

LOW INCOME HOUSING

Punjab Housing and Town Planning Agency (PHATA) was established in the year 2002 under an Ordinance for development of low income housing schemes and comprehensive system of town planning (provincial, regional, district, tehsil and union council level) for systematic and integrated growth of urban and rural areas in Punjab. This sector is notionally depicted under the development program and its projects are funded out of revolving fund / non-development budget by the Finance Department. PHATA has also been empowered to implement Joint Venture Projects.

Vision

Provide decent and affordable shelter for all in the Province.

Policy

- Focus on Area Development Schemes (ADS) and 3-Marla Housing Schemes under Pro-Poor Initiative
- Identify potential areas and projects based on Joint Venture (JV), PPP and BOT modalities for housing sector infrastructure.
- Immediate submission of completion reports on prescribed format (PC-IV)
- Evolve mechanism and ensure immediate transfer of completed schemes and their services infrastructure to the concerned agencies/association of the inhabitants for self-sustained maintenance
- Prepare land use, investment and asset management plans for systematic growth of urban areas and future investment in housing sector.
- Develop satellite, intermediate and Industrial towns as employment centers.

Funding Strategy (2012-13)

- Maximum funding for provision of infrastructure on sites where land acquisition and partial development has already been completed.
- Provision for land acquisition and partial development for new sites under pro-poor initiative.
- Sufficient funding to fast moving approved projects.

Objectives / Strategic Interventions

- Development of comprehensive criteria for selection of district / city.
- Review of existing criteria for selection of site / location and applicants.
- Development of ADS and 3-Marla Housing Schemes for low income groups.
- Joint Venture (JV), PPP and BOT mode projects identification.
- Transfer of completed schemes to the TMAs.

Bench Marks For MTFD (2012-15)

(Million Rs.)

Existing housing stock in Punjab	12.850
No. of Plots developed by PHATA/H&PP	0.104
Housing Requirement (current)	4.250
Annual demand in Punjab	0.330
Annual production in Punjab	0.170
Annual recurring shortfall in Punjab	0.160

MTDF Targets (2012-13 to 2014-15)

Year	No. of Plots to be developed
2012-13	10,000
2013-14	15,000
2014-15	10,000

Trend of Allocation

(Million Rs.)

Sr. No	Year	Allocation
1	2007-08	600.000
2	2008-09	1,700.000
3	2009-10	2,500.000
4	2010-11	650.000
5	2011-12	1,200.000
6	2012-13	1,500.000

LOW INCOME HOUSING: SUMMARY

(Million Rs.)

Type / Sub Sector	No. of Schemes	Provision for 2012-13				Projection for 2013-14	Projection for 2014-15
		Capital	Revenue	Foreign Aid	G. Total (Cap+Rev)		
<u>ON-GOING SCHEMES</u>							
Infrastructure Development (ADS)	2	120.000	0.000	0.000	120.000	39.326	0.000
Land Acquisition & Partial Development (ADS)	1	100.000	0.000	0.000	100.000	0.000	0.000
Pro-Poor Housing Infrastructure Development	1	141.583	0.000	0.000	141.583	0.000	0.000
Total: ON-GOING SCHEMES	4	361.583	0.000	0.000	361.583	39.326	0.000
<u>NEW SCHEMES</u>							
Infrastructure Development (ADS)	2	370.000	0.000	0.000	370.000	250.000	0.000
Land Acquisition & Partial Development (ADS)	3	325.000	0.000	0.000	325.000	500.000	0.000
Pro-Poor Housing Infrastructure Development	1	75.000	0.000	0.000	75.000	96.725	0.000
Pro-Poor Housing Land Acquisition & Partial Development	3	268.417	0.000	0.000	268.417	131.583	0.000
Block	1	100.000	0.000	0.000	100.000	0.000	0.000
Total: NEW SCHEMES	10	1,138.417	0.000	0.000	1,138.417	978.308	0.000
Grand Total	14	1,500.000	0.000	0.000	1,500.000	1,017.634	0.000

LOW INCOME HOUSING

(Million Rs.)

GS No	Scheme Information Approval Date / Location / Scheme ID	Est. Cost	Accum. Exp June, 12	Provision for 2012-13			MTDF Projections		Throw fwd Beyond June, 2015
				Cap	Rev	G. Total (Cap+Rev)	2013-14	2014-15	
1	2	3	4	5	6	7	8	9	10

ON-GOING SCHEMES

Infrastructure Development (ADS)

1759	ADS, Narowal.(50 Acre) 15-12-2010 Narowal URD10-18181718301-0001	114.786	71.507	43.279	0.000	43.279	0.000	0.000	0.000
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1760	ADS, Jalalpur Pirwala.(50 Acre) 04-01-2012 Multan URD11-18182621201-0001	146.047	30.000	76.721	0.000	76.721	39.326	0.000	0.000
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Sub-Total: Infrastructure Development (ADS)		260.833	101.507	120.000	0.000	120.000	39.326	0.000	0.000
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Land Acquisition & Partial Development (ADS)

1761	ADS-II, Sheikhpura.(106 Acre) Approved Sheikhpura URD11-18182119701-0002	293.181	277.804	100.000	0.000	100.000	0.000	0.000	0.000
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Sub-Total: Land Acquisition & Partial Development (ADS)		293.181	277.804	100.000	0.000	100.000	0.000	0.000	0.000
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Pro-Poor Housing Infrastructure Development

1762	Low Income Housing Scheme, Sillanwali (50 Acre) 07-03-2012 Sargodha URD11-18180513201-0003	171.583	30.000	141.583	0.000	141.583	0.000	0.000	0.000
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Sub-Total: Pro-Poor Housing Infrastructure Development		171.583	30.000	141.583	0.000	141.583	0.000	0.000	0.000
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Total: ON-GOING SCHEMES		725.597	409.311	361.583	0.000	361.583	39.326	0.000	0.000
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NEW SCHEMES

Infrastructure Development (ADS)

1763	ADS-IV, Sialkot.(200 Acre) Un-Approved Sialkot URD12-18181600001-0001	500.000	0.000	250.000	0.000	250.000	250.000	0.000	0.000
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1764	ADS-II, Renala Khurd.(50 Acre) Un-Approved Okara URD12-18182019301-0002	120.000	0.000	120.000	0.000	120.000	0.000	0.000	0.000
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Sub-Total: Infrastructure Development (ADS)		620.000	0.000	370.000	0.000	370.000	250.000	0.000	0.000
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Land Acquisition & Partial Development (ADS)

1765	ADS, Lodhran.(50 Acre) Un-Approved Lodhran URD12-18182721701-0003	125.000	0.000	125.000	0.000	125.000	0.000	0.000	0.000
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1766	ADS-IV, Bahawalpur.(100 Acre) Un-Approved Bahawalpur URD12-18183323801-0004	350.000	0.000	100.000	0.000	100.000	250.000	0.000	0.000
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LOW INCOME HOUSING

(Million Rs.)

GS No	Scheme Information Approval Date / Location / Scheme ID	Est. Cost	Accum. Exp June, 12	Provision for 2012-13			MTDF Projections		Throw fwd Beyond June, 2015
				Cap	Rev	G. Total (Cap+Rev)	2013-14	2014-15	
1	2	3	4	5	6	7	8	9	10
1767	ADS-IV, Rahim Yar Khan (100 Acre) Un-Approved Rahim Yar Khan URD12-18183525201-0005	350.000	0.000	100.000	0.000	100.000	250.000	0.000	0.000
Sub-Total: Land Acquisition & Partial Development (ADS)		825.000	0.000	325.000	0.000	325.000	500.000	0.000	0.000
Pro-Poor Housing Infrastructure Development									
1768	Low Income Housing Scheme, Pasrur.(50 Acre). Un-Approved Narowal URD12-18181718301-0006	181.725	0.000	75.000	0.000	75.000	96.725	0.000	0.000
Sub-Total: Pro-Poor Housing Infrastructure Development		181.725	0.000	75.000	0.000	75.000	96.725	0.000	0.000
Pro-Poor Housing Land Acquisition & Partial Development									
1769	Low Income Housing Scheme II, Kasur(50 Acre). Un-Approved Kasur URD12-18181918901-0007	150.000	0.000	50.000	0.000	50.000	100.000	0.000	0.000
1770	Low Income Housing Scheme, Chishtian.(50 Acre). Un-Approved Bahawalnagar URD12-18183424601-0008	150.000	0.000	150.000	0.000	150.000	0.000	0.000	0.000
1771	Low Income Housing Scheme, Haroonabad.(50 Acre) Un-Approved Bahawalnagar URD12-18183424601-0009	100.000	0.000	68.417	0.000	68.417	31.583	0.000	0.000
Sub-Total: Pro-Poor Housing Land Acquisition & Partial Development		400.000	0.000	268.417	0.000	268.417	131.583	0.000	0.000
Block									
1772	Block Allocation for Rehabilitation of Completed Schemes in Punjab for their Transfer/handing over to the TMAs. Un-Approved Punjab URD12-27279900013-0010	100.000	0.000	100.000	0.000	100.000	0.000	0.000	0.000
Sub-Total: Block		100.000	0.000	100.000	0.000	100.000	0.000	0.000	0.000
Total: NEW SCHEMES		2,126.725	0.000	1,138.417	0.000	1,138.417	978.308	0.000	0.000
Grand Total		2,852.322	409.311	1,500.000	0.000	1,500.000	1,017.634	0.000	0.000