

NAYA PAKISTAN HOUSING AND DEVELOPMENT AUTHORITY

Invitation For Expression of Interest

The Naya Pakistan Housing and Development Authority ("NAPHDA") is a statutory body established under the Naya Pakistan Housing and Development Authority Act, 2020 ("NAPHDA Act"), for the purposes of planning, development, construction, and management of real estate development schemes and projects, including housing, and matters connected therewith and ancillary thereto so as to pursue philanthropic and other objectives on profit and non-profit basis and to carry out refurbishment, uplift or establishment and maintenance of infrastructure, roads etc. and the performance of other civic and municipal ventures or tasks.

In order to realize this vision, NAPHDA is inviting expressions of interest ("EOIs") for the development of low-cost housing projects by private parties on privately-owned land under a negotiated public private partnership scheme (as approved by the Federal Government) in accordance with the NAPHDA Act and the Naya Pakistan Housing and Development Authority (Public Private Partnership) Regulations, 2020.

1. Key Features of the Public Private Partnership Scheme

- Interested private parties may submit EOIs for development of low-cost housing on privately-owned land, which must meet the following basic eligibility criteria (the "Eligibility Criteria"):
 - The land must have clear title and verified ownership.
 - The land must be free of any encumbrance or litigation.
 - The land must be cleared for housing purposes by the concerned development authority.
 - The land should be contiguous and preferably located in vicinity of major city / town / communication centre.
 - The land must have potential for access to basic essential services (electricity, sewerage disposal, water, etc.).
 - The land / site should be liveable and preferably be close to basic amenities (health, education, recreation, etc.).
 - The land must have accessibility / connectivity to a road network.
- EOIs may be submitted with respect to both undeveloped land as well as land on which construction of housing units is underway.
- NAPHDA shall assess whether the land is suitable for development under the scheme (including, without limitation, considering whether the land meets the Eligibility Criteria), and negotiate preliminary project details with the private party.
- Interested parties who are deemed eligible by NAPHDA shall be required to (a) obtain NOCs/approvals for the project from respective development authorities, which NAPHDA shall take appropriate action to facilitate and (b) submit a project proposal to the designated lead bank for evaluation.
- Upon receipt of approval from the lead bank for provision of development finance, the private party will enter into an agreement for provision of low-cost housing. The amount of development finance agreed to (equivalent to the agreed-upon total cost of low-cost housing units in the project) shall be released from an escrow account by the lead bank to the private party during the construction period in accordance with terms of the agreement. Upon completion of construction, the low-cost housing units shall be handed over to allottees in accordance with NAPHDA's policies and procedures.
- NAPHDA will forward a certificate of approval to the Federal Board of Revenue (FBR) for the project so that the private party may avail 90% tax rebate on the low-cost housing component of the project.

2. Submission of EOI

- Interested parties should submit their EOI in duplicate, which should accompany the following information/documents:
 - Name of entity/interested party submitting the EOI along with address, telephone, mobile, and email of the authorized contact person.
 - Details of the land owned by the private party, including ownership status, exact location and size.
 - A certification that the land owned by the private party meets the Eligibility Criteria set forth above.
 - The total number of low-cost housing units (apartments or single-storey houses) that the private party intends to construct, *provided* that the total number of such units may not be less than 100.
 - An estimated price per low-cost housing unit (apartment or single-storey house), which shall remain subject to confirmation/revision upon conclusion of the approvals process.
- NAPHDA reserves the right to reject any or all EOIs without assigning a reason, and may, in its sole discretion, evaluate the EOIs on the basis of additional criteria other than the Eligibility Criteria.
- Two sets of EOI should be submitted not later than 1600 Hours PST by **09th May, 2022** in hard copy to:

Naya Pakistan Housing and Development Authority (NAPHDA)

7th Floor, Kohsar Block, Prime Minister's Secretariat, Islamabad

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Mob: 0333-5992525

Fax: 051-9210609