



KHYBER PAKHTUNKHWA

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GOVERNMENT OF KHYBER PAKHTUNKHWA
LOCAL GOVERNMENT ELECTION AND RURAL DEVELOPMENT,
DEPARTMENT

THE KHYBER PAKHTUNKHWA LAND-USE AND BUILDING CONTROL
AUTHORITY

NOTIFICATION

Peshawar Dated, the 2nd March, 2026.

No.Dir.(Planning)/LUBCA/General File/1-1/2026: In exercise of the powers conferred by clause (e) of sub-section (1) of section 52 of the Khyber Pakhtunkhwa Land-Use and Building Control Act, 2021 (Khyber Pakhtunkhwa Act No. XXXII of 2021), read with clause (c) of section 4 thereof, the Provincial Land-Use and Building Control Council is pleased to make the following Regulations, namely:

THE KHYBER PAKHTUNKHWA HOUSING SCHEMES (PLANNING, DEVELOPMENT AND CONTROL) (AMENDMENT) REGULATIONS, 2026

Chapter-I General

1. Short title and commencement. —(1)These Regulations may be called the Khyber Pakhtunkhwa Housing Schemes (Planning, Development and Control) (Amendment) Regulations, 2026.

(2) These regulations shall come into force at once.

2. New insertion in Regulation 14 as 14 (3) .—(1) After the regulation 14(2) the following new regulation shall be added as 14(3)

The developer shall ensure provision of rainwater harvesting system in all the open areas as well as parks and other prominent areas as per standard laid by the Government.

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3. **New insertion in Regulation 22 as 22 (2) .---**(1) After the regulation 22(1) the following new regulation shall be added as 22(2)

The developer shall establish and maintain a publicly accessible website that must contain the following information:

- a. Name and registration number of the society.
- b. Location and area of the society.
- c. Approved master plan with clear demarcation of residential, commercial, and recreational areas.
- d. Details of all amenities and facilities planned for the society (e.g. schools, hospitals, parks).
- e. Plot numbers and sizes.
- f. Names and contact information of all plot allottees.
- g. Status of plot payments and developments charges.
- h. Details of all financial transactions related to the society, including revenue and expenditure.
- i. Audit reports and financial statement.
- j. Copies of all relevant approvals and licenses obtained from the concerned authorities.
- k. Information on any legal disputes or litigation related to the society.

4. **New insertion in Regulation 25 as 25 (h) .---**(1) After the regulation 25(g) the following new regulation shall be added as 25(h)

The developer shall also publish the details of all plots with credentials of allottees to include names and ID Card number in a local newspaper once in a year preferably in the month of July.

5. **New insertion in Regulation 26 as 26 (j) .---**(1) After the regulation 26(i) the following new regulation shall be added as 26(j)

No file without physical plot number duly allotted should be sold to any allottee. This includes all categories of plots.

6. **Substitution of regulation 45(1).---**(1)In the said regulation the following shall be substituted as regulation 45(1)

(1) A developer shall deposit a housing scheme approval fee (non-refundable) along with application at the following rates:

S. No.	Category of Housing Scheme.	Fee for Scheme Approval.
1.	Category- D (10 to 50 Kanal).	Rs. 20,000/Kanal
2.	Category- C (51-100 Kanal).	Rs. 20,000/Kanal
3.	Category-B (101-200 Kanal).	Rs. 25,000/Kanal
4.	Category-A (201-500 Kanal).	Rs. 20,000/Kanal
5.	Mega Housing Scheme (Above 500 Kanal).	Rs. 20,000/Kanal
6.	Farm housing scheme (not less than 100 Kanal)	Rs. 25,000/Kanal
7.	Apartment housing scheme (not less than 25 Kanal)	Rs. 30,000/Kanal

7. **Substitution of regulation 54(2).---**(1) In the said regulation the following shall be substituted as regulation 54(2).

(2) The Scrutiny Committee, while exercising its powers, may be guided by the following table Schedule of fee for regularization for different type of violations as under:

S.No.	Type of Violation.	Schedule of fee for regularization
1.	Non-conforming land use.	Fixed Amount may imposed as penalty i.e. Category D Rs. 100,000 Category C Rs. 200,000 Category B Rs. 300,000 Category A Rs. 400,000 Category Mega Rs. 500,000.
2.	Missing parks or open spaces.	Equal to the value of the deficient land as per residential value in applicable valuation table.
3.	Missing graveyard.	Equal to the value of deficient land as per residential value in applicable valuation table or provide alternate land within a radius up to 5 kilometers from location of such irregular housing scheme.
4.	Missing public buildings.	Equal to the value of deficient land as per applicable residential valuation table.
5.	Access road width is less than the required planning standard.	Fixed Amount may imposed as penalty i.e. Category D Rs. 100,000 Category C Rs. 200,000 Category B Rs. 300,000 Category A Rs. 400,000 Category Mega Rs. 500,000
6.	Internal road width is less than the prescribed standards.	Equal to the value of deficient land as per applicable residential valuation table.
7.	Missing civic facilities such as water supply, sanitation, drainage and sewerage line etc.	Equal to the engineering cost estimates for provision of such services, subject to the condition that such cost shall be borne by the residents' society on cost sharing basis proportionately in case the developer or investor is not traceable.
8.	Missing any NOC's required for grant of permission.	One time waiver with fine as may be determined by the committee on case-to-case basis.

Secretary
To Government of the Khyber Pakhtunkhwa
Local Government, Elections and Rural Development Department.

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