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GOVERNMENT OF THE PUNJAB LAW AND PARLIAMENTARY AFFAIRS DEPARTMENT

NOTIFICATION (147 of 2026)

01 JULY 2026

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**"GOVERNMENT OF THE PUNJAB
LOCAL GOVERNMENT AND COMMUNITY
DEVELOPMENT DEPARTMENT**

Dated Lahore, the 1st July, 2026

NOTIFICATION

No.SOR(LG)8-5/2022.- In exercise of the powers conferred under section 189 of the Punjab Local Government Act 2025 (*LXXX of 2025*), Governor of the Punjab is pleased to make the following amendments in the Punjab Private Housing Schemes Rules 2022, with immediate effect:

AMENDMENTS

In the Punjab Private Housing Schemes Rules 2022:

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

"(a) "Act" means the Punjab Local Government Act 2025 (*LXXX of 2025*);".

2. In rule 3, for clauses (d), (e), (f) and (g), the following shall be substituted:

"(d) housing scheme having an area less than one hundred kanal;

(e) farm housing scheme having area not less than one hundred kanal;

(f) apartment housing scheme having minimum area of twenty-five kanal; and

(g) low cost housing scheme.

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

3. In rule 6:

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

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

- (b) for sub-rule (2), the following shall be substituted:

"(2) In case of a new private housing scheme comprising more than five landowners, the application shall be submitted by a company or cooperative society.";

- (c) after sub-rule (2), so substituted, the following shall be inserted:

"(2a) In the 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.

(2b) 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.

(2c) 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. "; and

(d) in sub-rule (3), for clauses (o) and (p), the following shall be substituted:

"(o) 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;

(p) soft copy of layout plan geo-referenced with the appropriate coordinate system; and

(q) any other information, if required by the local government concerned."

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

(a) in clause (b), at the end, the following shall be inserted:

". In case the existing width of the access road is less than forty feet but not less than twenty feet as mentioned in the revenue record, 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 and land of such expansion shall be transferred to the local government concerned free of cost"; and

(b) clause (i) shall be omitted.

5. In rule 10, in sub-rule (1):

(a) In clause (a), for the existing table, the following shall be substituted:

"Sr.	Land use	Housing Scheme	Farm housing scheme	Housing Scheme	Apartment Housing
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No.		less than 100 kanal	(Not less than 100 Kanal)	100 kanal to less than 300 Kanal	300 to less than 500 kanal	500 kanal and above	Scheme (Maximum area is 25 Kanal)
1.	Park / Open Space / Sports Facility / Playground	Min. 5%	Min. 7%	Min. 7%	Min. 7%	Min. 7%	Min. 10%
2.	Graveyard	Min. 2%	Min. 2%	Min. 2%	Min. 2%	Min. 2%	Min. 2%
3.	Commercial	Max 5%	Max 5%	Max 5%	Max 7%	Max 10%	Max 5%
4.	Public Buildings	Min. 2%	Min. 2%	Min. 2%	Min. 3%	Min. 3%	Min. 3%
5.	Size of Residential Plot	Max. 1 kanal	Min. 4 kanal	Max. 2 kanal	Max. 2 kanal	Max. 4 kanal	Min. 2 kanal (block area)
6.	Internal Roads	Min. 30 feet	Min. 40 feet	Min. 30 feet	Min. 30 feet	Min. 30 feet	Min. 30 feet
7.	Site for Solid Waste Management	Min. 10 Marla plot	Min. 10 marla plot for 500 kanal and 10 marla plot for every additional 500 kanal.				Min. 5 Marla plot
8.	Grid Station Exclusive of Public Buildings	As per requirements of concerned department / agency.					
9.	Major Road (starts from entrance and serves major area of scheme)	Min. 30 feet	Min. 40 feet up to 300 kanal & Min.60 feet above 300 kanal	Min. 60 feet	Min. 70 feet	Min. 80 feet	Min. 40 feet
10.	Service Area/ Society Office	Min. 5 marla	Min. 10 marla	Min. 10 marla	Min. 15 marla	Min. 1 kanal	Min. 5 Marla
11.	Waste water Treatment Plant	As per requirements of the Water and Sanitation Agency or local government concerned, as the case may be (may be provided outside the housing schemes boundary subject to no objection certificate from the Water and Sanitation Agency or local government concerned, as the case may be";					

(b) after clause (a), the following shall be inserted:

"(aa) Low cost housing scheme (Planning Standards):

In case of the low cost housing scheme, planning standards of relevant category of the housing scheme shall apply except internal road, major road, parking and size of residential plot shall be as under:

(a) the 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) the minimum width of a major road shall be as under:
 - (i) thirty feet in a housing scheme covering an area less than hundred kanal;
 - (ii) forty feet in a housing scheme covering an area of above one hundred kanal up to three hundred kanal; and
 - (iii) fifty feet in a housing scheme exceeding three hundred kanal;
- (d) in front of commercial area, parking strip having minimum depth of fifteen feet shall be provided; and
- (e) size of residential plot shall not exceed five marla.”;

(c) in clause (b):

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

“(vii) approval of design and specification of water supply, sewerage, drainage system, electricity and street light network, telecommunication and internet cable network, road network, solid waste management system in accordance with the rules from the department responsible for approval of the same, where the sponsor shall:

- (a) provide internal infrastructure and underground services corridor; and
 - (b) provide septic tank in each plot, in case public sewerage system is not available;”;
- and

(ii) in sub-clause (ix), in clause (b):

- a. in clause ii., at the end, the word “and” shall be omitted; and
- b. after clause iii., the following shall be inserted:

“iv. land is not notified by the Government for any public purpose; and

- v. 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;";
- (d) in sub-clause (xiv), at the end, the word "and" shall be omitted; and
- (e) in sub-clause (xv), at the end, for the "full stop", the expression "; and" shall be substituted and thereafter, the following shall be inserted:
 - "(xvi) 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, in sub-rule (3), at the end, the following shall be inserted:
 - "In case of deposit work by the Water and Sanitation Agency or local government concerned, as the case may be, the sponsor shall pay the required cost to the Water and Sanitation Agency or local government concerned, as the case may be, within one year of sanction of the housing scheme."
- 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 19, for sub-rule (1), the following shall be substituted:
 - "(1) A sponsor shall ensure that utility services such as water supply, sewerage, sui gas, electricity, telecommunication and internet cable lines are laid underground before construction of roads. No cable or wire or pipe shall be provided or laid down above the ground level."
- 9. In rule 20:
 - (a) the existing provision shall be numbered as "(1)"; and
 - (b) after sub-rule (1), so numbered, the following shall be inserted:
 - "(2) The Water and Sanitation Agency or local government concerned, as the case may be, 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.”.

10. In rule 21, after sub-rule (2), the following shall be inserted:

“(3) 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 local government concerned in accordance with clause (d) of sub-rule (1).

(4) 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.

(5) 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.

(6) In case of an area other than the area mentioned in sub-rule (5), 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 28 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.”.

11. In rule 22, after sub-rule (3), the following shall be inserted:

“(4) 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.”.

12. For rule 28, the following shall be substituted:

"28. Penalty for illegal development.- In case a sponsor develops or continues to develop a housing scheme without approval of local government concerned or fails to develop a housing scheme within the stipulated period after its approval, the local government concerned, besides any other action, shall impose the following fine:

- (a) five thousand rupees per day till the default continues in respect of the housing scheme having an area up to three hundred kanal;
- (b) ten thousand rupees per day till the default continues in respect of the housing scheme having an area more than three hundred kanal but up to five hundred kanal;
- (c) fifteen thousand rupees per day till the default continues in respect of the housing scheme having an area more than five hundred kanal but up to one thousand kanal; and
- (d) twenty thousand rupees per day till the default continues in respect of the housing scheme having an area more than one thousand kanal.

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

13. In rule 32:

- (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 words "vetting by an independent third party professional organization and notification by" shall be substituted; and

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

- (c) sub-rule (3) shall be omitted.

14. For rule 33, the following shall be substituted:

"33. 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 allottee."

15. In rule 34, 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 housing scheme of an area more than three hundred kanal up to five thousand kanal; and"; and

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

"(iv) seven years, in case of an area above five thousand kanal; and ".

16. For rule 38, the following shall be substituted:

"38. Management of housing scheme.- (1) After completion of development works except in case of cooperative society, a management committee shall be responsible for maintenance and management of the housing scheme. Till completion of development works, the sponsor shall be responsible for maintenance and management of the housing scheme.

(2) The management committee shall be constituted by the local government concerned for a period of three years comprising of following seven members:

- (a) three members nominated by the sponsor; and
- (b) four community members preferably technical experts or professionals such as retired government officer, town planner, doctor, engineer, financial expert, lawyer, teacher *etc.*, nominated by the local government concerned who shall be residents as well as owners:

Provided that in case of non-availability of representatives of the sponsor, equal number of community members shall be nominated by the Head of local government concerned.

(3) The management committee shall, within fifteen days of its constitution, convene its first meeting through an authorized officer of the local government concerned and elect a Convenor and Secretary from amongst its members by majority of votes.

(4) The Convenor of the management committee shall convene meeting, ensure implementation of decision of the management committee and act as the principal representative of the management committee in all administrative and financial matters. In case of equality of votes, the Convenor shall have a casting vote.

(5) The Secretary of the management committee shall be responsible for issuance of notices of meetings, maintenance of record of proceedings and other relevant correspondence and such other functions as may be assigned by the management committee.

(6) The management committee may, by resolution, authorize the Convenor along with Secretary or any other member to jointly operate the bank account of the management committee.

(7) In case of any dispute regarding the management committee, the matter shall be referred to the Head of local government concerned for redressal of grievances.

(8) The management committee 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.*

(9) The management committee may impose fee upon resident or owner of plot to disburse the expense incurred on the maintenance and management of the housing scheme. In case of default in payment of fee by the resident or plot owner, the management committee may discontinue the provision of services to such defaulter.

(10) All the 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 local government concerned.

(11) Notwithstanding anything contained in this rule, the Government or any of its office or agency or local government concerned may, at any time, as it deems appropriate, take over management and maintenance of services in the housing scheme.”.

17. 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 local government concerned 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 local government concerned.

(6) In the housing schemes mentioned under sub-rule (5), the local government concerned 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.”.

18. 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 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 land, assets, rights and liabilities from the old sponsor to new sponsor."

19. In rule 43:

- (a) in sub-rule (7), at the end, 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 (12), the following shall be substituted:

"(12) 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 local government concerned;
- (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.”.

20. In rule 46, for sub-rule (2), the following shall be substituted:

“(2) The planning standards of the repealed Punjab Private Housing Scheme and Land Sub-division Rules 2010 may be applied on the applications pending at the time of repeal subject to the condition that scrutiny fee was duly deposited in the bank account of local government concerned before repeal.”.

SECRETARY

GOVERNMENT OF THE PUNJAB
LOCAL GOVERNMENT AND COMMUNITY
DEVELOPMENT DEPARTMENT”

(MUHAMMAD ASIF BALAL LODHI)

SECRETARY

Government of the Punjab
Law and Parliamentary Affairs Department