



GOVERNMENT OF KHYBER PAKHTUNKHWA
LOCAL GOVERNMENT, ELECTIONS & RURAL
DEVELOPMENT DEPARTMENT

57

NOTIFICATION

Peshawar, dated 03rd December, 2025 / 4742

No. SO(UADAs)/LG/1-34/LUBC/2025 In pursuance of the Chief Secretary, Government of Khyber Pakhtunkhwa, approval in the case titled "Issuance of NOCs for Housing Schemes by Registrar Cooperative Societies", and in exercise of powers vested under the Khyber Pakhtunkhwa Land Use and Building Control Act, 2021 (LUBCA), the Local Government, Elections & Rural Development Department hereby issues the following instructions: -

- i. Under Section 22 of the Khyber Pakhtunkhwa Land Use and Building Control Act, 2021, no person, organization or government agency shall undertake any land development, road remodeling, building construction or related activity without obtaining mandatory development permission from the Khyber Pakhtunkhwa Building Control Authority (KP-BCA).
- ii. The Act ibid contains an overriding clause and shall prevail over all other existing laws to the extent of inconsistency. Accordingly, issuance of NOCs for land development or housing schemes falls exclusively within the regulatory domain of KP-BCA under LUBCA, 2021.
- iii. The Registrar Cooperative Societies, Khyber Pakhtunkhwa shall not issue any No Objection Certificates (NOCs) pertaining to land development, layout approval, housing schemes, or allied development permissions falling within the ambit of Section 22 of LUBCA, 2021.
- iv. The Cooperative Housing Societies registered under the Cooperative Societies Act, 1925 (as amended 2020) shall continue to be regulated by the Cooperative Department regarding their registration, audit, inspection, internal management and safeguarding of members' interests; however, their external development, land use, planning and building control shall mandatorily require development permission from the KP-BCA under LUBCA.
- v. All government departments, authorities, bodies, and agencies shall ensure strict compliance with LUBCA, 2021 and shall not process or entertain any request for development permissions, NOCs or housing scheme approvals without prior clearance from the KP-BCA. Any actions taken or NOCs issued in contravention of Section 22 of LUBCA shall be deemed without lawful authority.

Sd/-

SECRETARY,

GOVERNMENT OF THE KHYBER PAKHTUNKHWA
LOCAL GOVERNMENT, ELECTIONS AND RURAL
DEVELOPMENT DEPARTMENT

ENDST; NO.& DATE EVEN

Copy forwarded to the:

1. Principal Secretary to Governor, Khyber Pakhtunkhwa.
2. Principal Secretary to Chief Minister, Khyber Pakhtunkhwa.
3. Additional Chief Secretary, Khyber Pakhtunkhwa.
4. Senior Member Board of Revenue, Khyber Pakhtunkhwa.
5. All Administrative Secretaries in Khyber Pakhtunkhwa.
6. All Divisional Commissioners in Khyber Pakhtunkhwa.
7. PSO to Chief Secretary, Khyber Pakhtunkhwa.
8. Registrar, Khyber Pakhtunkhwa Service Tribunal.
9. Registrar, Peshawar High Court, Peshawar.
10. Director General, Land Use & Building Control Authority.
11. Director General, Local Government, Peshawar.
12. Director General, Peshawar Development Authority.
13. All Deputy Commissioners in Khyber Pakhtunkhwa.
14. Chief Planning Officer, LG,E&RD Department
15. Secretary, Local Council Board, Peshawar.
16. Deputy Director (IT), LG,E&RD Department.
17. All Directors, Urban Areas Development Authorities.
18. All Section/ Planning Officers, LG,E&RD Department.
19. PS to Secretary LG,E&RD Department.

03.12.2025
SECTION OFFICER (UADAs)