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GOVERNMENT OF THE PUNJAB LAW AND PARLIAMENTARY AFFAIRS DEPARTMENT

NOTIFICATION (67 of 2021)

24 FEBRUARY 2021

Notification No.SO(H-II)2-16/2020, dated 23.02.2021, issued by the Government of the Punjab, Housing, Urban Development and Public Health Engineering Department, is hereby published in the Punjab Gazette (Extra Ordinary) for general information:

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

Dated Lahore the 23rd February, 2021

NOTIFICATION

No.SO(H-II)2-16/2020 In exercise of the powers conferred under section 19 of the Management and Transfer of Properties by Development Authorities Act, 2014 (Act XIX of 2014), Governor of the Punjab is pleased to allow transfer of apartments to be constructed by the Lahore Development Authority (LDA) under the LDA City Naya Pakistan Apartments-Phase-I in the manner, at the rate and on the terms and conditions given in the following paragraphs.

2. Apartment's size, price etc.- (1) Size and price of an apartment in first phase of the project shall be as follows:

Apartment Size	No of Blocks of apartments	No of Apartments	Apartment's price
650 Sq. Ft - 2 bed rooms	125	4,000	Rs. 2,706,510

(2) The apartments shall be constructed in the LDA City Housing Scheme of the LDA Lahore district.

2. Manner of allotment of apartments. - Apartments under the LDA City Naya Pakistan Apartments-Phase-I shall be disposed of as follows:

Sr. No.	Beneficiaries	Manner of disposal	Percentage
1	employees of the Government of the Punjab having permanent address of any district of the Punjab working in Departments, Attached Departments, autonomous bodies, Special Institutions, Companies, local governments or any other provincial entity and in receipt of net monthly salary not exceeding fifty thousand rupees	By balloting	20%
2	employees of the Government of Pakistan having permanent address of any district of the Punjab working in Divisions, Attached Departments, autonomous bodies, Special Institutions, Companies, local governments or any other federal entity and in receipt of net monthly salary not exceeding fifty thousand rupees	By balloting	10%
3	nominees of the Naya Pakistan Housing and Development Authority, established under the Naya Pakistan Housing and Development Authority Act, 2020 (Act No. V of 2020) (NAPHDA)	Allotment on the recommendation of the NAPHDA in favour of general public and others	50%
4	employees of the Lahore Development Authority established under the Lahore Development Authority Act, 1975 (Act XXX of 1975) in receipt of net monthly salary not exceeding fifty thousand rupees.	By balloting	20%

(2) Applications shall be invited through advertisements in the newspapers as well as electronic and social media giving fifteen days of response time.

(3) Persons shortlisted by the NAPHDA for provision of subsidy who succeed to obtain a letter of comfort from a bank or development finance institution through the Bank of Punjab, may be deemed to be successful applicants for the

purpose of the project. List of such persons shall be provided by the NAPHDA to the LDA within, preferably, three weeks of publication of advertisement in the newspapers through which applications from applicants for allotment of apartments through balloting are invited.

(4) Only one application from one person for one apartment under the project shall be entertained.

(5) Applications shall be submitted on a form to be approved by the Director General, LDA.

(6) A non-refundable processing fee of five hundred rupees shall be charged from each applicant for allotment through balloting.

(7) In case of receipt of applications less than the allocated share of a class or category of beneficiaries or in case the requisite number of applicants fail to obtain a letter of comfort, the remaining share so allocated may be distributed among other categories as may be determined by the Director General, LDA.

(8) Applications shall be received through the Bank of Punjab.

3. Terms and conditions. -

(A) Eligibility for allotment. - (1) Eligibility criteria for the allotment of an apartment shall be as follows:

(a) Success in the computerized balloting or recommendation of the NAPHDA; and

(b) Letter of comfort from the Bank ("letter of comfort" means an irrevocable assurance of the Bank of Punjab (BOP) or a bank or a development finance institution through the BOP to provide funds as per draw down applications of the LDA for the project upto the amount specified therein).

(2) Allotment of apartments to the applicants other than nominees of the NAPHDA shall be made on the basis of a computerized balloting to be conducted by the Punjab Information Technology Board.

(3) Besides selecting applicants through the balloting upto the number of apartments, another balloting at the same time shall be conducted for selection of persons to be placed on the waiting list who shall be required, in order of their seniority on the waiting list, to obtain a letter of comfort in case and to the extent the persons originally selected through balloting fail to obtain letter of comfort within three weeks of the balloting.

(4) Second balloting shall be conducted for allotment of block and apartment number to the allottees.

(5) Ten percent of the price of an apartment shall be received as down payment which shall be a condition-precedent for issuance of a letter of comfort. In case of persons to whom the NAPHDA does not give a subsidy, the amount of the down payment shall be twenty-one percent of the price of an apartment.

(6) If an allottee wants to surrender his allotment before delivery of possession of the apartment for any reason, twenty-five percent of the down payment made by him shall be deducted by the LDA and the remaining amount shall be refunded to the entity which issued letter of comfort and the apartment shall be re-allotted through balloting. If the person surrendering the allotment has been given subsidy by the NAPHDA, his substitute will be nominated by the NAPHDA.

(B) Completion of LDA City Naya Pakistan Apartments-Phase-I. - The LDA City Naya Pakistan Apartments-Phase-I may preferably be completed not later than one and half years from the date of issuance of allotment letters in respect of a block of apartments. The project shall be deemed to have been completed when a substantial completion certificate is issued by the consultant. For the purpose of a substantial completion certificate, each block of apartments shall be considered a project.

(C) Banking arrangements. - (1) The LDA shall open account(s) in the Bank of Punjab for receipt, deposit and disbursement of moneys in respect of the LDA City Naya Pakistan Apartments-Phase-I.

(2) The LDA may receive money advanced by a bank or a development finance institution to an allottee and may use it for completion of the LDA City Naya Pakistan Apartments-Phase-I.

(3) The LDA may enter into contractual arrangements with the Bank of Punjab for all banking matters of the LDA City Naya Pakistan Apartments-Phase-I.

(D) Charge, mortgage and guarantees in respect of the project. - (1) The land to be used for the LDA City Naya Pakistan Apartments-Phase-I may be placed

under charge of or be mortgaged in favour of a bank or a development finance institution by the LDA.

(2) Lien of the bank may be created over funds lying in dedicated bank accounts for the LDA City Naya Pakistan Apartments-Phase-I.

(3) Possession of completed apartments shall be handed over by the LDA to the entity which issued the letter of comfort.

(E) Allotment letters. - (1) The LDA shall issue allotment letter in respect of an apartment in the form to be approved by the Director General, LDA.

(2) The allotment letter will be handed-over by the LDA to the Bank of Punjab which shall be given to the allottee by the Bank of Punjab.

(F) Donations and subsidies for the project or the allottees. - The LDA may accept donations, grants, subsidies or concessions for the under the LDA City Naya Pakistan Apartments-Phase-I or its applicants or allottees.

(G) Maintenance of the project. - (1) The LDA shall make arrangements for maintenance of the LDA City Naya Pakistan Apartments-Phase-I.

(2) After delivery of possession of an apartment, an allottee shall be liable to contribute his share towards maintenance of the apartment as may, from time to time, be determined by the LDA.

(H) Unspent funds. - Upon completion of the LDA City Naya Pakistan Apartments-Phase-I the unspent funds shall be appropriated as may be determined by the LDA.

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

(BAHADAR ALI KHAN)
Secretary
Government of the Punjab
Law and Parliamentary Affairs Department