

**HIGH RISE FLATS AT WARSAK -I, PESHAWAR**  
**PROVINCIAL HOUSING AUTHORITY**  
**HOUSING DEPARTEMENT**





## 1. ABOUT PHA

The Provincial Housing Authority was established in 2005 through an Act called The Khyber Pakhtunkhwa Housing Authority Act 2005, under the administrative control of Housing Department. It is entrusted with the task to achieve the objective of “Housing for All” including housing for shelter less Government servants in the form of cost efficient, affordable, environmentally friendly and comfortable residential units.

## 2. Projects Of PHA

COMPLETED PROJECTS			
<b>Mulazai Housing Scheme Peshawar</b>			
Total Area	190 kanal		
Location	Warsak Road, Peshawar		
Total No. of Plots	371		
Categories	5 & 10 Marlas		
ONGOING PROJECTS			
<b>Jalozai Housing Scheme at Jalozai, District Nowshera</b>		<b>Construction of High Rise Flats for Serving / Retired Govt. Servants of KPK and Retired Federal Govt. servants</b>	
Total Area	8905 kanals 4 Marlas	Total Area	28 Kanals
Location	Jalozai, Cherat Road Nowshera	Location	Phase V Hayatabad
No. of Plots	9477	No. Of Flats	144
Categories	5, 7 , 10 and 20 Marlas	Categories	1675 ,2100 , 2575 sft

High rise flats warsak-II peshawar



Rehman baba complex Ring road  
Peshawar

Hangu Township District Hangu		Jerma Housing Scheme Kohat	
Total Area	8354 Kanal	Total Area	300 Kanal
Location	Sumari Lachi Road, Hangu	Location	Kohat- Bannu road near KUST
No of plots	10162	No of Plots	463
Categories	3,5,10,20 and 40 Marlas	Categories	5 & 10 Marlas
Havelian Housing Scheme, Abbottabad		NAYA PAKISTAN Housing Scheme at Jalozei, District Nowshera	
Total Area	218 Kanal	Total Area	150 Kanal
Location	Banda Atai Khan Road	Location	Jalozei, Cherat Road Nowshera
Nos of Plots	219	Nos of Flats	1320
Categories	5 Marlas & 10Marlas	Categories	780 sft



### 3. PROJECT BRIEF

In compliance with the Prime Minister's vision and the Chief Minister's directions to provide housing to Government Employee and General Public, Provincial Housing Authority introduces "High Rise Flats at Warsak I", providing a safe, secure and protected environment for your children and loved ones.



#### 4. AFFORDABLE COMFORT IN A DISTINCT STYLE



HIGH RISE FLATS AT WARSAK-I is your opportunity to get a luxury apartment in a secure environment of Peshawar. The project offers facilities that cater to contemporary needs of urban living i.e. Generators as backup for Elevators, Community Club, Shopping Mall, Security System, Gymnasium for Fitness, Banquet Facilities along with Maintenance and Garbage Disposal Services.

HIGH RISE FLATS AT WARSAK-I promises to be a project aimed at provision of such modern amenities at affordable prices. With optimized utilization of space, the concept of community living is being encouraged as is the case in major cosmopolitan centres of the world. As per planning of the project, 160 apartments having different categories will be constructed on this site having an area of 5 Kanal 11 Marla, out of which 49% apartments will be allotted to the Provincial Government Employees whereas 51 % shall be allotted to General Public.

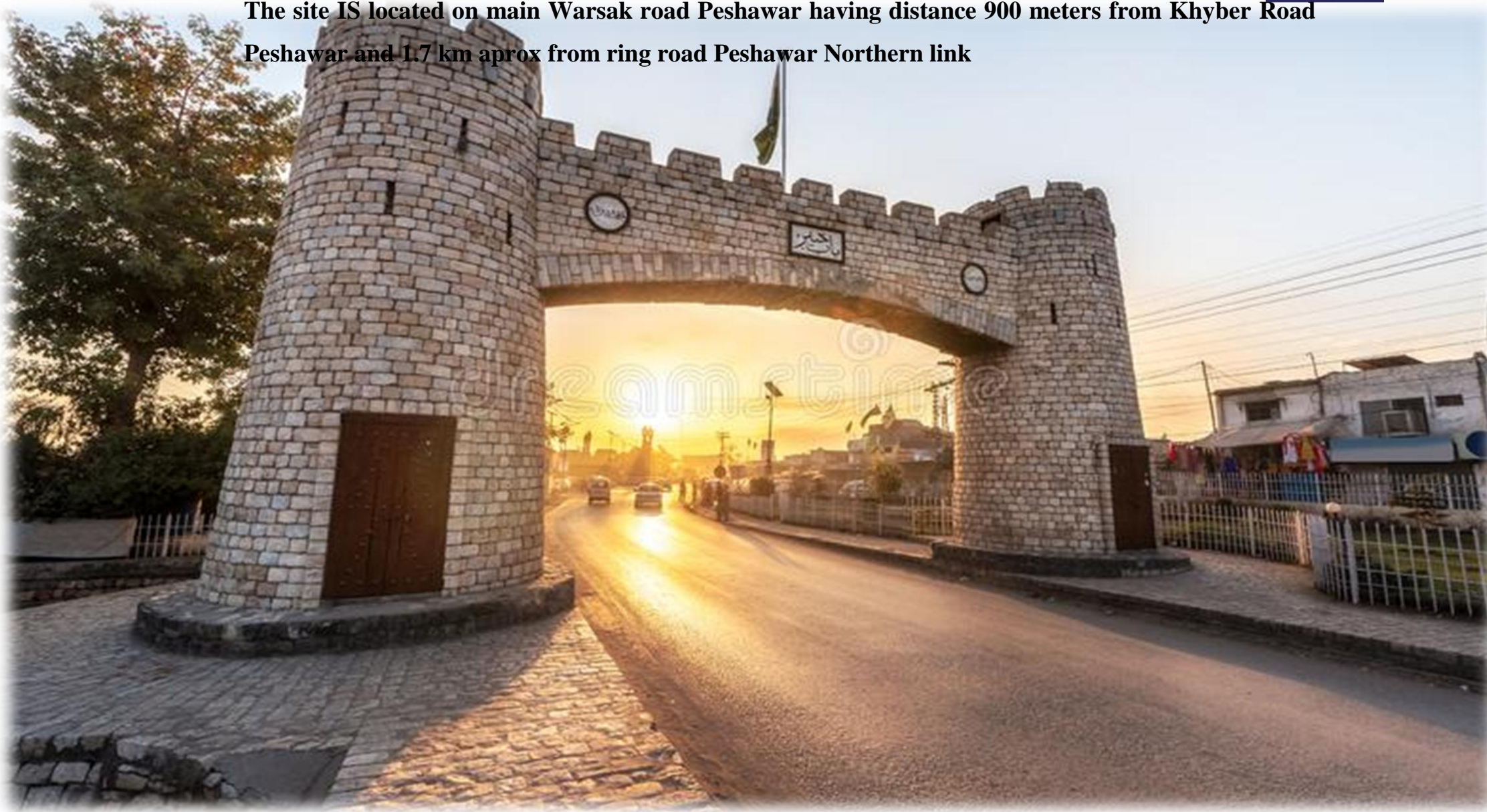
#### Deliverables

CATEGORY	COVERED AREA(SFT)	NO. OF FLATS ON EACH FLOOR	COST PER SFT	TOTAL NO. OF FLATS
1	1200	11	8509	110
2	720	4	8509	40
3	350	1	8509	10
Total				160



## 5. IDEAL LOCATION

The site IS located on main Warsak road Peshawar having distance 900 meters from Khyber Road Peshawar and 1.7 km aprox from ring road Peshawar Northern link



## Location of site



Ring Road: 1.7 KM

Motorway: 12 Km

Secretariat: 3.2 KM

Peshawar Saddar: 3 KM

## PEACEFUL & DECENT LIFE /

### PROVISION OF FACILITIES

The place is exclusively chosen to offer a peaceful and decent life - a best place to establish your dream home.

- Easy and hassle-free approach
- Proper security arrangements
- Environment friendly
- Value addition through inbuilt modern residential living amenities
- Food courts
- Prayer hall
- Shopping Malls
- High speed elevators





## 8. AMENITIES & LEISURES



**HIGH RISE FLATS AT WARSAK-I provides modern lifestyle Amenities and Leisure**

### HIGH SPEED ELEVATORS

High Speed Elevators in every block for convenience of the residents



### SECURITY SYSTEM

community, providing a fully secured environment



### SHOPPING MALL/SUPER MARKET

A Shopping Mall/Super Market to fulfil your daily household needs



### CHILDREN PLAY AREA

Children Play Area with modern facilities



### GARBAGE DISPOSAL

Garbage collection service on every floor for immediate disposal



### BACKUP GENERATORS

24- hours backup generators providing electricity supply to corridors & elevators in case of power failure



### MAINTENANCE SERVICE

24 hours maintenance services at your door step



### FIRE FIGHTING SYSTEM

State of the art firefighting system to protect the precious lives and property



### RESTAURANTS

Standard Restaurants with the taste of local and international food



## 9. ACCOMODATION PLANS

### Category A Apartments

(Covered Area 1200 Sft)

#### CATEGORY A 1200 SFT

BED ROOM-1	13'-6" x 11'-0"
BED ROOM-2	12'-0" x 11'-7"
LOUNGE	17'-1" x 10'-6"
KITCHEN	7'-0" x 11'-9"
BATH ROOM -1	6'-9" x 7'-4"
POWDER	4'-4" x 8'-4"
BATH ROOM -2	6'-9" x 7'-4"
TERRACE	12'-1" x 3'-6"



## Category B Apartments

(Covered Area 720 Sft)

### CATEGORY B 720 SFT

BED ROOM-1	13'-3" x 12'-0"
BED ROOM-2	13'-3" x 12'-7"
LIVING ROOM	13'-0" x 12'-7"
KITCHEN	8'-0" x 10'-0"
BATH ROOM -1	7'-6" x 5'-6"
BATH ROOM -2	5'-0" x 7'-0"



## Category C Apartments

(Covered Area 350 Sft)

### CATEGORY C 350 SFT

<b>BED ROOM-1</b>	<b>12'-6" x 10'-0"</b>
<b>KITCHEN</b>	<b>12'-0" x 6'-3"</b>
<b>BATH ROOM -1</b>	<b>7'-4" x 7'-0"</b>



## 10. ALLOCATION/DISTRIBUTION & ALLOTMENT OF APARTMENTS



A. 49% of the total apartments will be allocated to Provincial Government/ autonomous bodies' Employees and 51% of the total apartments will be allocated to the general public subject to the condition that neither of them have ever been allotted a house/plot/apartment from PHA-Khyber Pakhtunkhwa projects, whether launched individually or in partnership with federal departments/entities.

### B. Process of allotment

- i. Illegible entries, incomplete Application Forms shall not be entertained.
- ii. The applicant must specify the quota against which he/she is eligible to apply. Please note that PHA-KP reserves the right to amend the specified quota in the best interest of the Project.
- iii. After receipt of application forms, complete in all respects, initial scrutiny of the forms and credentials will be made.
- iv. Non entitled/ deficient applications will not be included in the balloting. A list containing applicants not included in the balloting will be displayed not later than 24 hours before the balloting on PHA web site/ PHA Facebook page.
- v. After completion of the scrutiny process, the flats will be allotted to the applicants through a transparent and impartial balloting.
- vi. The list of successful applicants will be displayed at PHA web site and official Facebook page and will also be communicated through E-mail and SMS. The successful applicants shall also be duly informed through Provisional Allotment Letters.
- vii. All the decision of AUTHORITY / BOARD OF PHA shall be binding on the applicants /allotees.



## 11. QUOTA DISTRIBUTION

### QUOTA WISE ALLOCATION OF FLATS

S.NO.	QUOTA	PERCENTAGE
1.	Government Servants/ Autonomous Bodies	49
a.	Provincial Government Serving Officers / Officials	45
b.	Provincial Government Retired Officers / Officials after 1-1-2017	3
c.	Provincial Autonomous bodies serving officers/ officials/ retirees1-1-2017	1
2.	General Public	51
a.	General Public	33
b.	Media Workers / Journalists	2
c.	Special Persons	1
d.	widows after 1-1-2017	2
e.	Minority	1
f.	Overseas	10
3.	PHA / Housing Department KP	2



## 12. QUOTA ELIGIBILITY CRITERIA



S.No.	Quota eligibility Criteria	Percentage
1.	<b>Government Servants/Autonomous Bodies</b>	<b>49</b>
	<b>Provincial Government Serving Officers / Officials:</b>	
1a	<p>Regular, serving Employees of Provincial Government Departments /Attached Departments &amp; their subordinate offices (declared as such and included in the Rules of Business), are eligible for allotment.</p> <ul style="list-style-type: none"> <li>• Provided they have earlier not been allotted any plot/ flats / housing unit through any of the schemes launched by PHA either individually or in partnership with any federal government entity / agency/ authority.</li> <li>• Bona fide residents of Khyber Pakhtunkhwa</li> <li>• Has not been convicted on corruption charges or has not been dismissed from government service</li> </ul>	<b>45</b>
	<b>Provincial Government Retired Officers / Officials after 1-1-2017</b>	
1b	<p>Those Employees of Provincial Department /Attached Departments &amp; their subordinate offices (declared as such and included in the Rules of Business), who retired on 1-1-2017 or subsequently from regular Provincial service are eligible</p> <ul style="list-style-type: none"> <li>• Subject to provision of retirement notification from regular government service/ pension book.</li> <li>• Provided they have earlier not been allotted any plot/ flat / housing unit through any of the schemes launched by PHA either individually or in partnership with any federal government entity/ agency/ authority.</li> <li>• Bona fide residents of Khyber Pakhtunkhwa</li> </ul>	<b>3</b>





### **Provincial Autonomous bodies' serving officers/ officials**

**1c** All regular Employees/ retirees of Autonomous/Semi-Autonomous bodies working under the Administrative Control of Provincial Government of Khyber Pakhtunkhwa are eligible to apply as per their entitlement, subject to the provision of the following;

- Proof of their being regular employees/ retirees of the organization from the head of their respective organisations
- Salary slip issued by their respective organizations
- They have earlier not been allotted any plot/ flat / housing unit through any of the schemes launched by PHA, whether individually or in partnership with any federal government entity/ agency/ authority, in the past
- They are bona fide residents of Khyber Pakhtunkhwa

1

### **General Public**

To be eligible for a flat/ housing unit under the quota of General Public;

- 2 a**
- The applicant should be a citizen of Pakistan holding valid CNIC/ NICOP
  - Bona fide resident of Khyber Pakhtunkhwa
  - He / she or their spouse has earlier not been allotted any plot/ flat / housing unit through any of the schemes launched by PHA, whether individually or in partnership with any federal government entity/ agency/ authority, in the past

33



## 2b Media Workers / Journalists

Flat shall be allotted only if the applicant fulfills the conditions given below and at the same verified by the Information Department Khyber Pakhtunkhwa. However, the following terms and conditions apply;

- Apply for Flat by depositing the prescribed 10% down payment
- Membership with the relevant registered Media Body
- Satisfactory/ good conduct
- He /she has earlier not been allotted any plot/ flat / housing unit through any of the schemes launched by PHA, either individually or in partnership with any federal government entity/ agency/ authority, in the past
- Journalist must be a full time employee of a newspaper/periodical/news agency or electronic media
- Journalist should be a bona fide resident of Khyber Pakhtunkhwa and must be based in Khyber Pakhtunkhwa
- Categorization of applicants and their entitlement of flat as decided by information and Broadcasting Department of KPK

2



## Special Persons

Special persons who have major disability would be considered such as;

- 2c
- Loss of use of one or more limbs
  - Total loss of eye sight
  - Paraplegia or hemiplegia
  - Wound injuries or diseases resulting in a disability due to which a person becomes incapacitated
  - Any other requirements prescribed by the committee constituted for the purpose
  - They have earlier not been allotted any plot/ flat / housing unit through any of the schemes launched by PHA, either individually or in partnership with any federal government entity/ agency/ authority, in the past.
  - They are bona fide residents of Khyber Pakhtunkhwa
- 1

## Widows

- 2d
- Widows whose husband died on or after 01-01-2017.
  - Provide Family Registration Certificate (FRC).
  - Death Certificate of Spouse.
  - Who have not entered into matrimonial bond after the death of the spouse (Affidavit required).
  - They or their spouses have earlier not been allotted any plot/ flat / housing unit through any of the schemes launched by PHA, either individually or in partnership with any federal government entity/ agency/ authority, in the past.
  - They are bona fide residents of Khyber Pakhtunkhwa.
- 1



2e	<p><b>Minorities</b></p> <ul style="list-style-type: none"><li>• All Minorities having proof of being member of minority community from their concerned religious office</li><li>• Must be a permanent resident of KPK (domicile certificates/CNIC/any other documents prescribed by PHA)</li><li>• They have earlier not been allotted any plot/ flat / housing unit through any of the schemes launched by</li></ul>	1
2f	<p><b>Overseas Quota</b></p> <p>All Pakistanis, hailing from Province of Khyber Pakhtunkhwa, residing abroad subject to provision of NICOP/ POC (Pakistan Origin Card) and other relevant proofs of their residence abroad, provided that;</p> <ul style="list-style-type: none"><li>• They have earlier not been allotted any plot/ flat / housing unit through any of the schemes launched by PHA, either individually or in partnership with any federal government entity/ agency/ authority, in the past</li><li>• They are bona fide residents of Khyber Pakhtunkhwa</li></ul>	10
3	<p><b>Housing/PHA Employees/Chairman office (1%)</b></p> <p>Flats shall be allotted to employees of Housing Department and PHA employees out of the quota reserved for the purpose on the basis of Length of Service prescribed from time to time</p>	2



## 12. TERMS AND CONDITIONS

**Note:** Please read all the Terms & Conditions for allotment of Apartment.

### General

- a. The allottee shall comply with and abide by the rules, regulations, bylaws, orders and/or directions that may be issued by Provincial Housing Authority-Khyber Pakhtunkhwa from time to time.
- b. Incomplete application forms will not be entertained.
- c. Apartment allotted to an applicant should not be used for any purpose other than residential.
- d. Excess charges, if any, will be levied under extremely unavoidable circumstances for which the allottee shall be taken into confidence prior to levy of such charges.
- e. The allottees shall pay all taxes, charges etc. if any, to the government agencies/authorities under the laws/rules/orders in force or that may come into force at a later stage.
- f. PHA-KP shall maintain steady progress of work according to the plan. However, PHA-KP does not accept responsibility for any delay in completion due to unforeseen circumstances or if allottees do not make payments according to the payment schedule.
- g. PHA-KP retains and reserves the right at all times to make any changes in designs and specifications of the project.



- h. Every applicant will abide by these Terms & Conditions in addition to the bye-laws, rules and regulations governing allotment, possession, ownership, transfer, NOC, Mortgage etc. enforced from time to time by PHA-KP and any other civic agency.
- i. Allottee in possession will bear expenses of all civic facilities availed in future with change of rates as and when required.
- j. Allottee is bound to submit the original receipts whenever required and particularly at the time of transfer / handing over of possession to allottee by PHA-KP.
- k. Apart from the price of apartment, the allottee will also pay documentation charges for leases, connections and meter charges of electricity, water, telephone and gas etc.
- l. All common passages, services/amenities and the landscaped areas shall neither be constructed upon nor inappropriately utilized or rented out but will be exclusively used for purposes, they are meant for.
- m. All orders and instructions issued by PHA-KP from time to time and decisions taken in regard to the project shall be binding on all concerned.
- n. For corner apartment, additional charges equal to 10% of the cost of the apartment shall be payable.




### 13. ELIGIBILITY CRITERIA

- i. Applicant or his/her spouse (from general public quota) has not been allotted a house/flat or plot in any Housing Scheme of Provincial Housing Authority Khyber Pakhtunkhwa, launched individually or in partnership with any Federal entity, at any time irrespective of the fact whether it was retained or disposed of. Every applicant shall have to submit an affidavit to this effect.
- ii. If at any stage, contents of the Application/ affidavit are found to be fictitious or false or any material facts are found to have been concealed/misstated or suppressed deliberately and knowingly or otherwise, the allotment shall be cancelled, the money deposited shall be forfeited and such legal action as deemed appropriate will be taken.
- iii. In case husband & wife (both) are govt. servants, then both are eligible for the allotment of apartment as individual service benefit, provided they have not been earlier allotted house/plot/apartment by Provincial Housing Authority in any scheme, launched individually or in partnership with any Federal entity.
- iv. In case of husband & wife in general public quota, only one house/plot shall be allotted, if they have not been earlier allotted house/plot by Provincial Housing Authority, launched individually or in partnership with any Federal entity.
- v. In case, one of the spouse(s) is a government servant, he/she will not be debarred from allotment under Govt. servant's quota owing to allotment of plot to his/her spouse under general public quota.
- vi. Applicants are entitled to apply for any type of apartment according to or below their entitlement. However, allotment in higher category is not admissible.
- vii. Has not been convicted in corruption charges or has not been dismissed from Government Service, if he/she applies in Govt. Servants' quota.
- viii. Contractual/ daily wages/ work charge/ contingent employees are not eligible under government servants' quota.



## 14. ALLOTMENT

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- A hand is shown on the left side of the page, holding a small, red, stylized house model. The house has a white roof and several windows. The hand is positioned as if presenting the model.
- i. Allotments under the terms & conditions shall be made through computerized balloting in a transparent manner.
  - ii. Allotment under the terms and conditions shall be confirmed through Provisional Allotment Letter. However, after proper scrutiny of the details provided by the applicants, Allotment letters will be issued to the successful applicants. Allotment of apartments is subject to confirmation of service particulars from concerned department of the applicant in case of govt. servants / autonomous bodies's quota.
  - iii. Family registration certificate will also be provided by successful allottees at the time of issuance of provisional allotment letter in addition to other prescribed documents.





## 15. PAYMENT

- i. All payments should be made according to type and size of apartment located on the site, as per schedule of payments through Cash or Bank Drafts/Pay Order, Online in favour of "DG PHA Account".
- ii. There will be a surcharge @ 2% per month (which is calculated @ 0.066% daily) for payments received from the allottee after due date as specified in the schedule of payments.
- iii. The tentative cost of finished apartment and the schedule of payment thereof is given in the brochure.
- iv. The charges on account of water, electricity, gas connections, maintenance and other services/amenities shall have to be borne by the allottees themselves. For this purpose, PHA-KP shall provide meaningful assistance and support.
- v. The cost indicated is tentative and is subject to variations on account of unforeseen circumstances. Any escalation in the cost of construction of apartment shall be finally determined and charged from the allottees on the basis of actual expenditures incurred which will be communicated to the allottees in due course.
- vi. For corner apartment, additional charges equal to 10% of the cost of the apartment shall be payable.
- vii. Cheques will not be accepted.
- viii. In case of any variation in the size of apartment for unavoidable reasons, the cost will be worked out on the basis of actual size of the apartment.
- ix. The payment of installment within the specified time limit shall be the responsibility of the allottee.



- x. If an applicant decides to surrender allotment of the apartment after accepting its provisional allotment letter, the amount paid by him / her shall be refunded after deduction of 5% of the amount paid as establishment / service charges.
- xi. Rs. 5000/- for government allottees and Rs. 10,000/- for general public will also be payable as service / documentation charges by successful allottees as shall be specified in provisional allotment letter. These charges are nonrefundable. In case of being unsuccessful, the seed money shall be refunded without any deductions

## 16. DESIGNATED BANKS



Title: Director General Provincial Housing Authority  
Warsak-I

IBAN #: PK38KHYB001002007841078



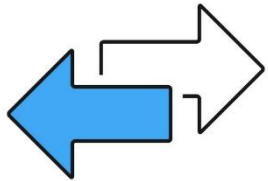
## 17. REFUND

- a. Refund of 10% down payment to unsuccessful **applicant (s)** will be made after the balloting process is completed but not later than one month. The designated branches of the bank where the deposit was made will provide the refund pay slip / Crossed cheque) only on surrender of original application receipt. The applicant can, however, authorize his/her representative/ nominee to collect the refund pay slip in the name of original applicant on the provision of the following;
- i. Letter of Authority duly signed by the applicant.
  - ii. Attested photocopy of applicant and original CNIC of the representative.
  - iii. Original receipt duly signed by the applicant on its reverse as per ID card signatures.
  - iv. Please keep the original receipt in safe custody as its loss can cause considerable delay in issuing refund pay-slip. In case of loss, the applicant will have to provide indemnity bond in lieu of the original receipt.
  - v. No interest, profit or mark-up whatsoever shall be payable by the PHA or bank on the amount deposited by an applicant.
  - vi. The PHA shall not be responsible for any mishap in case of refund process.

# CANCELLATION POLICY

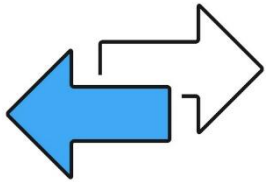
## 18. CANCELLATION:

- i. If it is found that allotment has been secured by giving false information, the same will be withdrawn and apartment with amount deposited will be forfeited by PHA-KP.
- ii. If the payment plan is not followed and the allottee fails to pay installments within 30 days after the due date , allotment shall automatically stand cancelled and 10% down payment will be forfeited which will be NON-REFUNDABLE



## 19. TRANSFER:

- i. The allotted flat would be transferrable to allottee after 100% payment of PHA dues subject to payment of transfer fee and fulfillment of other terms and conditions as may be prescribed by the Authority from time to time.
- ii. Except with the prior approval of PHA-KP in writing, the allottee cannot transfer his/her right of the apartment by sale, abnormal lease and mortgage of such rights to any authorized loaning/giving agency.



- iii. In case allottee wishes to transfer the apartment to another party, the allottee is bound to clear all committed dues with PHA-KP before such transfer can take place.
- vi. A transfer fee will be applicable upon transfer of apartment and will be calculated according to size of apartment as per rates specified by PHA-KP from time to time.
- iv. PHA-KP shall endeavor to complete the developments works and hand over physical possession of the apartment to the allottee within 36 months of provisional allotment. However, in case of any delay on account of unavoidable / unforeseen circumstances, the allottee shall not be entitled to claim any compensation from PHA-KP.
- vi. Possession of individual apartments shall be handed over on completion of all developmental work and payment of full amount. The allottee shall take the possession of apartment within 30 days of receipt of intimation from PHA-KP. In case of delay in taking over possession, PHA-KP shall charge Rs. 5000/- per month from allottee.



## 20. OTHERS:

- i. The allottee shall intimate PHA-KP of any change in his/her address failing which, all communication meant for him/her will be sent at the address given in the application form.
- ii. Correspondence shall be addressed to an allottee at the last postal address given by him. It shall be the duty of the allottee to intimate instantly whenever there is any change in his postal address. PHA-KP shall not be responsible for non-delivery of notices, letters etc., due to change of address if it is not communicated to it.
- iii. Intimation shall be given to the Authority in case of devolution of interest in the plot by inheritance or operation of law.
- iv. PHA-KP shall endeavor to complete the development works and hand over physical possession of the apartment to the allottee within thirty-six months of provisional allotment. However, in case of any delay on account of unavoidable / unforeseen circumstances, the allottee shall not be entitled to claim any compensation from PHA-KP.
- v. Any officer of the PHA authorized in this behalf shall have the right to enter upon the building there upon at all reasonable hours of the day in case of any complaints/violations



*Provincial Housing Authority, Khyber Pakhtunkhwa*