000	1,200,000
				<b>Total Amount Rs.</b>	<b>77,500,000</b>

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# Annexures

## Annexure A: Tomb of Asif Khan





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Bachelor of Architecture Design, NCA, Lahore, Pakistan, 2014

Principal Architect, Arcline, Architectural Design Studio by Neha Inayat

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Neha specializes in the restoration and design of projects with historical significance, and her consulting services offer clients a unique blend of creativity, technical proficiency, and a deep understanding of architectural heritage. Throughout her career, she has demonstrated success in managing complex projects, including her current role in the Kew Gardens project with PRL. Other eminent projects in her career include Garrison Officers Mess master plan and old building, Napier Lodges and restoration of Aitchison College.

Her academic interests are reflected through her work with Urbanogram and the Journal of Built Environment, underscore her commitment to continuous learning and engagement with the global architectural community.



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