



## KHYBER PAKHTUNKHWA

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OFFICE OF THE DIRECTOR GENERAL PROVINCIAL HOUSING AUTHORITY

### NOTIFICATION

Dated Peshawar, the 03<sup>rd</sup> June, 2022.

No. DG/PHA/Admn/R & R/643.

### Allotment Regulations, PHA Mega City, Nowshera

1. Location, Scope and Purpose of the Project:

- i. The project is located at Nowshera ,Charssadda road District Nowshera.
- ii. The project is planned & designed on modern concept of town planning.
- iii. The premises of the scheme comprises of 8160 Kanals , wherein 9504 plots of different categories are created.
- iv. Various categories of plots created with the objective to provide affordable housing to all segments of the society. The details of the plots are as under.

Sr.No	Categories	No of plots
1	3 Marla	378
2	5 Marla	5277
3	7 Marla	1598
3	10 Marla	1674
4	01 Kanal	577
Total		9504

**2. Schedule of Payments:**

S. NO	Size of the Plot	Categories of plots	Total Cost of the Plot Rs:	Area of the Plot in Sq.Ft (Approximately)	10% Down Payment of the cost.	10% after balloting	11 equal quarterly installment (each)
1	22' x 35'	03 Marla	1,050,000/-	770	Rs.105,000/-	Rs.105,000/-	Rs.76,365/-
2	25' x 50'	05 Marla	1,750,000/-	1250	Rs.175,000/-	Rs.175,000/-	Rs.127,275/-
3	30' x 60'	07 Marla	2,450,000/-	1800	Rs.245,000/-	Rs.245,000/-	Rs.178,185/-
4	35' x 70'	10 Marla	3,500,000/-	2450	Rs.350,000/-	Rs.350,000/-	Rs.254,550/-
5	50' x 90'	01 Kanal	7,000,000/-	4500	Rs.700,000/-	Rs.700,000/-	Rs.509,100/-

**3. Term & Conditions:**

- a. Size of plots are approximate and subject to variation on actual measurement at the time of handing over the possession.
- b. Plots shall be allotted through computerized balloting in a transparent manner.
- c. 5% extra would be charged for corner plots at the time of possession.
- d. Processing fee of Rs.500/- and 10% down payment shall be deposited before online submission of application.
- e. Price of plots is tentative and is subject to variation of development cost, escalation and other un-avoidable circumstances.
- f. In case of delay payment, 2% penalty will be imposed on due payment per month.
- g. If any amount whether of price or unpaid balance of other charges due thereon, remains in arrears for more than two months after it becomes due (whether formally demanded or not), the PHA shall have the right to cancel the allotment, resume possession of the plot and forfeit 20% of the deposited amount. The decision of the Authority in this behalf shall be final.

**4. ELIGIBILITY:**

- a. Applicant has not been allotted a house /plot by Provincial Housing Authority at any time irrespective whether it was retained or disposed of.
- b. In case husband & wife (both) are Government Servants, then both are eligible as individual service benefit, if they have not been earlier allotted house/plot by Provincial Housing Authority as stated above in clause (a).
- c. In case one of the spouse is a government servant, he/she will not be debarred from allotment under Govt. servant's quota owing to allotment of plot to his/her spouse under general public quota.
- d. In case of husband & wife in general public quota, only one house/plot shall be allotted, if they have not been earlier allotted house/plot by Provincial Housing Authority (PHA).
- e. Has not been convicted in corruption charges or has not been dismissed from Government Service, if he applies in Govt. Servant quota.
- f. Contractual/daily wages/work charge/contingent employees are not eligible under Govt. servants' quota.
- g. Allotment of plot to the successful applicants is subject to confirmation of service particulars and other prescribed documents from concerned department.

**5. Quotas for allotment:**

Allotment of Plots under various quotas shall be in the following manner;

S.No	Description	Quotas (in %age)
1.	General Public (Total)	68
	a. General Public	65
	b. Special Persons	1
	c. Minority	1
	d. widows (after 1.1.2015)	1
2.	Overseas	10
3.	Media	2

4.	Government Servants (Total)	19
	a. Government servants General	16
	b. Retired Government servants (after 1.1.2015)	1
	c. Employees of autonomous/ semi-autonomous bodies of the Provincial Government of Khyber Pakhtunkhwa	2
5.	Housing & PHA employees	1
<b>Total</b>		100 %

**Details of Quotas:****i. General Public (66.5%)**

To be eligible for a plot under the quota of General Public;

- a. The applicant should be a citizen of Pakistan holding valid CNIC/ NICOP and bona fide residents of Khyber Pakhtunkhwa.
- b. Must not have availed the allotment in any PHA/ provincial government scheme in the past.

**ii. Special Persons (0.5%)**

Special Person who have Major disability would be considered as:

- a. Loss of use of two or more limbs
- b. Total loss of eye-sight
- c. Paraplegia or hemiplegia
- d. Lunacy
- e. Wound injuries or diseases resulting in a disability due to which a person becomes incapacitated.
- f. Any other requirements prescribed by the committee constituted for the purpose.

**iii. Minority (0.5%)**

All Minorities having proof of residence in Khyber Pakhtunkhwa (domicile certificates/CNIC/any other documents prescribed by PHA).

**iv. Widows ( 0.5%)**

- a. Widows whose husband died on or after 01-01-2015.
- b. Provide Family Registration Certificate (FRC).

- c. Death Certificate of Spouse.
- d. And who have not entered into matrimonial bond after the death of the spouse.
- v. **In Service, Provincial Government servants' quota (16%)**  
All regular Government Servants of the provincial government of Khyber Pakhtunkhwa, in service, are eligible for allotment provided they have not availed the facility of subsidized flats/ plots under any other scheme of PHA.
- vi. **Retired Government Servant who retired on or after 1-1-2015 (1%)**  
Those employees who got retired on 1-1-2015 or subsequently from regular provincial government service are eligible subject to provision of retirement notification from regular government service/pension book provided they have not been allotted any flat/ plot in the past from PHA.
- vii. **Employees of Provincial Autonomous/ Semi-autonomous bodies (2%)**  
All the regular employees of autonomous/ semi-autonomous bodies working under the administrative control of the provincial government of Khyber Pakhtunkhwa are eligible for allotment subject to provision of,
  - a. Proof of their being regular employees of the organization from the head of the departments,
  - b. Salary slip issued by their respective organizations,
  - c. Have not availed the facility of subsidized plot/ flat from any other PHA sponsored/initiated scheme.
- viii. **10 % Overseas Quota:**  
All the Pakistanis belonging to Province of Khyber Pakhtunkhwa, residing abroad subject to provision of NICOP or other relevant proof of their residence abroad and Khyber Pakhtunkhwa.
- ix. **Journalist/Media Persons (2%)**  
Plot shall be allotted as per recommendation by the Information Department Khyber Pakhtunkhwa. However, the following terms and conditions apply;
  - a. Apply for plot by depositing the prescribed 10% down payment.
  - b. Membership with the relevant registered Media Body.
  - c. Satisfactory/Good conduct.
  - d. The applicant, has not ever been allotted plot/apartment by PHA under any quota.

- e. Journalist must be a full time employee of a newspaper/periodical/news agency or electronic media.
- f. Journalist must be based in Khyber Pakhtunkhwa.
- g. Categorization of applicants and their entitlement of plot as decided by Information and Broadcasting Department of KPK.
- x. **Housing/PHA Employees/Chairman office (1%).**

Plot shall be allotted to employees of Housing Department and PHA employees on the basis of Length of Service according to entitlement/Rules.

**6. Refund of payment to unsuccessful applicants.**

- a. Refund of 10% down payment to unsuccessful **applicant (s)** will be made after the balloting process is completed but not later than one month. The designated branches of the bank where the deposit was made will provide the refund pay slip /cheque (Crossed) only on surrender of original application receipt. The applicant can, however, authorize his/her representative/ nominee to collect the refund pay slip in the name of original applicant on the provision of the following.
  - i. Letter of Authority duly signed by the applicant.
  - ii. Attested copy of CNIC of applicant.
  - iii. Attested photocopy and original CNIC of the representative.
  - iv. Original receipt duly signed by the applicant on its reverse as per ID card signatures.
- b. Please keep the original receipt in safe custody as its loss can cause considerable delay in issuing refund pay-slip. In case of loss, the applicant will have to provide indemnity bond in lieu of the original receipt.
- c. No interest, profit or mark-up whatsoever shall be payable by the PHA or bank on the amount deposited by an applicant.
- d. The PHA shall not be responsible for any mishap in case of refund process.

**7. Miscellaneous.**

- 1. The allotted plots would be transferrable to the allottee after 100% payment to PHA dues subject to payment of transfer fee and fulfillment of other terms and conditions as may be prescribed by the Authority from time to time.
- 2. Within four months of the date of taking over possession of plot, the allottee will submit to the PHA the design/building plan of the house for scrutiny and approval. Such plans/designs shall have to be prepared by qualified Architects duly enlisted with the PCATP.



3. Non user charges @ Rs. 5000/- per year of the plot shall be charged at the time of giving physical possession of plot.
4. The plot shall not be divided in to two parts, however amalgamation of the plot shall be allowed with prior permission of the PHA.
5. In order to secure a loan for the construction of house from a Loan Lending Agency, the allottee can mortgage the plot to such an agency after obtaining Non Encumbrance Certificate from the PHA.
6. If, for any reason, the allottee surrenders the plot to the authority, 10% of the deposited amount of the plot shall be forfeited and the balance amount will be refunded.
7. In case allotment of plot is obtained by giving false information/affidavit, the allotment will be cancelled and 30% of the deposited amount shall be forfeited.
8. The allottee shall be liable to pay from the date he takes over possession of the plot all the assessment, duties charges (including betterment and maintenance charges) and imposition which may now or hereinafter be charged or imposed upon or be payable in respect of the said plot or anything related thereto by any competent authority (including the PHA) under any law, rules, regulations, by-law or order for the time being in force.
9. Any officer of the PHA authorized in this behalf shall have the right to enter upon the plot or building there upon at all reasonable hours of the day in case of any complaints/violations.
10. The allottee shall comply with and abide by the rules regulations, bye-laws, orders or directions that may be issued from time to time by the PHA or any other concerned Authority.
11. The PHA reserves the right to cancel the allotment of any plot, resume its possession and forfeit 10% of the deposited amount in case of contravention of any condition of allotment and may also take possession of the building constructed on the plot or any material found there on without any compensation, if not removed within a given time.
12. Intimation shall be given to the Authority in case of devolution of interest in the plot by inheritance or operation of law.