



The Punjab Gazette

PUBLISHED BY AUTHORITY

LAHORE TUESDAY MAY 16, 2023

**GOVERNMENT OF THE PUNJAB
LAW AND PARLIAMENTARY AFFAIRS DEPARTMENT**

**NOTIFICATION
(79 of 2023)**

12 MAY 2023

Notification No. 4149/PAMRA/DG/23, dated 10.05.2023, issued by Punjab Agricultural Marketing Regulatory Authority, is hereby published in the Punjab Gazette (Extraordinary) for general information:



PAMRA

"PUNJAB AGRICULTURAL MARKETING REGULATORY AUTHORITY

Dated Lahore the, 10th May, 2023

NOTIFICATION

No. 4149/PAMRA/DG/23, In exercise of the powers conferred under section 30 of the Punjab Agricultural Marketing Regulatory Authority Act, 2018, the Punjab Agricultural Marketing Regulatory Authority is pleased to make the following amendments in the Punjab Private Sector Agricultural Marketing Regulations 2021, with immediate effect:

AMENDMENTS

A- In the Punjab Private Sector Agricultural Marketing Regulations 2021:

In clause 8 (1) shall be substituted with the following:

1. (a) Subject to the provision of the section 11 and 12A, any person who wishes to establish a private sector Market or Collection Center shall apply to the Director General in writing or through online registration portal, for registration with the Authority. Following documents shall be attached with the application.
 - i. Computerized National identity Card (CNIC) if the applicant is a sole proprietor and if the applicant is a partnership firm, association of persons or a registered company then CNICs of all the partners.
 - ii. Fard-Malkiat issued by Assistant Director Land Record Management Information System and if the area/Mouza at which an agricultural produce market is intended to be established is not computerized then a certificate in this regard must be provided.
 - iii. Khasra Gardawri pertaining to all land showing that the land is an agricultural land.
 - iv. Aks-Shajra of the land/ site showing the approach road, Square No., Khasra No. and area in a Khasra No. mentioned in (k-M-S)
 - v. Non encumbrance Certificate (NEC) for whole land/area mentioned in Ask-Shajra

- vi. In case the applicant is a firm or company then Registration certificate issued by the relevant forum along with partnership deed etc.
 - vii. Layout Plan according to the schedule "AA" attached to these Regulations approved/signed by an Architect registered with Pakistan Council of Architects and Town Planners.
 - viii. An Affidavit on E-Stamp paper worth Rs. 500/- mentioning there in that all information provided by the applicant is true and has been obtained from the relevant department and he will abide by all the provisions of the PAMRA Act, 2018, Rules and Regulations framed there under.
- b) Minimum distance to an existing public or private market shall be a suitable distance depending on the circumstances, on case-to-case basis, but not less than 10 km in metropolitan areas, 4 km in municipal areas and 2 km in all other areas including the Town areas, classified as per the Punjab Local Government Act, 2019.
 - c) No market shall be established within an area of less than 1 km from existing public schools, hospitals or courts and less than 500 meters from any abattoir or other possible sources of contamination i.e. Airfield and fire training areas, buried waste, disposal pits and trenches, waste piles, waste pounds, detonating areas, smokestack, spills of chemicals etc.
 - d) The project must be compatible to the land use plan/zoning laws, rules or Regulations, or in the absence of any of which, the existing dominant land use in the area.
 - e) The site should not be situated in low lying area or subject to flooding.
 - f) Preferably, no market shall be established on national or provincial highways; it may be connected through a local road or arterial road.
 - g) Minimum size of an agricultural produce market shall be 8 acres in case of Grain, 4 acres in case of non-grain and 10 acres in case of a composite (F&V and Grain) market. The requisite size must be adequate to accommodate all the proposed activities of the market.
 - h) Area equal to two (2) commercial Plots shall be specified at a prominent place for the establishment of monitoring office of the Authority and this area shall be separate from the administration block of the developer/market operator

- i) Rs. 100,000/- non-refundable shall be applicable as application processing fee.
- j) Rs.300,000/- shall be applicable as registration Fee with the Authority in case if a Market is being established on an area of less than 5 acres and Rs.500,000/- if a market is being established on an area of 5 acres or more. All these fees shall be deposited through demand draft or banker's check drawn in favor of Agricultural Marketing Development Fund of the Authority.
- k) After grant of preliminary permission for establishment of Private Sector Market, the Applicant shall submit the following:
- i. Technical Plan: It includes;
 - a. Proposed site plan as per Standards and Parameters provided in Schedule "AA" duly signed by a Town Planner registered with Pakistan Council of Architects and Town Planners;
 - b. Detailed drawings of infrastructure along with estimates duly prepared on the latest Market Rates i.e. Schedule notified by Communications & Works Department, Government of Punjab for the concerned District and verified by a consultant/professional engineer registered with Pakistan Engineering Council;
 - c. Construction/building plan indicating time period for completion, which shall not exceed two (2) year
 - ii. Financial feasibility Plan: It includes;
 - a. The Applicant shall submit a business plan for establishing Private Sector Market, including the equity /bank statement and further revenue generation plan to develop the market;
 - b. The developer shall deposit 10% of the development cost as performance security, which shall be returned to the developer after three years of the completion of the development of the market according to the approved plan.

- l) The land/spaces allocated for common service areas including roads, streets, pavements, platforms, parking spaces, lavatory blocks, prayer areas etc., shall be transferred/mutated to the Authority at the expense of the Applicant/ developer
- m) The Market operator/developer shall sign an agreement with Punjab Agricultural Marketing Regulatory authority (PAMRA) on an e-Stamp paper worth Rs.1200/- drawn in favour of PAMRA by the Market operator/developer. The contents of the agreement shall include clauses about the conservancy of the project/plan, fulfillment of terms & conditions settled for the development and management of the market. This agreement shall be signed by the DG PAMRA and the developer/market operator.

B- In the Punjab Private Sector Agricultural Marketing Regulations 2021:

In clause 10 (1) shall be substituted with the following:

- (1) The Applicant on approval of his application shall be called Market Operator who shall complete the Private Sector Market within a period of two years from the date of grant of registration.

Provided that the Authority may, upon the application of the applicant, extend the completion period for up to six (06) months subject to imposing fine of 2% of the development cost.

C- In the Punjab Private Sector Agricultural Marketing Regulations 2021:

The schedule "AA" appended to the Punjab Private Sector Agricultural Produce Marketing Regulations-2021 shall be substituted with the following:

"Schedule-AA"

General Guidelines for Establishment of Private Market & Collection Centers Under Regulation (9) and (10) of the Punjab Private Sector Agricultural Marketing Regulations, 2021

- (1) Establishment of the Private Market and Collection Centre shall be subject to the general guidelines in manner herein provided;
- (2) **Location:**
- (a) Presence of/or ability to provide utilities (power, water supply, etc.) at the site.

- (b) Minimum distance to an existing public or private market shall be a suitable distance depending on the circumstances, on case to case basis as mentioned in clause (8)(1) of these regulations.
- (3) **Accessibility:**
Preferably no market shall be established beside a national road, it may be connected through a local road or arterial road.
- (4) **Traffic Count:**
On the basis of degree of traffic generation, the applicant should validate the implementation of an efficient traffic management plan.
- (5) **Roads, Boundary Wall and Circulations:**
- (a) Pedestrian and vehicular circulation for the private market should be properly planned to facilitate convenience and efficiency.
 - (b) Access, loading and unloading of goods, customer and services should preferably be separated within markets
 - (c) Carrying capacities of roads and pedestrian walk within the site be adequately planned so as not to obstruct traffic flow along access road.
 - (d) Road should be of ample size with minimum width of 40 ft.
 - (e) The whole market shall be enclosed through a boundary wall.
- (6) **Parking:**
Adequate Parking space should be provided as per land use standards and parameters given in this schedule.
- (7) **Auction Platform:**
Adequate space should be provided for auction as per land use standards and parameters given in this schedule.
- (8) **Public Facilities:**
- (a) Sufficient space shall be allocated for Bank (s) and Canteen (s). Toilets shall be provided with two compartments, one for men and one for women in the uniform spread as per requirements and estimated number of the visitors.
 - (b) Sufficient space for filth depot / dumping site shall be provided on the basis of the estimated quantum of the filth generated.
 - (c) The prayer area shall be provided in the Market area.
- (9) **Use:**
- (a) The market and all the properties therein shall be used for market purposes only.
 - (b) Maintenance of the market shall be the sole responsibility of the developer/ Management Committee.
 - (c) Subject to the provisions of the PAMRA Act, 2018, rules and regulations framed there under Agriculture, business (sale purchase) in the market may be started after a satisfactory report of an authorized officer of the Authority regarding development works status and ambiance in the market.
- (10) **Water Supply:**
- (a) There shall be sufficient supply of potable water either from the public main water supply or from an approved source.
 - (b) There shall be adequate number of water pipe outlets for easy cleaning of the market and its premises.
 - (c) Ice used in the markets shall come from ice plants with sanitary permit or shall be made from potable water supply.
- (11) **Sewage Disposal, Drainage and Waste Disposal:**
- (a) Sewage shall be disposed to a public sewerage system or in the absence

- thereof, in a manner complying with basic standards of hygiene.
- (b) Sewer line from toilets and urinals shall not be connected with drainage line in the market.
- (c) Proper solid waste management shall be instituted in the market. In this regard adequate number of refuse bins (separate bin or bin with separator) or refuse depository, one for biodegradable and one for non- biodegradable wastes, shall be provided in strategic places for temporary disposal of refuse before being collected.
- (d) All receptacles/refuse bins shall be provided with tight fitting lids or covers, so constructed and maintained as to be vermin-proof and easily cleaned.
- (e) Storage bins or refuse shall be in designated space separate from food handling operations.
- (f) Storage bins for refuse shall be done in such a way that it shall be inaccessible to vermin to avoid becoming a potential attraction and harborage for vermin and cause of nuisance.
- (g) Refuse shall be temporarily stored in garbage depository and collected on time as scheduled by the city or municipal collection system.
- (h) Solid wastes shall be collected daily or more often as necessary.
- (i) After being emptied, each container shall be thoroughly brushed and cleaned inside and outside with water and soap.
- (12) **Power:**
Power supply shall be connected to any approved public or community power supply system. A stand-by generator may be provided in case of power failure.
- (13) **Fire Safety Equipment/Facilities:**
Provision/installation of fire safety equipment/facilities in the market should be in accordance with the Fire Code.
- (14) **Monitoring office of the Authority**
Adequate office space for the establishment of monitoring office of the Authority shall be provided as provided in clause (8)(1) of these regulations.
- (15) **Help desk**
A help desk and customer facilitation center shall be made fully functional and staffed by employees of the Management Committee.
- (16) **Standards and Parameters:**
For all the new markets, the land use parameters shall be as follows, with a maximum deviation to the extent of overall 5% and 1% in each category:

Description	Type of Market	
	Grain	Non-Grain
Commission agents' plots	28%	28%
Auction platform / hall	18%	13%
Roads	30%	30%
Parking	10%	10%
Pharria Sheds	-	5%
Utility areas e.g., canteens and administration Block, offices, grower's hall, bank, mosque and other facilities such as washrooms, water supply, sanitation, weighbridge, boundary wall etc.	4%	4%
Petty shops, storage, grading, packing, and future facilities.	10%	10%

(17) SPECIAL PROVISIONS FOR COLLECTION CENTRE

Notwithstanding anything contained in these Regulations, any person who wishes to establish a Collection Center under these Regulation, shall follow the same procedure for establishing a Private Market and all the provisions of Private Market shall be applicable, except the following:

- (a) minimum size of a collection center shall be 1 acre;
- (b) the requirements relating to developing permanent infrastructure, ownership of land, construction of shops, utility areas, and mortgage of the land shall not be applicable in the case of a Collection Centre;
- (c) The Applicant on registration of his Collection Centre shall be called Centre Operator and for the purposes of a Collection Centre, wherever, the term Market Operator has been used under these Regulations, shall be read as the Centre Operator.
- (d) The Centre Operator shall manage the Collection Centre through the Management Committee in the same manner as the Private Market is managed and the Centre Operator as well as the Management Committee shall be responsible to the Authority, in the same manner as the Market Operator and the Management Committee of the Private Market are responsible.

Provided that the Management Committee of a Collection Centre shall comprise of:

- (i) Centre Operator; and
 - (ii) two growers of the respective area
- (e) The feasibility of the Collection Centre shall also include the details of the relevant machinery and equipment to be used for loading/unloading, grading, washing, packing, waxing, polishing, ripening, and sieving etc. of agricultural produce.

(18) Relaxation of Criteria:

The Authority, if deem appropriate in public interest, may relax the above criteria by giving reasons in writing, on case to case basis

CHAIRMAN
PUNJAB AGRICULTURAL MARKETING
REGULATORY AUTHORITY"

(AHMAD ALI KAMBOH)
SECRETARY
Government of the Punjab
Law and Parliamentary Affairs Department