



The Punjab Gazette

PUBLISHED BY AUTHORITY

LAHORE FRIDAY DECEMBER 06, 2024

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

**NOTIFICATION
(171 of 2024)**

02 DECEMBER 2024

Notification No.SO(H-I)Misc-6/20(P-IV), dated 26.11.2024 issued by the Housing, Urban Development and Public Health Engineering Department, is hereby published in the Punjab Gazette (Extraordinary) for general information:



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

Dated Lahore, the 26th November, 2024

NOTIFICATION

No.SO(H-I)Misc-6/20(P-IV).- In exercise of the powers conferred under section 37 of the Punjab Housing and Town-Planning Agency Ordinance, 2002 (*LXXVIII of 2002*), Governor of the Punjab is pleased to make the following amendments in the Punjab Housing & Town-Planning Agency (Affordable Private Housing Schemes Rules) 2020, with immediate effect:

AMENDMENTS

In the Punjab Housing & Town-Planning Agency (Affordable Private Housing Schemes Rules) 2020:

1. In rule 2, in sub-rule (1):
 - (a) for clause (a), the following shall be substituted:

"(a) "Affordable housing" means dwelling units, houses, flats, quarters, combined houses, incremental houses, row houses, apartments or residential plots that are priced within the payment capacity of the lower income households who are eligible for the affordable units as per criteria laid down by the Agency under the Affordable Private Housing Scheme;"
 - (b) after clause (f), the following shall be inserted:

"(fa) "cooperative society" means a society registered under the Co-operative Societies Act, 1925 (VII of 1925);"
 - (c) after clause (h), the following shall be inserted:

"(ha) "firm" means a partnership firm registered with the Registrar of Firms under the Partnership Act, 1932 (IX of 1932);"
 - (d) for clause (k), the following shall be substituted:

"(k) "housing scheme" includes a private housing scheme or a cooperative housing scheme containing at least 20% of the residential area or built residential units reserved for Affordable housing;"
 - (e) in clause (l), for the word "system", the word "network" shall be substituted;
 - (f) for clause (o), the following shall be substituted:

"(o) "affordable price" means a price which is determined by the Agency, through notification, for the area reserved for Affordable housing;"

(g) for clause (r), the following shall be substituted:

"(r) "mixed use" means land use which enables a range of land use including residential, commercial and institutional to be co-located in an integrated way;"

(h) for clause (u), the following shall be substituted:

"(u) "public building" includes a dispensary, health unit, post office, police station, local government office, school, clinic, mosque, community center, club and such other public or institutional building;" and

(i) for clause (y), the following shall be substituted:

"(y) "sponsor" means a company or a cooperative society or a firm, who being owner of the land, intends to develop a housing scheme or who has already developed an Affordable Private Housing Scheme after approval;"

2. In rule 3:

(a) for sub-rule (1), the following shall be substituted:

"(1) The sponsor may submit an application along with documents mentioned under sub-rule (2) to the Director General of the Agency for approval of a housing scheme having minimum area of one hundred kanals;"

(b) in sub-rule (2):

(i) in clause (c), after the word "land" and before the word "but", the words "in the name of sponsor" shall be inserted;

(ii) for clause (l), the following shall be substituted:

"(l) an affidavit on Form C by the sponsor that he is willing to provide minimum 20% area reserved for Affordable housing or 20% of built units as Affordable housing units duly reflected on the layout plan under Affordable Private Housing Scheme as per rule 35;" and

(iii) after clause (l), so substituted, the following shall be inserted:

"(la) an affidavit that no dispute or litigation regarding land is pending;

"(lb) an affidavit that contents of application and attached documents are true and correct; and"

(c) for sub-rule (3), the following shall be substituted:

"(3) In case, the sponsor applies for approval of housing scheme in peri-urban area, it shall be binding on the sponsor to get it converted from the Agency after deposit of conversion fee at the rate of one percent of the valuation table or average sale price of the

residential land of preceding twelve months in the vicinity if valuation table is not available."

3. In rule 4:

- (a) In clause (l), for sub-clause (ii), the following shall be substituted:

"(ii) built housing units or apartments;"

- (b) In clause (m), after the word "plots" and before the word "with", the words "for housing units or apartments" shall be inserted;

- (c) In clause (q), after the word "plots" and before the word "to", the words "or built housing units" shall be inserted; and

- (d) for clause (r), the following shall be substituted:

"(r) stamp and signatures of the sponsor and a registered town planner;"

4. In rule 5, after sub-rule (1), the following shall be inserted:

"(2) Any special initiatives for Affordable housing that receive funding from foreign banks, international donors or other similar entities shall comply with the planning standards and design guidelines specified in the regulations."

5. In rule 6, for the word "three", the word "seven" shall be substituted.

6. In rule 7:

- (a) after the word "application" and before the word "shall", occurring for the first time, the expression "complete in all respects," shall be inserted;

- (b) in clause (d), at the end, the word "and" shall be omitted;

- (c) for clause (e), the following shall be substituted:

"(e) the housing scheme proposal is in conformity with the approved master plan, land use plan, outline development plan, agro-village development plan and any other allied plans; and"; and

- (d) after clause (e), so substituted, the following shall be inserted:

"(f) it does not fall in a high risk seismic zone."

7. In rule 8, in sub-rule (1):

- (a) after the word "application", occurring for the first time, and before the expression "comma", the following shall be inserted:

"including verification of the completeness of the application and ownership documents"; and

(b) for the word "three", the word "seven" shall be substituted.

8. In rule 9:

(a) In sub-rule (3), for the words "for such action as he deems fit", the words "to remove or make up deficiency" shall be substituted; and

(b) after sub-rule (4), the following shall be inserted:

"(5) In case the land becomes less than one hundred kanals as a result of exclusion under sub-rule (4), the Agency shall intimate the sponsor and shall require the sponsor to clear the dispute regarding the ownership of the land between the sponsor and the objector. The Agency shall, in case of failure of the sponsor to do so within a period of twenty-eight days, reject his application under rule 3."

9. In rule 10:

(a) In sub-rule (1):

(i) the expression "(1)" shall be omitted;

(ii) for clause (b), the following shall be substituted:

"(b) the committee shall scrutinize the layout plan within three days and forward the objections, if any, to the sponsor to make up deficiency. At this stage, the sponsor may present case to the committee who shall inform him about the objections, if any, for comments or clarification. The scheme shall not be processed further until and unless objections are removed or settled by the sponsor; and"; and

(iii) in clause (c):

i. for sub-clause (i), the following shall be substituted:

"(i) a transparency of layout plan indicating the plots, built units or apartments proposed to be mortgaged;"; and

ii. for clause (iv), the following shall be substituted:

"(iv) undertaking in Form C by the sponsor that the reserved plots developed over 20% saleable area of the housing scheme or the 20% apartments or housing units constructed for Affordable Private Housing Scheme shall be handed over to the Agency to be sold to eligible beneficiaries at reserved price notified by it. The plots, apartments and housing units shall be allotted by the Agency as per

criteria duly notified by the Agency;
and"; and

(b) sub-rules (2), (3) and (4) shall be omitted.

10. In rule 14, in clause (a), after the word "department", the following shall be inserted:

"The renewable energy solutions e.g, solar energy, shall be preferred".

11. In rule 15, at the end, the following shall be inserted:

"These would include climate-resilient elements to mitigate the risks of flooding and extreme heat."

12. In rule 16, for the words "dust bins", the words "trash bins" shall be substituted.

13. In rule 19, the existing provision shall be numbered as "(1)" and thereafter, the following shall be inserted:

"(2) On fulfillment of all requisite requirements, the Director of the concerned region shall submit the case to the Director General of the Agency.

(3) Before forwarding the case of the housing scheme to the governing body of the Agency for its approval, the case shall be placed before the following committee of the governing body to examine all the pre-requisites including required documents attached with the Affordable Private Housing Scheme applications under the rules:

(a)	Director General of the Agency	Convener
(b)	three members of governing body of the Agency	Members
(c)	any other member co-opted by the Convener	Member.

(4) The waste-water plan and source of clean drinking water of the proposed housing scheme shall be presented by the sponsor of the housing scheme to the committee mentioned under sub-rule (3) as well as in governing body meeting.

(5) The proceedings of the committee of the governing body shall be concluded within seven days from the receiving of a file or application that has been duly vetted and recommended by the technical committee.

(6) After clearance from the committee mentioned under sub-rule (3), the Director General of the Agency shall forward the case to the governing body of the Agency.

(7) After approval from the governing body and upon deposit of a bank guarantee equal to price of land at the rate of Rs. 500,000 per kanal of land area of the housing scheme by the sponsor, the Director General of the Agency shall notify the housing scheme area as controlled area as required under the Ordinance and shall approve the layout plan or pass appropriate orders.

(8) The Director of the concerned region shall, within three days of the receipt of the order of the Director General of the Agency, intimate the order of the Director General of the Agency to the sponsor.

(9) The Director of the concerned region shall ensure that the mortgage deeds and transfer deeds are executed by

the sponsor of the housing scheme and such deeds are incorporated in the revenue record in the following manner:

- (a) the transfer of land under open spaces, parks and such like other amenities in the name of the Agency is incorporated in the revenue record;
- (b) the mortgage of the plots in favour of the Agency is incorporated in the revenue record;
- (c) the housing scheme is incorporated in the revenue record; and
- (d) 20% of land reserved for Affordable Private Housing Scheme, or land on which 20% of Affordable housing units shall be constructed, is mortgaged in favor of the Agency."

14. In rule 20, in sub-rule (1):

(a) for clause (c), the following shall be substituted:

"(c) deposit fee for public notices applicable, one in Urdu and one in English national dailies newspapers giving details of the approved housing scheme as per rule 22; and"; and

(b) in clause (d), after the expression "road network," the expression "solid waste," shall be inserted.

15. In rule 21, for the word "Agency", the words "Director General of the Agency" shall be substituted.

16. For rule 22, the following shall be substituted:

"22. **Public Notice.**- The Director of the concerned region shall, at the cost of the sponsor, publish in two daily national newspapers a public notice in Form G, giving details of mortgaged plots and plots on which affordable units shall be constructed, and salient features of the sanctioned housing scheme and also publish it on the website, if applicable."

17. In rule 23, in sub-rule (3), for the expression "educational institute, hospital", the word "school" shall be substituted.

18. In rule 30, for sub-rule (1), the following shall be substituted:

"(1) The Agency may allow revision of an approved housing scheme by following the same process as approved for a new housing scheme."

19. In rule 31, after the expression "master plan," and before the words "outline development plan", the expression "land use plan," shall be inserted.

20. In rule 32:

(a) for sub-rule (1), the following shall be substituted:

"(1) Notwithstanding anything contained in rule 10, the sponsor shall not advertise sale of plots or housing units or apartments in print or electronic media, social media or in any other manner until final approval of the

housing scheme.”; and

- (b) In sub-rule (3), for clause (c), the following shall be substituted:

“(c) total number of plots, houses or apartments being offered under the Affordable Private Housing Scheme;”.

21. In rule 33:

- (a) In sub-rule (1), for the expression “NPHP”, the words “Affordable Private Housing Scheme” shall be substituted; and

- (b) in sub-rule (2):

(i) in clause (c), after the word “association” and before the words “and will”, the words “duly registered under the law and acknowledged by the Agency” shall be inserted; and

(ii) in clause (f), at the end, the words “along with other penalties prescribed under the law” shall be inserted.

22. For rule 35, the following shall be substituted:

“35. Reserved Price of plots, houses or apartments under Affordable Private Housing Scheme.- The reserved price of plots, houses or apartments under Affordable Private Housing Scheme shall be determined by the Agency for each scheme.”.

23. In rule 36:

- (a) in the heading, for the words “**Prime Minister Naya Pakistan Housing Program**”, the words “**Affordable Private Housing Scheme**” shall be substituted;

- (b) in paragraph:

(i) after the word “plots” and before the word “under”, the expression “or 20% of constructed units or apartments” shall be inserted; and

(ii) for the words “Naya Pakistan Housing Program”, the words “Affordable Private Housing Scheme” shall be substituted; and

- (c) In the table, for the words “**PM Naya Pakistan Housing Program**”, the words “**Affordable Private Housing Scheme**” shall be substituted.

24. In rule 37:

- (a) for clause (a), the following shall be substituted:

“(a) start construction of housing units and apartments within three months of the final approval of the scheme or from the date of ballot which shall be done within sixty days after

finalisation of allottees, whichever is later. In case the sponsor do not start construction works on 20% of the area under Affordable Private Housing Scheme, the works (on 80% of the sponsor area) to be stopped after completion of 50% works;"; and

(b) for clause (b), the following shall be substituted:

"(b) execute all development and construction works within the time mentioned as under:

- (i) within one year from the date of commencement of construction works on the area reserved for Affordable housing;
- (ii) three years, in case of an area of one hundred kanals to three hundred kanals; and
- (iii) five years, in case of an area above three hundred kanals;".

25. In rule 38, in sub-rule (1), for the word "Agency", the expression "Deputy Director of concerned sub-region" shall be substituted.
26. In rule 40:
 - (a) in sub-rule (1), for the words "Naya Pakistan Housing Program", the words "Affordable Private Housing Scheme" shall be substituted; and
 - (b) in sub-rule (6), for the words "Prime Minister Naya Pakistan Housing Program", the words "Affordable Private Housing Scheme" shall be substituted.
27. In rule 43, in sub-rule (1), in clause (a), at the end, the words "supported by an affidavit" shall be inserted.

SECRETARY

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

(MUHAMMAD ASIF BALAL LODHI)

SECRETARY

Government of the Punjab
Law and Parliamentary Affairs Department