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GOVERNMENT OF THE PUNJAB
LAW AND PARLIAMENTARY AFFAIRS DEPARTMENT

NOTIFICATION
(156 of 2026)

15 JULY 2026

Notification No.SO(H-II)2-5/2015, 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:

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

Dated Lahore, the 08th July, 2026

NOTIFICATION

No.SO(H-II)2-5/2015.- In exercise of the powers conferred under section 43 of the Punjab Development of Cities Act, 1976 (*XIX of 1976*), Governor of the Punjab is pleased to make the following amendments in the Punjab Development Authorities Private Housing Schemes Rules 2021, with immediate effect:

AMENDMENTS

In **the Punjab Development Authorities Private Housing Schemes Rules 2021**:

1. In rule 3:

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

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

   "(f) low cost housing scheme.

   Note: In case of low cost housing scheme, prefix of low cost shall be added with name of the housing scheme.".

2. In rule 6:

   (a) in sub-rule (1), the expression ", firm" shall be omitted;

   (b) after sub-rule (1), the following shall be inserted:

   "(1a) An application for approval of a new private housing scheme or revision of an already approved private housing scheme shall be submitted by all landowners through the centralized digital approval system.

   (1b) In case of an already approved private housing scheme comprising five or more landowners, the number of landowners shall not be increased at any subsequent stage.

   (1c) 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.

   (1d) In case of a joint venture involving individual or company, the total number of applicant entities shall not exceed five:

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

(c) in sub-rule (2), in clause (c), at the end, the following shall be inserted:

"., In case of a cooperative society, no objection certificate from the Cooperatives Department, Government of the Punjab for approval or revision of the housing scheme"; and

(d) in sub-rule 4, the words, "minimum seven percent within the housing scheme and" shall be omitted.

3. In rule 7, in sub-rule (2):

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

"(i) 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 fifty 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 fifty feet;";

(b) in clause (b):

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

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

"(iii) condition of land lock mentioned in sub-clause (i) shall not be applicable where area of land sub-division is less than twenty kanal and land is owned by the sponsor for a minimum period of ten years; and

(iv) approved plan of land sub-division may be revised but no new area shall be added."; and

(c) for the Explanation, the following shall be substituted:

"**Explanation**: If site of proposed land sub-division does not fulfill criteria mentioned under sub-clause (i), the planning standards of the housing scheme under the category of less than three hundred kanal as mentioned in rule 10, except major road, shall be applicable.".

4. For rule 8, the following shall be substituted:

"**8. Processing**.- 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 tank reservoir for water supply; and

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

5. In rule 10:

(a) in clause (a), in the table:

(i) against Sr. No. 5 [Size of Residential Plot], in column Nos. 6, 7 and 8, for existing entries, the following shall be substituted:

"Max. 2 kanal. Maximum plots upto 4 Kanal may be provided on 5% of total scheme area";

(ii) after Sr. No. 10, the following shall be inserted:

Sr. No.	Land Use	Land Subdivision		Farm Housing Scheme	Private Housing Scheme			Low cost apartment Housing Scheme (Maximum area is 100 kanal)
		Less than 40 Kanal	40 Kanal to less than 100 Kanal		Less than 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						

(iii) after the table, the following shall be inserted:

"Note: In case of the low cost housing scheme, planning standards of relevant category of the housing scheme shall apply except internal road, major road and parking which 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;

(c) minimum width of a major road shall be as under:

(i) thirty feet in a land sub-division;

(ii) forty feet in a housing scheme covering an area of up to three hundred kanal; and

(iii) fifty feet in a housing scheme exceeding three hundred kanal; and

(d) in front of commercial area, parking strip having minimum depth of fifteen feet shall be provided."; and

(b) in clause (b):

(i) in sub-clause (k), in clause (ii):

a. the words "with an existing graveyard" shall be omitted;

b. in the existing second last entry, at the end, the word "and" shall be omitted; and

c. in the existing last entry, at the end, for the "full stop", the expression ";" shall be substituted and thereafter, the following shall be inserted:

" • land is not notified by the Government for any public purpose; and

• 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.";

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

(iii) in sub-clause (o), at the end, for the "full stop", the expression "; and" shall be substituted and thereafter, the following shall be inserted:

"(p) 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.".

6. 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."; and

(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.

7. In rule 14, for clause (b), the following shall be substituted:

"(b) 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;".

8. In rule 26:

(a) in sub-rule (2):

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

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

"(d) in case of the private housing scheme approved before the Punjab Private Site Development Schemes (Regulation) Rules 2005, where the transfer deed has not been executed, area of public building site shall be transferred to the Authority in accordance with sub-clause (iii) of clause (b) of sub-rule (1) of rule 24; and

(e) in case of non-execution of mortgage deed in the already approved housing scheme, the development work may be assessed in the light of development work report received from the department concerned and a fresh mortgage deed may be executed on a proportionate basis corresponding to the remaining development work."; and

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

"(3) In case of an area, where the Environmental Protection Agency, Punjab has already issued no objection certificate during approval of master plan or land use plan, the sponsor shall ensure compliance with relevant environmental laws and shall implement the environmental mitigation and improvement measures as prescribed by the Environmental Protection Agency, Punjab.

(4) In case of an area other than the area mentioned in sub-rule (3), the sponsor shall submit no objection certificate issued by the Environmental Protection Agency, Punjab within six months of sanction of the housing scheme, if applicable. In case of failure, the sponsor shall be liable to pay penalty as per rule 36 for the duration of delay for submission of no objection certificate subject to formal request by the sponsor and affidavit to comply with the above conditions.".

9. In rule 27, at the end, the following shall be inserted:

"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.".

10. In rule 37, at the end, the following shall be inserted:

"Note: Maximum duration of penalty shall not be more than the development period of that category of the housing scheme.".

11. In rule 39, after sub-rule (4), the following shall be inserted:

"(5) In case of an old housing scheme approved on the basis of general power of attorney, the Authority may, notwithstanding the extent of development or sale of plot, cancel such scheme upon a written request made by the majority of plot or land owners subject to the following conditions:

(a) public notice in leading daily newspapers for calling public objection and settlement of objection, if any; and

(b) area of public amenity sites including roads, parks, graveyard and public buildings, already developed, shall be kept intact and no compensation shall be paid by the Authority.

(6) In the housing schemes mentioned under sub-rule (5), the Authority may exclude land of an individual from such scheme subject to the following conditions:

(a) applicant was owner of land of the housing scheme and same is verified from the office of Additional Deputy Commissioner (Revenue);

(b) such exclusion shall not affect any area already developed for public amenity sites including roads, parks, graveyards and public buildings; and

(c) public notice in leading daily newspapers for calling public objection and settlement of objection, if any.

(7) Nothing in this rule shall have the effect of absolving the sponsor of any liability or claim of a third

person on account of the cancellation of the approved layout plan or housing scheme.".

12. In rule 41, after sub-rule (2), the following shall be inserted:

"(3) 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

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

13. In rule 43:

(a) in sub-rule (7), after the expression "already approved layout plan.", the following shall be inserted:

"Any pocket of land, whose two-third or more of total area falls within the boundary of approved layout plan, shall be considered within the already approved housing scheme."; and

(b) for sub-rule (8), the following shall be substituted:

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

(a) valid 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 Authority;

(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.".

14. In rule 47:

(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 (c), the following shall be substituted:

"(c) 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 (f), the following shall be substituted:

"(f) 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;";

(iii) in clause (g), at the end, the following shall be inserted:

"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;";

(iv) in clause (i), for the words "written permission of the Authority", the words "vetting by an independent third party professional organization and notification by the Authority" shall be substituted; and

(v) clause (j) shall be omitted; and

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

15. For rule 48, the following shall be substituted:

"**48. 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.".

16. In rule 49, in clause (a):

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

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

"(iii) five years, in case of an area 300 kanals to 5000 kanals; and"; and

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

"(iv) seven years, in case of an area above 5000 kanals.".

17. For rule 55, the following shall be substituted:

"**55. Management of the housing scheme.-** (1) After the development works are completed and plots are handed over to allottees, the sponsor of the scheme shall remain responsible for the management and maintenance of the housing scheme.

(2) In case of any issue regarding management and maintenance of the housing scheme after colonization of half of the scheme, the Director General, with deliberation on the complaints of the resident owners and with consent of majority of resident owners, may direct the sponsor for constitution of the management committee or company:

Provided that in case of non-availability of sponsor, the Director General may constitute the management committee or company.

(3) The management committee shall be constituted for a period of three years comprising of seven members with the following members:

(a) four members nominated by the sponsor; and

(b) three community members preferably technical experts or professionals such as retired government officer, town planner, doctor, engineer, financial expert, lawyer, teacher *etc.*, nominated by the Director General who shall be resident owners for at least three years:

Provided that in case of non-availability of representatives of sponsor, equal number of community members shall be nominated by the Director General.

(4) In case of any dispute regarding the management committee or company, the matter shall be referred to the Director General for redressal of grievances.

(5) The management committee or company shall work on no profit-no loss basis and shall be responsible for the management and maintenance of the housing scheme, including water supply, sewerage, drainage, waste water, street lights, electricity, parks, roads, solid waste, graveyard, security and buildings of common use such as mosques, clubs *etc.*

(6) The sponsor or management committee may raise fee or dues to disburse the expense incurred on the maintenance and management of the housing scheme.

(7) The sponsor or owner of the housing scheme shall contribute expenses proportionately for management and maintenance of vacant plot, commercial area, constructed building, flat *etc.*, of the housing scheme, under his possession, till the time such vacant plot, commercial area, constructed building, flat *etc.*, is disposed of or sold out and in no case, it shall be maintained at the expense of residents or private owner of plots.

(8) All fees 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 Authority.".

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

(MUHAMMAD ASIF BALAL LODHI)
SECRETARY
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