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GOVERNMENT OF THE PUNJAB
LAW AND PARLIAMENTARY AFFAIRS DEPARTMENT

NOTIFICATION
(157 of 2026)

15 JULY 2026

Notification No.SO(H-II)2-1/2019, dated 08.07.2026 issued by the Housing, Urban Development and Public Health Engineering Department, is hereby published in the Punjab Gazette (Extraordinary) for general information:

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

Dated Lahore, the 08th July, 2026

NOTIFICATION

No.SO(H-II)2-1/2019.- 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 3:

(a) in sub-rule (2):

(i) 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% of residential area reserved for affordable housing duly reflected on the layout plan under Affordable Private Housing Scheme as per rule 35 of the rules;"; and

(ii) after clause (lb), the following shall be inserted:

"(lc) no objection certificate from the Cooperative Department, Government of the Punjab, in case of a cooperative society;"; and

(b) after sub-rule (3), the following shall be inserted:

"(4) In case of a Affordable Private Housing Scheme comprising more than five landowners, the application shall be submitted by a company or cooperative society.

(5) In case of an already approved Affordable private housing scheme comprising five or more landowners, the number of landowners shall not be increased at any subsequent stage.

(6) In case of application by a company or cooperative society, a person duly authorized by the management of such company or cooperative society shall act as applicant.

(7) In case of a joint venture involving individual or company, the total number of applicant entities shall not exceed five:

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Provided that no joint venture shall be allowed with a cooperative society.

(8) All applications for approval or revision of a housing scheme shall be submitted through the centralized digital approval system.".

2. In rule 5, in sub-rule (1):

(a) in clause (a), in the table, after Sr. No. 10, the following shall be inserted:

No.	Land Use	Scheme with Area			Schemes with mixed use apartments/flats
		100 to 300 Kanal	300 to 500 Kanal	Above 500 kanal	
"11.	Waste water Treatment Plant	As per requirements of the Water and Sanitation Agency concerned (May be provided outside the housing scheme boundary subject to no objection certificate from the Water and Sanitation Agency concerned)"; and			

(b) in clause (b):

(i) in sub-clause (viii), at the end, the word "and" shall be omitted; and

(ii) in clause (ix), at the end, for the "full stop", the expression ";" shall be substituted and thereafter, the following shall be inserted:

"(x) the site falls on an access road shall be either a carpeted or metaled road or an existing revenue path having a minimum width of twenty feet as mentioned in the revenue record. In case the existing width of the access road is less than forty feet, a mandatory setback for future expansion of road shall be provided in front of the housing scheme along with the access road in such a manner that the effective road width is increased to a minimum of forty feet;

(xi) a ten feet wide passage shall be provided between two non-compatible land uses; and

(xii) for reserved area of affordable housing, the planning standards for internal roads, major roads and parking shall be as under:

a. minimum width of internal roads shall be twenty feet;

b. streets of fifteen feet width may be permitted but such streets shall not extend for more than one hundred and fifty feet from a twenty feet wide internal road;

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c. minimum width of major road shall be as under:

i. forty feet in a housing scheme covering an area of up to three hundred kanal; and

ii. fifty feet in a housing scheme exceeding three hundred kanal; and

d. in front of commercial areas, parking strip having minimum depth of fifteen feet shall be provided.".

3. In rule 7:

(a) in clause (e), at the end, the word "and" shall be omitted; and

(b) in clause (f), at the end, for the "full stop", the expression ";" shall be substituted and thereafter, the following shall be inserted:

"(g) if land is not separated from adjoining land by a natural barrier such as road, railway, canal *etc.*, a twenty feet wide passage or road shall be provided along with the boundary of proposed graveyard;

(h) in case of a cooperative society, no objection certificate from the Cooperative Department, Government of the Punjab; and

(i) plot of a housing scheme may abut a road of an adjoining approved private housing scheme subject to issuance of no objection certificate by the sponsor of the adjoining approved private housing scheme.".

4. In rule 8, in sub-rule (3), for the words "Director General of the Agency", the expression "Director, PHATA Region concerned" shall be substituted.

5. In rule 9, in sub-rule (3), for the word "Agency", the expression "Director, PHATA Region concerned" shall be substituted.

6. In rule 10:

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

"(v)	Chief Officer and Planning Officer of the concerned Local Government	Member";

(b) in clause (b), for the word "who", the words "and the Secretary of the Committee" shall be substituted; and

(c) in clause (c), for sub-clause (iv), the following shall be substituted:

"(iv) undertaking in Form C by the sponsor that the reserved plots developed over 20% of residential area of the housing scheme in shape of developed plots, 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 the Director General for each housing scheme. The plots, apartments and housing units shall be allotted by the Agency as per criteria duly notified and prescribed by the Agency; and".

7. In rule 11, for the words "three months after technical approval", the words "one month after technical clearance" shall be substituted.

8. In rule 12:

(a) in sub-rule (1), in clause (a), at the end, the words "and waste water treatment plant" shall be inserted;

(b) in sub-rule (3), at the end, the following shall be inserted:

"In case of deposit work by the Water and Sanitation Agency concerned, the sponsor shall pay the required cost to the Water and Sanitation Agency concerned within one year of sanction of the housing scheme.";

(c) in sub-rule (5):

(i) in clause (a), at the end, the words "and waste water treatment plant" shall be inserted; and

(ii) clause (e) shall be omitted; and

(d) after sub-rule (5), the following shall be inserted:

"(6) The Water and Sanitation Agency concerned, after evaluation of case and fulfillment of requirements, shall issue no objection certificate regarding:

(a) proposed mechanism for disposal of waste water including ultimate disposal point, disposal route, waste water treatment and rain water harvesting;

(b) area and location of waste water treatment plant, if required;

(c) number and area of overhead reservoir for water supply; and

(d) timeline for payment of sewerage trunk infrastructure charges.".

9. In rule 14, in clause (d), at the end, for the "full stop", the expression "; and" shall be substituted and thereafter, the following shall be inserted:

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"(e) submit these designs and specifications for approval to agency or company having valid distribution license issued by the National Electric Power Regulatory Authority for the provision of electricity in the relevant area.".

10. In rule 19:

(a) in sub-rule (1):

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

(ii) in clause (e), in sub-clause (ii), at the end, for the "full stop", the expression "; and" shall be substituted and thereafter, the follwoing shall be inserted:

"(f) the Director of the concerned Region shall forward the case to the Chief Engineer, PHATA, for final approval of the services design.";

(b) in sub-rule (7), the expression "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 scheme by the sponsor" shall be omitted; and

(c) in sub-rule (9), in clause (b), for the word,"plots", the expression "10% of the residential area against development works" shall be inserted.

11. In rule 20:

(a) the expression "(1)" shall be omitted; and

(b) in clause (d), for the words "concerned agencies", the words "Chief Engineer of the Agency" shall be substituted.

12. After rule 22, the following shall be inserted:

"**22A. Litigation after approval.**- In case any litigation regarding land of approved housing scheme is initiated after development or sale of plot, no change in the approved layout plan shall be permitted. The claim of complainant on the land falling in approved layout plan shall be settled as per policy issued by the Board of Revenue.".

13. After rule 29, the following shall be inserted:

"**29A. Merger or acquisition.**- In case of merger or acquisition of the housing scheme, the new sponsor shall be authorized to manage all affairs of such scheme including seeking regulatory approval, undertaking development work and overseeing overall management, administration and financial matters subject to the following conditions:

(a) formal merger approval or certificate by the Cooperative Department, Government of the Punjab or the Securities and Exchange Commission of Pakistan, if applicable; and

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(b) transfer of all lands, assets, rights and liabilities from the old sponsor to new sponsor.".

14. In rule 30, after sub-rule (5), the following shall be inserted:

"(6) The partial revision for maximum of ten percent of approved area of a housing scheme shall be made subject to the following:

(a) validity of development period;

(b) payment of penalty, if any;

(c) submission of complete housing scheme layout plan showing boundary of area proposed for modification;

(d) scrutiny of the housing scheme layout plan as per the planning standards;

(e) no adverse variation in planning standards of revised area;

(f) road width shall not be reduced;

(g) public notice regarding changes in plan;

(h) technical approval;

(i) payment of sanction fee for the revised area;

(j) execution of mortgage deed in case of change of mortgaged plot;

(k) execution of transfer deed in case of change in public building transferred to the Agency;

(l) approval of service design in case of any major change; and

(m) final sanction.

Note: The duration of approval of partial revision shall be counted towards the prescribed development period of the housing scheme.".

15. In rule 33:

(a) in sub-rule (1), at the end, the following shall be inserted:

"through Housing Society Management System developed by the Board of Revenue.";

(b) in sub-rule (2):

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

"(d) allotment of a property shall not be cancelled without prior notice of at least fifteen days issued through Housing Society Management System developed by the Board of Revenue and also sent to the allottee through registered post

indicating the reasons for such cancellation;";

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

"(g) in case the cancellation of property is due to the non-payment of installment of the price of property, at least two opportunities for making the required payment shall be given to the allottee by issuing notice through Housing Society Management System developed by the Board of Revenue and also sent the same to the allottee through registered post;"; and

(iii) clause (i) shall be omitted; and

(c) sub-rules (3) and (4) shall be omitted.

16. For rule 34, the following shall be substituted:

"**34. Issuance of property ownership certificate.-** The sponsor, on receipt of full payment of a plot or property, shall immediately proceed for issuance of property ownership certificate through Housing Society Management System developed by the Board of Revenue in favour of the purchaser or allotee.".

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

"**35. Reserved price of plots, houses or apartments under Affordable Private Housing Scheme.-** (1) The reserved price of plots, houses or apartments under Affordable Private Housing Scheme shall be determined by the Price Fixation Committee constituted by the Agency under the convenorship of the Chief Engineer, PHATA.

(2) The Price Fixation Committee shall determine the reserved price on the basis of the prevailing valuation table at the time of fixation of price.

(3) The sponsor shall not claim any development charges against the reserved plots, houses or apartments.

(4) The reserved price so determined shall be notified by the Director General for each scheme and shall remain fixed.

(5) The Director of the concerned Region shall execute agreement with the sponsor.

(6) The Deputy Director shall advertise and invite applications which shall be scrutinized by the concerned Director and balloting of eligible applicants shall be conducted through the Punjab Information Technology Board.".

18. In rule 37, in clause (b):

(a) in sub-clause (ii), at the end, the word "and" shall be omitted;

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

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"(iii) five years, in case of an area of three hundred kanals to five hundred kanals; and"; and

(c) after sub-clause (iii), so substituted, the following shall be inserted:

"(iv) seven years, in case of an area above five hundred kanals.".

19. In rule 42, after sub-rule (3), the following shall be inserted:

"(4) All the fee and charges shall be deposited in a separate and dedicated bank account maintained by the management committee. The said account shall be audited annually by a reputed professional audit firm and the audited financial statements thereof shall be submitted to the Agency.".

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

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