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BALOCHISTAN PROVINCIAL ASSEMBLY SECRETARIAT.  
NOTIFICATION.

Dated Quetta, the 08" June ;2017.

No. PAB/Legis:v(05)/201 7/8832. The Balochistan Special  
Development Board (For Low Cost Housing Schemes) Bill (Bill NO.05 of 2017)  
having been passed by the Provincial Assembly of Balochistan on 20" May,2017  
and assented to by the Governor, Balochistan on 07 June, 2017 is hereby  
published as an Act of the Balochistan Provincial Assembly.

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THE BALOCHISTAN SPECIAL DEVELOPMENT BOARD

"reamble.

Short title,  
extent and  
commencement.

Definitions.

(FOR LOW COST HOUSING SCHEMES)  
ACT NO.IV OF 2017

AN  
ACT

to provide for the establishment of a Board to be known as the Balochisian Special Deveiopment Board.

WHEREAS, it is expedient to provide for establishment of a Board to be known as the Balochistan Special Development Board, for considering, desicning and launching low-cost housing and shelter homes schemes for the needy and homeless people in the province of Balochistan; and to provide for the matters connected therewith or ancillary thereto;

It is hereby enacted as follows: —

i. (1) | This Act may be called the Balochistan Special Development Board Act, 2017.

(2) It extends to the whole of Balochistan, except Tribal Areas.

(3) it shall come into force at once.

2: In this Act, unless there is anything repugnant in the subject or context, —

(a) "Act" means the Balochistan Special Development Board Act, 2017;

(6) "Board" means the Balochistan Special Development Board, as constituted under section 3;

(c) "Chairperson" means the Chairperson of the Board;

(d) "Fund" means the fund established under this Act;

(e) "Government" means the Government of Balochistan;

(f) | "Member" means a member of the Board;

{g) "non-notified public land" means a building, land, place or premises vesting in or under the

Constitution of  
Board.

management or control of Government, focal!  
council, autonomous body or registered corporate  
society or such other authority set up or  
established by law or Government:

(h) "prescribed" means prescribed by rules or  
regulations made under this Act:

(i) "rules and regulations" means the rules and  
regulations respectively made under this Act:

(j) | "Secretary" means the Secretary of the Board: i.e.  
the Secretary to Government of Balochistan,  
Communication, Works, Physical Planning and  
Housing Department;

(k) "unit" means an independent residential unit  
consisting of at least one habitable room,  
bathroom, toilet and kitchen facilities:

(1) "utility agency" means the QESCO, Sui-  
Southern Gas Company, Q-WASA and PTCL;

{(m) "QDA" means the Quetta Development Authority;

(n) "MCQ" means the Metropolitan Corporation Quetta:  
and

(o) "PCATPA" means the Pakistan Council of  
Architects and Town Planners Association.

3. (1) The Government shall by notification in the  
official Gazette, establish a Board to be known as "the  
Balochistan Special Development Board" to carry out the  
purposes of this Act.

(2) The Board shall be a body corporate having  
perpetual succession and a common seal, with power subject  
to the provision of this Act, to acquire and hold property, both  
moveable and immoveable, and shall be the said name sue  
and be sued.

(3) | The Board shall have its headquarter at Quetta:  
and may with prior approval of Government, set-up its sub-  
offices in the other parts of Balochistan at such place or places  
as it may consider necessary.

Composition of  
Beard.

(4)

The Board shall, in discharging its functions, act  
on the housing schemes in the province of Balochistan: and  
shall be guided by such directions as Government may give,  
from time to time.

4. (1)

The Board shall comprise a Chairperson ie. the  
Minister C&W department, Government of Balochistan and the  
following members: —

(a)

(b)

(c)

(d)

Additional Chief Secretary (Dev.) Planning &  
Development Dept, Balochistan:

Two MPAs, (one male and one female)  
nominated by the Speaker:

Senior Member Board of Revenue,  
Balochistan:

Secretary to Government of Balochistan, —

(i) | Communication, Works, Physical  
Planning and Housing Department shall  
be the Secretary of the Board;

(ii) Local Government and Rural  
Development Dept:

(iii) Finance Dept:

(iv) Law and Parliamentary Affairs Dept:

(v) Urban Planning and Development Dept:

(vi) Public Health Engineering Dept:

(vii) Irrigation Dept; and

(vii) Planning and Development Dept:  
Divisional Commissioner (concerned)  
Deputy Commissioner (concerned District).  
Director General, ---

(1) Local Government and Rural  
Development Dept, Balochistan and

(2) Quetta Development Authority (QDA)»

Managing Director, —

Meeting of the  
Board.

(iit) Pakistan Tele-communication  
Corporation Ltd (PTCL), Regional  
Office, Quetta;

(i) Representative of, —

(i) | Ministry of Housing and Works,  
Islamabad. Pakistan;

(i) Engineering Council of Pakistan,  
Regional Office, Quetta; and

(iit) Pakistan Council of Architects and Town  
Planners Association (PCATPA),

(j) Manager, State Bank of Pakistan, Quetta; and

(k) Chief Engineer, QESCO.

(2) The Board may co-opt any person as a member  
for any particular purpose, but such person shall not have a  
right of vote.

(3) An official member appointed by virtue of his  
office shall cease to be the member on vacating such office.

(4) Any person co-opted as a member for any  
particular purpose under sub-rule (2), shall hold office for such  
period as the Board may consider necessary.

Sy (1) The meeting of the Board shall be held on such  
date and time as the Chairperson may determine in  
accordance to the rules.

(2) The Chairperson shall preside the meetings of  
the Board, however in his absence the member/MPA as  
nominated by the Chairperson, may chair the meeting of the  
Board.

(3) The meeting shall be held at least once in a  
quarter.

(4) One third of the total membership of the Board  
shall constitute a quorum for a meeting of the Board.

(5) The members shall have reasonable notice of the  
time and place of the meeting and agenda on which a decision  
by the Board shall take in such meeting.

(6) The decision of the Board shall be taken by the  
majority of its member present and. in case of a tie, the



rowers and  
Functions of  
the Board.

member presiding over the meeting shall have a casting vote.

(7) All orders, determination and decision of the Board shall be taken in writing and shall be signed by the Secretary.

(8) The Secretary shall perform all secretarial and Office functions of the Board at the direction of the Chairperson; and would be responsible for taking minutes at the Board meetings, convening Board meetings, sending out letters to Board members as per direction of the Chairperson and for implementation of the decisions taken in the meeting of the Board to all concerned.

6. (1) The Board shall be the Authority for the purposes of this Act and may exercise the powers and do all acts and things that may be exercised or done under the provisions of Act, to run the affairs of the Authority.

(2) In particular and without prejudice to the generality of the foregoing power, the powers and functions of the Board shall be, —

(a) to issue instruction to the concerned utility agencies for provision of utility connections as one window solution and provision of utility to provide infrastructure in accordance with international standards:

(b) to consider the proposals submitted by the Association through the \_\_\_ full-fledge Balochistan Building Control Authority on its constitution' formation, but presently under QDA or MCQ, as the case may be:

(c) to accept or reject the proposals for consideration within forty five days from the date of its receipt;

(d) to issue instructions to the full fledge Balochistan Building Control Authority on its constitution / formation, but presently under QDA or MCQ, as the case may be, to waive off fifty percent of all fees for low cost housing in the public interest:

(e) to encourage the trust and welfare organizations for construction of the units;

(h)

(i)

(j)

(k)

to provide units through open ballot system which shall be not less than 120 Square-yards for Low Cost Housing and 80 square-yards for Shelter Homes, and the units allocated shall not be rented and transferred for a period of fifteen years from the date of allocation of such unit and no sale deed or power of attorney shall be registered for transfer of units; to ensure that the target group may benefit from this facility as end-user;

to provide the units for shelter homes to shelter less persons having earning minimum daily wages notified by the Government from time to time:

to provide the units to Government employee and private person who is drawing salary less than thirty thousand rupees per month;

to fix quota for Government employees at twenty five percent of the total number of allocated units, quota for person with disabilities and media persons at three percent of the total! allocated units:

to fix quota for the shelter homes at 15%;

to give priority to women or people moving from katchi abadis:

to encourage the private sector to bring its land for development on low cost housing scheme;

to approve low cost housing projects for the under privileged of the Society;

to plan and recommend the issues related to the town planning and building control, to the full-fledged Balochistan Building Control Authority on its constitution/ formation. but presently under QDA and MCQ, as the case may be, which shall

deal with such issues in accordance with  
the rules made thereunder,

(0)

to encourage the participation of a developer who is interested in low housing scheme either on public or private land who shall submit complete proposals to the Board for approval:

to recommend the utility agency and concerned department for utility connections and infrastructure in a low cost housing scheme as one window solution / operation:

to provide low cost housing scheme consisting of units built vertically and horizontally and the price thereof shall be approved by the Board;

to reserve for parking at fifteen percent out of which twenty five percent shall be for vehicles and seventy five percent for motor cycles in a low cost housing scheme;

to fix ratio for building to be constructed for low cost housing scheme at 1:6 or more:

to propose lay out plans of the projects which are in conformity and according to the requirement of low cost and affordable housing scheme as well as inexpensive/social housing schemes,

to issue instructions to builders / contractors to take over the project for completion in case the builder or contractors fails to complete the project within specified time;

to utilize the non-notified public land for low cost housing scheme in the interest of general public and encourage the participation of private sector for construction of housing schemes thereon:

to establish Management Information System based on monitoring and evaluation as a primary source. and to develop and maintain a robust web portal

Organizational  
Tier.

Committees.

Appointment  
of officers and  
staff,

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for exchange of information and skill  
training activities in the Province;

(x) to plan, design and develop curricula for its  
range of employment based training  
courses including soft skills package of  
communication and discipline for trainees  
of various trades to facilitate them to gain  
employment; :

(y) to acquire land, buildings and other assets  
through conveyance or transfer of rights to the  
Board and to sell, lease, exchange or  
otherwise dispose of any property vested  
in the Board:

(z) to hold and manage endowment fund non-  
lapsable consisting of its own budgeted  
resources, Government grants and other  
donations;

(aa) to create and abolish the posts, appoint  
the staff and define their duties and  
conditions of services:

(bb) to enter into contracts and agreements or  
other instruments as the Board may  
consider necessary; and

(cc) to do all other acts and things which are  
incidental or are required to further the  
objectives of the Board.

7. There shall be established a full-fledged organizational  
tier of the Board, under the Secretary, Communication, Works,  
Public Planning and Housing Department, Balochistan in such  
manner and with such functions as may be prescribed.

v. The Board may set up such administrative, financial and  
technical committees for the efficient performance of its  
functions, as may be necessary; and further to entrust  
these committees such functions and powers under the Act. as  
it may deem necessary.

9. (1) The Board may, for efficient performance of its functions, appoint such officers. engineers. architects, town planners advisers, consultants, experts and other staff possessing requisite professional, technical, ministerial or

Fund.

Audit and  
Accounts.

Budget and  
Accounts.

10

secretarial qualifications and experience. on such terms and conditions as may be prescribed.

(2) The officers, advisers, consultants and other staff shall be liable to such disciplinary action and in such manner as may be prescribed.

10. (1) There shall be established a Fund to be known as "Balochistan Special Development Board Fund" which shall vest in the Board with powers to manage and operate it.

(2) All receipts of the Board from any source whatsoever including endowments. contribution and annual grants from Government shall be credited to the Fund.

(3) Government shall provide annual grants to the Board for carrying out the purposes of this Act.

(4) The Board may receive grants from other sources including private sector.

(5) The Board may invest its funds in investment schemes including Government securities for raising funds.

(6) The Fund shall be managed and operated in the manner as may be prescribed.

11. (1) The Board shall maintain accounts of receipts and expenditure in accordance with the rules.

(2) The Board shall maintain an internal Audit Division which shall regularly undertake institutional internal check and control.

(3) The accounts of the Board shall be annually audited through a firm of external Chartered Accountants approved by the Board and the report of the Chartered Accountant along with audited account shall be presented to Government.

12. The Board shall cause its accounts to be maintained properly and in respect of each financial year submit for approval of Government by such date and in such form as may

be specified by Government, a statement showing the estimated receipts and current expenditure and the sums to be required from Government during the next financial year.

Maintenance of  
Accounts

Submission of  
Reports.

Delegation of  
powers.

Public  
Servant.

Validity of  
proceedings.

Indemnity.

Powers to  
make Rules

and  
Regulations.

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11

13. The Board shall cause proper accounts to be maintained in any scheduled bank and shall after the end of each financial year cause to be prepared for that financial year a statement of accounts of the Board which shall include a balance sheet and an account of receipt and expenditure.

14 (1) The Board shall submit an annual report to the Provincial Assembly.

(2) The Board shall post all relevant information in a user-friendly manner on its website providing access to all interested parties and stake-holders.

15. The Board may, by general or special order, delegate any of its powers, functions and duties, to the Chairperson, Member, Secretary or any officer of the Board.

16. Every employee of the Board including officers, advisors, consultants and every person acting or purporting to act under this Act, rules and regulations shall be deemed to be a public servant within the meaning of section 21 of the Pakistan Penal Code, 1860 (Act XLV of 1860).

17. No act done or proceedings taken or order passed under this Act shall be rendered invalid merely on the ground of the existence of any vacancy in, or any defect in the constitution of the Board.

18. No suit, prosecution, or other legal proceedings shall lie against the Board, the Chairperson or any Member, Secretary, officer, servants, advisers or consultants of the Board in respect of anything in good faith done or intended to be done under this Act or the rules and regulations made thereunder.

19. The Board may, by a notification in official Gazette and with prior approval of Government, make rules and regulations not inconsistent to the provisions of Act. for all or any of the following matters. namely —

(a) the constitution, powers and functions of Committees,

(b) powers and duties of the officers, engineers, architect & town planners, advisers, consultants and employees of the Board;

Removal of  
difficulty

20.

(c) service matters including rules regulating  
disciplinary action, grant of leave and retirement  
of the employees of the Board:

(d) constitution of pension or Provident Fund for the

benefit of the officers and other employees of the Board:  
and

(e) such other matters as may appear to it necessary  
for giving effect to the provisions of this Act.

If any difficulty arises in giving effect to any of the  
provisions of this Act, Government may make such order  
not inconsistent with the provisions of this Act for  
removing the difficulty.

Secretary,  
Balochistan Provincial Assembly.