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**ISLAMABAD, WEDNESDAY, MARCH 8, 2023**

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**PART II**

**Statutory Notifications (S. R. O.)**

**GOVERNMENT OF PAKISTAN  
EVACUEE TRUST PROPERTY BOARD**

**NOTIFICATION**

*Lahore, the 2nd March, 2023*

**S. R. O. 298(I)/2023.**—In exercise of the powers conferred by under Section 4(2)(r) and 30 of Evacuee Trust Properties (Management & Disposal) Act 1975 (XIII of 1975), the Evacuee Trust Property Board with the prior approval of the Federal Government *vide* F. No. 4(11)/2007-P-II dated 22nd February, 2023, is pleased to direct that the following further amendments shall be made in the Scheme for the Management and Disposal of Urban Evacuee Trust Properties, 1977.

After paragraph 18-G, the following new paragraph shall be added, namely:—

**“18H Development of Evacuee Trust / DHA open plot or residential purpose.**—If the Board decides to develop open plot in Defense Housing Authority (DHA) for residential purpose permission shall be granted by the Chairman, ETP Board, subject to the following conditions, namely:—

(755)

Price : Rs. 6.00

- (a) Plots shall be leased out through open public auction for initial period of thirty (30) years renewable for similar period subject to fresh terms and conditions as may be approved by the Board;
- (b) Valuation of these plots shall be assessed by the 3rd party valuator;
- (c) Reserve Non-Refundable Security (NRS) shall be minimum thirty percent (30%) of the market value assessed by the 3rd party valuator;
- (d) Construction period shall be two years;
- (e) The highest bidder shall pay provisional rent @ Rupees Fifty percent (50%) of the offered rent during the construction period;
- (f) The highest bidder shall be bound to pay full rent on completion of construction or after expiry of construction period of two years whichever is earlier;
- (g) Rupees four (4/-) per sq.ft. of total area of plot shall be charged after completion of construction.
- (h) The successful bidder shall pay one year rent in advance;
- (i) The rent shall be enhanced @ Rs.10% per annum with minimum 30% increase after expiry of lease period of thirty (30) years on prevailing rent that time;
- (j) In case of change of tenancy rights to another person, no enhancement of rent shall be made and change of tenancy fee equal to ten (10) months on prevailing rent shall be charged and tenancy rights shall be transferred for remaining period of lease;
- (k) Agreement shall be executed by the highest bidder and subsequent transferee;
- (l) Auction proceeding shall be conducted by a committee comprising:-
- i. A representative of the Board's Headquarter not below the rank of Deputy Secretary to be nominated by the Chairman, ETPB;
  - ii. Administrator of concerned zone;
  - iii. Deputy Administrator or Assistant Administrator concerned;

- iv. A representative of District Revenue Officer not below BPS-16 officer; "Provided that three members shall constitute the quorum of the Committee";
- (m) All the members of the Board will be extended an open invitation to supervise the auction proceedings;
- (n) Approval of auction proceedings shall be accorded by the Chairman, ETP Board;
- (o) On the expiry of period the new construction or structure so raised, shall for all intents and purposes, vest in the Board free from all encumbrances;
- (p) The lessee shall not be entitled to secure loan from a Bank, financial institution, cooperative society or any person by mortgaging the property to be developed;
- (q) The agreement for the construction shall be subject to the provision of the Act and the Scheme made thereunder;
- (r) In case of any contravention of any term or condition of the agreement for lease or as the case may be development of plot, the agreement shall liable to cancellation and the lessee shall be ejected as provide under section 25 of the Act, forthwith;
- (s) NRS (Non-Refundable Security) shall be fixed by the Chairman or as the case may be by the Board;
- (t) The case of construction shall be borne by the lessee; and
- (u) The building plan shall be subject to Municipal / DHA by laws and shall be got approved by the lessee at his own expense before starting construction work."

[No. ETP/ANZ/244/23.]

MUHAMMAD NASIR AKRAM,  
*Secretary.*