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**GOVERNMENT OF THE PUNJAB
LAW AND PARLIAMENTARY AFFAIRS DEPARTMENT**

**NOTIFICATION
(23 of 2024)**

16 FEBRUARY 2024

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**"GOVERNMENT OF THE PUNJAB
HOUSING, URBAN DEVELOPMENT AND PUBLIC
HEALTH ENGINEERING DEPARTMENT**

Dated Lahore, the 06th February, 2024

NOTIFICATION

No.SO(H-II)3-11/2023 .- In exercise of the powers conferred under section 44 of the Lahore Development Authority Act, 1975 (XXX of 1975), Governor of the Punjab is pleased to make the following amendments in the Lahore Development Authority Private Housing Schemes Rules 2014, with immediate effect:

AMENDMENTS

In the Lahore Development Authority Private Housing Schemes Rules 2014:

1. In rule 6, for sub-rules (1), (2) and (3), the following shall be substituted:

"(1) In case of a private housing scheme comprising of more than five owners of land, a company, firm or cooperative society having area 100 kanals or above, the sponsor shall, before submission of formal application for approval of private housing scheme, fulfills the following pre-qualification criteria:

- (a) certificate of registration in case of a company or cooperative society, as the case may be;
- (b) registered with Federal Board of Revenue as Designated Non-Financial Business and Professions (DNFBP);
- (c) financial or business model including details of expected income sources, revenue generation, development charge, late surcharge, schedule of development and plot handing over etc., with supporting documents; and
- (d) details of professional team with curriculum vitae and consent of experts:
 - (i) in case of housing scheme having area less than 100 kanals: town planner registered with relevant professional association or body;
 - (ii) in case of housing scheme having area 100 kanals or above and less than 300 kanals: full time town planner having minimum relevant experience of three years and registered with relevant professional association or body;
 - (iii) in case of housing scheme having area 300 kanals or above and less than 1000 kanals: full time town planner, civil engineer and financial expert having minimum relevant experiences of five years and registered with relevant professional association or body; and
 - (iv) in case of housing scheme having area 1000 kanals or above: full time town planner, civil engineer and financial expert having minimum relevant experiences of ten years and registered with relevant professional association or body.

(2) Subject to sub-rule (1), the sponsor shall submit application, containing complete postal and e-mail addresses along with the following documents, for approval:

- (a) certified copy of valid National Identity Card (CNIC) of the sponsor, if applicable;
- (b) a copy of last-paid utility bill for the property mentioned in the mailing address as proof of residence;
- (c) a certified copy of certificate of registration of the company or the cooperative society, as the case may be, if applicable;
- (d) triplicate copy of a location plan of proposed scheme signed by a town planner and sponsor;
- (e) certified title document such as registered sale deed, mutation, *fard malkiat* and any other relevant document to establish ownership of the land, but no special or general power of attorney shall be entertained or accepted for the proof of the ownership; in case of a company or cooperative society, the ownership of land shall be in the name of company or cooperative society, as the case may be; or
- (f) list of Khasra numbers, Khasra plan and boundary superimposed on satellite image, location of site shown on the master plan signed by town planner and sponsor and any other information, if required;
- (g) triplicate copy of khasra plan or *akse-shajra* certified by the concerned revenue officer;
- (h) a soil investigation report for technical requirements prepared by a consultant engaged by the sponsor;
- (i) triplicate copy of non-encumbrance certificate from the competent authority;
- (j) triplicate copy of topographic survey and latest high resolution drone image extended to a depth of one thousand feet around the housing scheme area; though, for the land sub-division the topographic survey shall be made up to the boundary of the land subdivision; and
- (k) triplicate copy of layout plan superimposed on khasra plan and latest high resolution drone image, with proposed division of scheme into residential and commercial plots, road network, open spaces, graveyard and public buildings prepared and signed by a town planner and the sponsor in accordance with the rules.

(3) The sponsor shall not use the name of a housing scheme or land sub-division already mentioned in the record. However, the words such like 'Phase-I', 'Phase-II' or 'Extension' may be added with the name of the new housing scheme by same sponsor:

Provided that the title of City, District and Country *etc.*, shall not be added:

Provided further that the name of any department may be added subject to No Objection Certificate from the concerned department."

2. In rule 10, in sub-rule (1):

- (a) in clause (a), in the Table, against, Sr. No. 2 [Graveyard], under the heading "**Land Subdivision**", under sub-heading "**40 Kanal to less than 100 Kanal**", for existing entry, the following shall be substituted:

"Min. 2%"; and

(b) in clause (b):

- (i) in sub-clause (xiv), at the end, the word "and" shall be omitted;
- (ii) in sub-clause (xv), for the "full stop", at the end, the expression "; and" shall be substituted; and
- (iii) after sub-clause (xv), the following shall be inserted:
 - "(xvi) area of public building shall not be mortgaged; and
 - (xvii) minimum size of open space shall be 01 kanal. Area of tube well, overhead reservoir, pumping station, disposal station and setback etc., shall not be included in area of open space. Green belt having width less than 30 feet shall be part of road."

3. In rule 12, in sub-rule (1):

- (a) in clause (b), at the end, the word "and" shall be omitted;
- (b) in clause (c), for the "full stop", at the end, the expression "; and" shall be substituted; and
- (c) after clause (c), the following shall be inserted:
 - "(d) ensure that a proper mechanism for rain water conservation i.e. harvesting and ground water recharge, to reduce urban flooding and wastage of rain water through drains or nullahs shall be provided; and
 - (e) ensure that a proper system for usage of recycled water or rain water etc., for irrigating gardens and parks in housing scheme to avoid wastage of fresh or potable water shall be provided."

4. In rule 13:

- (a) in clause (d), at the end, the word "and" shall be omitted; and
- (b) the existing (e) shall be re-numbered as "(f)" and, before the clause so re-numbered, the following shall be inserted:
 - "(e) ensure that common underground service corridor is provided along road for provision of telephone, cable, security cameras and internet services etc.; and"

5. In rule 31, for sub-rule (1), the following shall be substituted:

"(1) A sponsor shall deposit application processing fee along with application of approval of private housing scheme at the rate of rupees five thousand (Rs.5000/-) per Kanal for the total housing scheme area."

6. For rule 39, the following shall be substituted:

"39. Development of an approved housing scheme.- In case a housing scheme has not been developed and the sponsor is not available, the management committee as mentioned in rule 54, may proceed for approval of revised plan, release of mortgaged plots, development of the housing scheme and other allied matters."

7. After rule 40, the following shall be inserted:

"40A. Change of name of approved housing scheme.- The Authority may allow change of name of an approved housing scheme subject to the following conditions:

- (a) housing scheme shall not have same name that already exists or be processed by regulator;
- (b) consent of plot owners of housing scheme:
 - (i) in case of cooperative society, two-third majority in annual general meeting and No Objection Certificate from cooperative department; or
 - (ii) in case of other scheme, consent of at least two-third of plot owners in the form of affidavit on stamp paper;
- (c) public notice for calling objections from the general public or plot owners and settlement of the objections, if any; and
- (d) payment of 25% fee of the prevailing fee applicable for sanction of a housing scheme."

8. In rule 46, in sub-rule (2), for clause (i), the following shall be substituted:

"(i) development charges and maintenance or service charges per plot shall be clearly defined in the terms and conditions and shall not be increased without written permission of the Authority; and".

9. In rule 49, in sub-rule (3):

- (a) in clause (b), at the end, the word "and" shall be omitted;
- (b) in clause (c), for the "full stop", at the end, the expression "; and" shall be substituted; and
- (c) after clause (c), the following shall be inserted:

"(d) submit periodic audit report after every six months till the completion of development works:

- (i) development works audit report including development of approved plan superimposed on high resolution drone image shall be prepared and signed by professional town planner and sponsor; and
- (ii) financial audit report including details of sale or purchase shall be prepared and signed by financial expert or auditor and sponsor."

10. In rule 51, for sub-rule (4), the following shall be substituted:

"(4) Notwithstanding anything contained in sub-rule (2) and sub-rule (3), the following conditions shall also apply:

- (a) an application shall not be accepted for release of mortgage plots, if the sponsor fails to execute mortgage or transfer deeds; and
- (b) if the mortgage or transfer deeds have been executed, request of individual with valid ownership documents may be accepted."

11. For rule 54, the following shall be substituted:

"54. Management of housing scheme.- (1) After the development works are completed and plots are handed over to allottees, the sponsor

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of the scheme shall remain responsible for the management and maintenance of the housing scheme.

(2) In case of any issue regarding management and maintenance of the housing scheme after colonization of one-third of the scheme, the Director General, with deliberation on the complaints of the resident owners and with consent of majority of resident owners, may direct the sponsor for constitution of the management committee or company:

Provided that in case of non-availability of sponsor, the Director General, may initiate the process for constitution of management committee or company.

(3) The management committee shall be constituted for a period of three years comprising of seven members with the following members:

- (a) four members nominated by the sponsor; and
- (b) three community members preferably technical experts or professionals such as retired government officer, town planner, doctor, engineer, financial expert, lawyer, teacher etc., nominated by the Director General who shall be resident owners for at least three years:

Provided that in case of non-availability of representatives of sponsor, equal number of community members shall be nominated by the Director General.

(4) In case of any dispute regarding the management committee or company, the matter shall be referred to the Director General for redressal of grievances.

(5) The management committee or company shall work on no profit-no loss basis and shall be responsible for the management and maintenance of the housing scheme, including water supply, sewerage, drainage, street lights, electricity, parks, roads, solid waste, graveyard, security and buildings of common use such as mosques and clubs etc.

(6) The sponsor or management committee may also raise fee or dues to disburse the expense incurred on the maintenance and management of the housing scheme. The sponsor or owner of the housing scheme shall also contribute towards expenses proportionately on account of management and maintenance charges of the housing scheme with regard to vacant plot or plots, commercial areas, constructed building and flat etc., under his possession till time the same are disposed of or sold out as the same shall not be maintained at the expense of residents or private owner of plots."

SECRETARY

GOVERNMENT OF THE PUNJAB
HOUSING, URBAN DEVELOPMENT AND PUBLIC
HEALTH ENGINEERING DEPARTMENT"

(MUHAMMAD ASIF BALAL LODHI)

SECRETARY

Government of the Punjab
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