

**GOVERNMENT OF THE PUNJAB
HOUSING, URBAN DEVELOPMENT AND PUBLIC
HEALTH ENGINEERING DEPARTMENT**

Dated Lahore the 10th February, 2009

Notification

No. SO (H-II)5-2/81. In exercise of powers conferred upon him under section 44 of the Lahore Development Authority Act, 1975 (XXX of 1975), the Government of the Punjab makes the following rules:-

**CHAPTER I
INTRODUCTION**

1. Short title and commencement.— (1) These rules may be cited as the Lahore Development Authority Land Use (Classification, Reclassification and Redevelopment) Rules, 2009.

(2) These shall come into force at once.

2. Definitions.— In these rules; unless there is anything repugnant in the subject or context,—

- (i) “agricultural area” means land outside the peri-urban area which is predominantly used for the cultivation of crops and includes cropland, pastureland, orchards, nurseries and dairy farms;
- (ii) “approved scheme” means a scheme approved by the Government, Authority, a local government or any other public authority;
- (iii) “Authority” means the Lahore Development Authority established under section 4 of the Lahore Development Authority Act 1975 (XXX of 1975);
- (iv) “betterment fee” means the fee levied by the Authority under section 23 of the Lahore Development Authority Act 1975 (XXX of 1975);
- (v) “building line” means the line beyond which the outer face of a building may not be projected in the direction of an existing or proposed road except the compound wall;
- (vi) “building regulations” mean the building and zoning regulations of the Authority as notified from time to time;
- (vii) “commercial area” means an area which is designated for commercial use as per approved scheme or master plan, or is being used as such in the established built up area;
- (viii) “commercial use” means land use which is predominantly connected with sale and distribution of goods and services;

- (ix) “competent authority” means the authority competent to approve land classification, reclassification or redevelopment;
- (x) “commercial corridor” means a road or a segment of a road, with not less than sixty feet right of way and specified depth of area, which has been designated as commercial by a competent authority;
- (xi) “controlled area” means any locality within the Lahore City District area notified by the Authority as the controlled area under section 18 of the Lahore Development Authority Act, 1975 (XXX of 1975);
- (xii) “District Planning and Design Committee” means a District Planning and Design Committee constituted by the Government under rule 51;
- (xiii) “educational institution” includes a school, college, university, research or training center, library or a madrassah;
- (xiv) “established built up area” means built up area other than the built up area in an approved scheme;
- (xv) “environmentally sensitive area” means an area that has been designated as such under Regulation 22 of the Pakistan Environmental Protection Agency (Review of Initial Environmental Examination and Environmental Impact Assessment) Regulations 2000;
- (xvi) “Government” means the Government of the Punjab housed in the Housing, Urban Development and Public Health Engineering Department;
- (xvii) “healthcare institution” includes a hospital, health centre, dispensary, clinic, polyclinic, clinical laboratory, medical training center, nursing home, dental centre, homeopathic or acupuncture center, recognized as such by any law for the time being in force;
- (xviii) “historically significant area” means an area designated under any law for the time being in force as historically, architecturally or archeologically significant area;
- (xix) “industrial area” means an area which is designated for industrial use as per approved scheme or master plan, or is being used as such in the established built up area;
- (xx) “Industrial Area Scrutiny Committee” means the Industrial Area Scrutiny Committee constituted by the Government under rule 52;
- (xxi) “industrial use” means land use which is predominantly connected with manufacturing, assembling, processing or storage of goods;
- (xxii) “industrial corridor” means a road or a segment of a road, with not less than sixty feet right of way and has been reclassified as such by a competent authority;
- (xxiii) “industrial plot” means an industrial plot in an industrial estate, approved scheme or master plan;

- (xxiv) “institutional use” means land use which is predominantly connected with education, health, public or private office, hotel, theatre or auditorium etc;
- (xxv) “intercity service area” means an area designated by the competent authority as service area along the intercity road outside the peri-urban area;
- (xxvi) “katchi abadi” means an area declared by the Government as a katchi abadi under the Punjab Katchi Abadis Act 1992 (VIII of 1992);
- (xxvii) “land use plan” means a plan approved by a competent authority for reclassification, development or redevelopment of an area;
- (xxviii) “master plan” means a land use plan of an area and includes a structure plan, an outline development plan, a spatial plan, peri-urban structure plan and a metropolitan plan;
- (xxix) “non-conforming use” means the land use that does not conform to the permitted or permissible land use but is existing at site;
- (xxx) “notified area” means an area in which special restrictions regarding its development or redevelopment have been imposed under any law for the time being in force;
- (xxxi) “other restricted area” means an area in which the Federal Government, the Government, the Authority, a local government or any other public body has imposed certain building or area development restrictions;
- (xxxii) “peri-urban area” means an area that spans the landscape between contiguous urban development and rural countryside with low population density and is predominantly being used for agricultural activity and is likely to be urbanized in the next twenty years;
- (xxxiii) “project area” means an area selected by the Authority to prepare a land use reclassification scheme.
- (xxxiv) “public sector institutional area” means an area reserved for the Federal Government, the Government, the Authority, a local government or any other public body;
- (xxxv) “redevelopment” means renewal, reconstruction or up gradation of infrastructure and buildings in an area;
- (xxxvi) “residential area” means an area which is designated for residential use in accordance with an approved scheme or master plan, or is being used as such in an established built up area;
- (xxxvii) “residential use” means land use which is predominantly connected with housing;
- (xxxviii) “right of way” means the width of road or street between two opposite properties;
- (xxxix) “Table” means a table appended to the rules;

(xl) "valuation table" means a valuation table notified under the Stamp Act 1899 (II of 1899); and

(xli) "Zila Council" means the Zila Council of the Lahore City District.

3. Terms not defined.— A word or term used in these rules but not defined shall have the same meaning as in the Lahore Development Authority Act 1975 (XXX of 1975).

CHAPTER II

LAND USE CLASSIFICATION

4. Land use classes.— (1) The Authority shall classify land in the controlled area into the following land use classes:

- (a) residential;
- (b) commercial (including institutional);
- (c) industrial;
- (d) peri-urban;
- (e) agricultural; and
- (f) notified area.

(2) The Authority shall sub-classify the land use classes according to the characteristics as provided in the Table A.

5. Residential area.— The Authority shall sub-classify a residential area as follows:

- (a) approved scheme:
 - (i) RA1: means a residential area with size of plots being more than two kanal and right of way of roads ranging from fifty feet to two hundred and twenty feet and a typical right of way of sixty feet;
 - (ii) RA2: means a residential area with size of plots being one kanal to two kanal and right of way of roads ranging from thirty feet to one hundred and eighty feet and a typical right of way of thirty feet;
 - (iii) RA3: means a residential area with size of plots being ten marla to one kanal and right of way of roads ranging from thirty feet to one hundred and twenty feet and a typical right of way of thirty feet; and
 - (iv) RA4: means a residential area with size of plots being less than ten marla and right of way of roads ranging from twenty feet to eighty feet and a typical right of way of thirty feet;
- (b) established built up area:
 - (i) RE1: means a residential area with size of plots being more than one kanal and right of way of roads ranging from forty feet to two hundred and twenty feet and a typical right of way of forty feet;

- (ii) RE2: means a residential area with size of plots being ten marla to one kanal and right of way of roads ranging from thirty feet to one hundred and twenty feet and a typical right of way of thirty feet;
- (iii) RE3: means a residential area with size of plots being five marla to ten marla and right of way of roads ranging from twenty feet to sixty feet and a typical right of way of thirty feet; and
- (iv) RE4: means a residential area with size of plots being less than five marla and right of way of roads up to forty feet and a typical right of way of twenty feet.

6. Land use of residential area.—The Authority shall ensure that the following land use provisions under permitted, permissible and prohibited uses are strictly followed in a residential area:

(a) permitted uses:

the Authority shall permit following uses in a residential area:

- (i) detached house;
- (ii) semi- detached house;
- (iii) town house;
- (iv) residential apartment;
- (v) neighborhood level park and playground;
- (vi) place of worship or prayer;
- (vii) place of burial or cremation; and
- (viii) horticultural nursery;

(b) permissible uses:

subject to rule 18, a competent authority may grant permission for any of the following uses:

- (i) daycare centre or preschool;
- (ii) primary school;
- (iii) secondary school;
- (iv) dispensary with no bed and laboratory facilities;
- (v) library;
- (vi) guest house having not more than ten rooms;
- (vii) small size corner shop at the ground floor; and
- (viii) office of a professional not exceeding twenty five percent of the floor area, as office associated with resident professional; this facility shall be available to a resident holding both a professional degree, diploma or certificate and a registration with a statutory body established under a law for the time being in force:

(c) prohibited uses:

the Authority shall not allow a person to use a property in a residential area for a purpose which is neither permitted nor permissible.

7. Commercial area.– The Authority shall sub-classify a commercial area as follows:

(a) approved scheme:

- (i) CA1: means commercial area with size of plots being more than two kanal and right of way of road ranging from fifty feet to two hundred and twenty feet and a typical right of way of sixty feet;
- (ii) CA2: means commercial area with size of plots being one kanal to two kanal and right of way of road ranging from thirty feet to one hundred and eighty feet and a typical right of way of thirty feet;
- (iii) CA3: means commercial area with size of plots being ten marla to one kanal and right of way of road ranging from thirty feet to one hundred and twenty feet and a typical right of way of thirty feet; and
- (iv) CA4: means commercial area with size of plots being less than ten marla and right of way of road ranging from twenty feet to eighty feet and a typical right of way of thirty feet:

(b) established built up area:

- (i) CE1: means commercial area with size of plots being more than one kanal and right of way of road ranging from forty feet to two hundred and twenty feet and a typical right of way of forty feet;
- (ii) CE2: means commercial area with size of plots being ten marla to one kanal and right of way of road ranging from thirty feet to one hundred and twenty feet and a typical right of way of thirty feet;
- (iii) CE3: means commercial area with size of plots being five marla to ten marla and right of way of road ranging from twenty feet to sixty feet and a typical right of way of thirty feet; and
- (iv) CE4: means commercial area with size of plots being less than five marla and right of way of road ranging upto forty feet and a typical right of way of twenty feet:

(c) commercial corridors:

- (i) CC1: means commercial corridor with size of plots being more than six kanal and right of way of roads more than one hundred and twenty feet;
- (ii) CC2: means commercial corridor with size of plots being four kanal to six kanal and right of way of roads ranging from one hundred feet to one hundred and twenty feet;
- (iii) CC3: means commercial corridor with size of plots being two kanal to less than four kanal and right of way of roads ranging from eighty feet to one hundred feet; and

- (iv) CC4: means commercial corridor with size of plots being one kanal to less than two kanal and right of way of roads ranging from sixty feet to eighty feet.

8. Land use of commercial area.– The Authority shall ensure that the following land use provisions under permitted, permissible and prohibited uses are strictly followed in a commercial area:

(a) permitted uses:

the Authority shall permit following uses in a commercial area:

- (i) multi storey building;
- (ii) apartment;
- (iii) plaza;
- (iv) residential flat on upper floor;
- (v) market, shopping mall, departmental store;
- (vi) business facility;
- (vii) private office;
- (viii) government or semi-government office;
- (ix) court or tribunal;
- (x) financial institution;
- (xi) cultural institution such as park, memorial and monument;
- (xii) hotel up to three star;
- (xiii) motel having not more than twenty rooms;
- (xiv) showroom and shop;
- (xv) boutique;
- (xvi) restaurant;
- (xvii) social welfare institution such as community centre, art gallery & museum;
- (xviii) parking plaza;
- (xix) taxi stand and bus halt;
- (xx) police station, post office, fire station; and
- (xxi) place of worship or prayer:

(b) permissible uses:

subject to rule 18, a competent authority may grant permission for any of the following uses:

- (i) educational institution;
- (ii) research institution with a minimum plot size of four kanal;
- (iii) marriage or banquet hall with a minimum plot size of four kanal;
- (iv) cinema;

- (v) theater, auditorium, concert hall or exhibition hall with a minimum plot size of four kanal;
- (vi) seasonal commercial fare site;
- (vii) stadium or play land;
- (viii) petrol pump or gas station;
- (ix) bus or truck terminal;
- (x) loading and unloading requirements of all uses;
- (xi) weighbridge;
- (xii) private hospital;
- (xiii) hotel four star or above;
- (xiv) television or other studio;
- (xv) auto workshop;
- (xvi) whole sale storage place;
- (xvii) printing press;
- (xviii) athletic club, gymnasium, fitness centre or indoor sport facility;
- and
- (xix) base trans receiver station or communication tower:

(c) prohibited uses:

the Authority shall not allow a person to use land or building in a commercial area for any purpose which is neither permitted nor permissible.

9. Industrial area.– The Authority shall sub-classify an industrial area as follows:

(a) approved scheme:

- (i) IA1: means industrial area with size of plots being five acre and above and right of way of road ranging from eighty feet to two hundred feet;
- (ii) IA2: means industrial area with size of plots being one acre to less than five acre and right of way of road ranging from sixty feet to one hundred forty feet;
- (iii) IA3: means industrial area with size of plots being four kanal to less than one acre and right of way of road ranging from fifty feet to one hundred and twenty feet; and
- (iv) IA4: means industrial area with size of plots being less than four kanal and right of way of road up to eighty feet:

(b) established built up area:

- (i) IE1: means industrial area with size of plots being above four kanal and right of way of road ranging from forty feet to eighty feet with a typical right of way of forty feet;

- (ii) IE2: means industrial area with size of plots being two kanal to four kanal and right of way of road ranging from thirty feet to sixty feet with a typical right of way of thirty feet;
- (iii) IE3: means industrial area with size of plots being one kanal to less than two kanal and right of way of road ranging from twenty feet to sixty feet with a typical right of way of thirty feet; and
- (iv) IE4: means industrial area with size of plots being less than one kanal and right of way of road up to forty feet with a typical right of way of twenty feet:

(c) industrial corridor:

- (i) IC1: means industrial corridor with size of plots being more than two kanal located along the provincial high ways outside the peri-urban areas; and
- (ii) IC2: means industrial corridor with size of plots being one kanal to one acre located along the intercity road inside the peri-urban area.

10. Land use of industrial area.– The Authority shall ensure that the following land use provisions under permitted, permissible and prohibited uses are strictly followed in an industrial area:

(1) approved industrial area:

the permitted, permissible and prohibited land uses shall be in accordance with the approved scheme of an industrial area;

(2) established built-up area and industrial corridor (IC2):

(a) permitted uses:

the Authority shall permit following uses in a established built up area and IC2 area:

- (i) cottage or light industry;
- (ii) construction equipment;
- (iii) warehouse, storage or distribution centre;
- (iv) building material store;
- (v) fire station; and
- (vi) loading and unloading place:

(b) permissible uses:

subject to rule 18, a competent authority may grant permission for any of the following uses:

- (i) medium industry;
- (ii) petrol pump or gas station;
- (iii) essential residential, commercial or educational facility for laborers or employees; and
- (iv) police station, post office:

(c) prohibited uses:

the Authority shall not allow a person to use a property in an industrial area for a purpose which is neither permitted nor permissible. Notwithstanding the provisions under (a) & (b) above, following acts shall also not be permitted in an established built up area and IC2:

- (i) storing, packing, pursing, cleaning, preparing, and manufacturing of blasting powder, ammunition, fire works, gun powder, sulphur, mercury, gases, nitro-compounds, phosphorous, dynamite;
- (ii) storing explosives, petrol, oil, lubricants, and other inflammable materials including coal, chemicals, liquids or otherwise cleaning dying, preparing and manufacturing of cloth or yarn in indigo or other colour;
- (iii) storing, processing, cleaning, crushing, melting, preparing or manufacturing and dealing in bombs, tallow, offal, fat blood, soap, raw or dry hide or skin, washing or dying wool or hair; and
- (iv) casting of heavy metals, electro plating, welding, marble cutting and polishing, manufacturing of cement or pipes, burning or grinding of lime stone, metal or use of any other obnoxious or hazardous material:

the Authority shall not allow a person to use a property in an industrial area for a purpose which is neither permitted nor permissible.

(3) industrial corridor (IC1):

(a) permitted uses:

the Authority shall permit following uses in an industrial corridor:

- (i) light, medium or heavy industry including manufacturing, production, processing, cleaning, servicing and repair of materials, goods or products;
- (ii) ancillary office or place for industry;
- (iii) petrol pump or gas station;
- (iv) essential residential, commercial or educational facility for employees;
- (v) police station, post office or fire station;
- (vi) loading and unloading place;
- (vii) construction equipments;
- (viii) warehouse, storage or distribution center; and
- (ix) building material store.

(b) permissible use:

subject to rule 18, a competent authority may grant permission for any of the following uses:

- (i) storing, packing, pursing, cleaning, preparing, and manufacturing of blasting powder, ammunition, fire works, gun powder, sulphur, mercury, gases, nitro-compounds, phosphorous, dynamite;
- (ii) storing explosives, petrol, oil, lubricants, and other inflammable materials including coal, chemicals, liquids or otherwise cleaning dying, preparing and manufacturing of cloth or yarn in indigo or other colour;
- (iii) storing, processing, cleaning, crushing, melting, preparing or manufacturing and dealing in bombs, tallow, offal, fat blood, soap, raw or dry hide or skin, washing or dying wool or hair; and
- (iv) casting of heavy metals, electro plating, welding, marble cutting and polishing, manufacturing of cement or pipes, burning or grinding of lime stone, metal or use of any other obnoxious or hazardous material:

(c) prohibited use:

the Authority shall not allow a person to use a property in an industrial area for a purpose which is neither permitted nor permissible.

11. Peri-urban area.—The Authority shall ensure that the area that spans the landscape between contiguous urban development and rural countryside with low population density and is predominantly being used for agricultural activity and is likely to be urbanized in the next twenty years is notified as peri-urban area.

12. Land use in peri-urban area.— The Authority shall ensure that the land use provisions under permitted, permissible and prohibited uses prescribed for residential, commercial, institutional, industrial and notified area land uses are strictly followed in the peri-urban area as follows:

(a) permitted use:

the Authority shall permit land uses in the peri-urban areas in accordance with the approved peri-urban structure plan:

(b) permissible use:

the Authority, subject to rule 18, may grant any of the permissible uses in accordance with the approved peri-urban structure plan:

(c) prohibited use:

the Authority shall not allow a person to use a property in a peri-urban area for a purpose which is neither permitted nor permissible in the approved peri-urban structure plan.

13. Agricultural area.—The Authority shall ensure that area falling outside the peri-urban area is notified as agriculture area.

14. Land use in agricultural area.— The Authority shall ensure that the following land use provisions under permitted, permissible and prohibited uses are strictly followed in an agricultural area:

(a) permitted use:

the Authority shall permit following land use in an agricultural area:

- (i) crop;
- (ii) orchard;
- (iii) pasture land;
- (iv) livestock such as dairy or poultry farm;
- (v) forest;
- (vi) nursery or a green house;
- (vii) tube well;
- (viii) rural settlement or village;
- (ix) place of worship or prayer;
- (x) place of burial or cremation; and
- (xi) corner shop:

(b) permissible use:

subject to rule 18, a competent authority may grant permission for any of the following uses:

- (i) agricultural machinery workshop;
- (ii) brick kiln;
- (iii) basic health unit;
- (iv) animal husbandry clinic;
- (v) country club;
- (vi) farm house;
- (vii) public or private recreational park; and
- (viii) zoo or wildlife park:

(c) prohibited use:

The Authority shall not allow a person to use a property in a agricultural area for a purpose which is neither permitted nor permissible.

15. Notified area.– The Authority shall ensure that the notifications issued for the historically significant area, environmentally sensitive area, public sector institutional area ,other restricted area or an intercity service area are strictly complied with.

16. Land use in notified area.– The Authority shall ensure that the following land use provisions under permitted, permissible and prohibited uses are strictly followed as per master plan, peri-urban structure plan or approved scheme ,in a notified area:

(1) historically significant area:

(a) permitted use:

the Authority shall ensure that land use permitted in a historically significant area is in accordance with any special or general law and the conditions provided in the notification governing the historically significant area:

(b) permissible use:

the Authority, subject to rule 18, may grant any of the permissible uses in a historically significant area which is in accordance with any special or general law and the conditions provided in the notification governing the historically significant area:

(c) prohibited use:

the Authority shall not allow a person to use a property in a historically significant area for a purpose which is neither permitted nor permissible.

(2) environmentally sensitive area:

(a) permitted use:

the Authority shall ensure that permitted land use in an environmentally sensitive area is in accordance with special or general law and any special conditions applicable in the environmentally sensitive area:

(b) permissible use:

the Authority may, subject to rule 18, grant any of the permissible use in an environmentally sensitive area subject to any special or general law:

(c) prohibited use:

the Authority shall ensure that no person is allowed to use a property in an environmentally sensitive area for a purpose which is neither permitted nor permissible.

(3) public sector institutional area:

(a) permitted use:

a competent authority shall ensure that permitted land use in a public sector institutional area is in accordance with any special or general law:

(b) permissible use:

subject to rule 18, a competent authority may grant permission for any of the following uses:

- (i) public office including a Federal Government, Government, local government office or an office of the Authority or any other public body;
- (ii) official residence;
- (iii) educational institution;
- (iv) religious institution;
- (v) mess or club;
- (vi) healthcare institution;
- (vii) diplomatic premises;
- (viii) jail or prison;
- (ix) television station or studio; and
- (x) any ancillary use:

(c) prohibited use:

the Authority shall not allow a person to use a property in a public sector institutional area for a purpose which is neither permitted nor permissible:

(4) other restricted area:

(a) permitted use:

the Authority shall ensure that land use permitted in any other restricted area is in accordance with any special or general law and the conditions provided in the notification governing the restricted area:

(b) permissible use:

the Authority, subject to rule 18, may grant any of the permissible uses in any other restricted area is in accordance with any special or general law and the conditions provided in the notification governing the restricted area:

(c) prohibited use:

the Authority shall not allow a person to use a property in any other restricted area for a purpose which is neither permitted nor permissible.

(5) intercity service area:

(a) permitted use:

the competent authority shall permit following land use in an intercity service area:

- (i) commercial use;
- (ii) residential use; and
- (iii) any ancillary use:

(b) permissible use:

subject to rule 18, a competent authority may grant permission for any of the following uses:

- (i) petrol pump or gas station;
- (ii) bus or truck terminal;
- (iii) loading and unloading place;
- (iv) service station or workshop; and
- (v) weighbridge:

(c) prohibited use:

the competent authority shall not allow a person to use a property in an intercity service area for a purpose which is neither permitted nor permissible.

17. Clarifications.– (1) If The Authority finds any ambiguity in the classification of land use or its permissibility (permitted, permissible or prohibited use), the Authority shall refer the same to the Government.

(2) The Government shall, within thirty days, decide the reference and the decision of the Government on such reference shall be final.

(3) The Government may permit a land use in any area which is not provided in any of the classifications but such land use shall be near to the land use permitted or permissible in the area.

(4) Subject to these rules, various classified land uses are summarized in the Table B.

18. Approval of permissible use.– The Authority shall not grant permission to a person for a permissible land use unless the District Planning and Design Committee has examined and recommended such permission.

CHAPTER III

PROCEDURE FOR LAND USE CLASSIFICATION

19. Land use classification map.– The Authority shall, within six months from the notification of these rules:

- (a) prepare a land use classification map of the controlled area in accordance with the land use classification and sub-classification under rule 4;
- (b) prepare a land use classification map using satellite imagery of the controlled area; and
- (c) digitize the satellite imagery of the controlled area and use it as a base map for the required field survey to complete the land use classification map.

20. Preparation of the map.– (1) The Authority shall prepare the land use classification map for an approved scheme by:

- (a) collecting the approved scheme plans from the relevant authority;
- (b) dividing the scheme area into various classes and sub classes of land use under rule 4;
- (c) marking the plot which has been converted from residential land use under any law;
- (d) marking the plot which has been converted from residential land use without approval of the competent authority and declaring it as non-conforming use; and
- (e) marking the plot which has been temporarily converted to commercial use with the approval of competent authority and declaring it as non-conforming use.

(2) The Authority shall prepare the land use classification map for an established built up area by dividing an established built up area, falling outside an approved scheme:

- (a) into urban blocks by adopting the following criteria:
 - (i) an urban block shall not cross boundary of a Union Council;
 - (ii) area of a Union Council shall be divided into urban blocks in such a way that the block area falls within range of one hundred and fifty acres to three hundred acres of predominantly residential area;
 - (iii) an existing compact commercial or industrial area shall be considered as an urban block;
 - (iv) an urban block shall be bounded by existing road network, natural or man made barriers;
 - (v) data on various land uses and size of plots for an urban block shall be collected and compiled as prescribed in rule 4;
 - (vi) urban blocks shall be redefined on the basis of predominant land use and plot size;
 - (vii) land use survey and the latest population census blocks shall be taken into consideration;
 - (viii) an urban block shall not be bisected by railway line, primary road or irrigation channels such as canal, river and storm water drains more than forty feet wide;
 - (ix) an existing mohalla may not be divided; and
 - (x) notwithstanding clause (viii), a notified Katchi Abadi shall be treated as a single urban block:
- (b) marking the plot which has been converted from residential land use under any law;

- (c) marking the plot which has been converted from residential land use without approval of the competent authority and declaring it as non-conforming use;
- (d) marking the plot which has been temporarily converted to commercial use with the approval of competent authority and declaring it as non-conforming use; and
- (e) an urban block shall be classified on the basis of predominant land use in accordance with rule 4 and master plan.

(3) The Director Metropolitan Planning shall prepare, sign and stamp the land use classification map.

(4) The Chief Metropolitan Planner shall check and countersign the land use classification map.

21. Scrutiny.— The Director General shall forward the land use classification map to the District Planning and Design Committee for scrutiny.

22. Approval.— After the scrutiny of the land use classification map, the Director General shall submit the map and the minutes of meeting of the District Planning and Design Committee to the Authority and the Zila Council for approval.

23. Notification.— (1) The Chief Metropolitan Planner shall sign and certify the approved land use classification map, in triplicate.

(2) The Authority shall, within seven days from the date of approval, notify the approved land use classification map.

24. Circulation.— (1) The Chief Metropolitan Planner shall retain a copy of the notified land use classification map in the office for record and display on the notice board.

(2) The Chief Metropolitan Planner shall forward the other copies of the notified land use classification map to the Government and the City District Government Lahore.

(3) The Authority shall publish the notified land use classification map on its website.

(4) A person may, subject to payment of fee, obtain a certified copy of the notified land use classification map from the Authority

25. Peri-urban structure plan.— The Authority shall, within nine months from the notification of these rules, prepare a structure plan for the peri-urban area in the controlled area.

26. Preparation of the peri-urban structure plan.— (1) The Authority shall prepare a peri-urban structure plan by:

- (a) using the satellite imagery;
- (b) conducting field survey; and
- (c) marking boundaries of the established built up area and approved housing schemes on the base map.

(2) The Authority shall mark external boundary of the peri-urban area on the basis of:

- (a) direction and trend of the urban sprawl;
- (b) population growth rate; and
- (c) requirements of urban development for the next twenty years.

(3) The peri-urban structure plan shall include:

- (a) proposed road networks;
- (b) division of area into blocks; and
- (c) the proposed land uses for various blocks;

27. Public consultation.— (1)The Authority shall:

- (a) invite objections or suggestion by giving public notice indicating salient features of the draft peri-urban structure plan on its website and in at least two leading national and one local news papers;
- (b) arrange public hearing on a specified date, time and place; and
- (c) maintain record of the proceedings for a minimum period of five years after the approval of peri-urban structure plan.

(2) The Chief Metropolitan Planner shall sign and stamp the draft peri-urban structure plan prepared after taking in to considerations the public objections and suggestions.

28. Scrutiny.— The Director General shall forward the peri-urban structure plan to the District Planning and Design Committee for scrutiny.

29. Approval.— After the scrutiny of the peri-urban structure plan, the Director General shall submit the plan and the minutes of meeting of the District Planning and Design Committee to the Authority and the Zila Council for approval.

30. Notification.— (1) The Chief Metropolitan Planner shall sign and certify the approved peri-urban structure plan, in triplicate.

(2) The Authority shall, within seven days from the date of approval, notify the approved peri-urban structure plan.

31. Circulation.— (1) The Chief Metropolitan Planner shall retain a copy of the notified peri-urban structure plan in the office for record and display on the notice board.

(2) The Chief Metropolitan Planner shall forward the other copies of the notified peri-urban structure plan to the Government and the City District Government Lahore.

(3) The Authority shall publish the notified peri-urban structure plan on its website.

(4) A person may, subject to payment of fee, obtain a certified copy of the notified peri-urban structure plan from the Authority.

32. Agriculture Area (1) The Authority shall notify the area falling between the external limits of the peri-urban area and the external limits of the controlled area as agriculture area.

33. Preparation of a district planning map.— The Authority shall prepare a district planning map by combining:

- (a) the notified land use classification map;
- (b) the notified peri-urban structure plan; and
- (c) the notified agricultural area.

34. Circulation.— (1) The Chief Metropolitan Planner shall sign and certify the district planning map and shall retain a copy of the map in the office for record and display on the notice board.

(2) The Chief Metropolitan Planner shall forward the other copies of the district planning map to the Government and the City District Government Lahore.

(3) The Authority shall publish the district planning map on its website.

(4) A person may, subject to payment of fee, obtain a certified copy of the district planning map from the Authority.

35. Periodic review.— Subject to a general or a special order of the Government, the Authority shall periodically review and revise the notified land use classification map, notified peri-urban structure plan and district planning map at least once every five years.

CHAPTER IV

LAND USE RE-CLASSIFICATION

36. Land use re-classification.— The Authority may prepare a land use reclassification scheme for an area, to be known as a project area, after the notification of land use classification map.

37. Selection of project area.— (1) The Authority shall select the project area by identifying and prioritizing an urban block or group of urban blocks proposed for reclassification in accordance with the following criteria:

- (a) trend of changes in the existing land uses;
- (b) market demand for the change of land use in the area;
- (c) compatibility with adjoining uses;
- (d) potential for up-gradation of serving road network; and
- (e) prospects for redevelopment.

(2) Notwithstanding anything contained in these rules, the Authority shall not select a planned industrial area as a project area unless the same is scrutinized and recommended by the Industrial Area Scrutiny Committee as per rule 52.

38. Preparation of re-classification scheme.— (1) After the selection of the project area the Authority shall prepare a re-classification scheme by:

- (a) demarcating the boundaries of the project area;

- (b) under taking survey of the project area including:
 - (i) a topographic survey;
 - (ii) land use survey;
 - (iii) documentation of the existing infrastructure and design capacities;
 - (iv) assessment of existing traffic volumes and design capacity of the road network;
 - (v) enlistment of key stakeholders, including local non government organizations, community based organizations, public representatives, traders associations; and
 - (vi) collection of secondary data regarding utility services, traffic and transportation:
- (c) compiling and analyzing the collected data;
- (d) proposing different options of land use reclassification as per Table "C";
- (e) comparing and evaluating the land use re-classification options; and
- (f) selecting the preferred option.

(2) A proposed land use reclassification scheme shall include following documents:

- (a) location plan of the project area;
- (b) site plan, giving all the details of the project area;
- (c) notified land use classification map of the project area;
- (d) proposals for land use re-classification of the project area; and
- (e) proposals for improvement in the project area for:
 - (i) utility service such as electricity, gas, communication networks, solid waste management, water supply, sewerage and drainage;
 - (ii) traffic and transportation;
 - (iii) landscape and street furniture;
 - (iv) public building requiring facade improvements;
 - (v) any katchi abadi or slum area; and
 - (vi) open space and park.

39. Public consultation.– (1) The Authority shall:

- (a) invite objections or suggestion by giving public notice indicating salient features of the draft land use re-classification scheme of a project area on its website, to the key stakeholders of the area and in at least two leading national and one local news papers;
- (b) arrange public hearing on a specified date, time and place; and

(c) maintain record of the proceedings for a minimum period of five years after the approval of draft re-classification scheme.

(2). The Chief Metropolitan Planner shall sign and stamp the draft land use re-classification scheme prepared after taking in to considerations the public objections and suggestions.

40. Scrutiny.— The Director General shall forward the draft land use re-classification scheme to the District Planning and Design Committee for scrutiny.

41. Approval.— After the scrutiny of the draft land use reclassification scheme, the Director General shall submit the draft scheme and the minutes of meeting of the District Planning and Design Committee to the Authority and the Zila Council for approval.

42. Notification.— (1) The Chief Metropolitan Planner shall sign and certify the approved land use re-classification scheme, in triplicate.

(2) The Authority shall, within seven days from the date of approval, notify the approved land use re-classification scheme.

43. Circulation.— (1) The Chief Metropolitan Planner shall retain a copy of the notified land use re-classification scheme in the office for record and display on the notice board.

(2) The Chief Metropolitan Planner shall forward the other copies of the notified land use re-classification scheme to the Government and the City District Government Lahore.

(3) The Authority shall publish the notified land use re-classification scheme on its website.

(4) A person may, subject to payment of fee, obtain a certified copy of the notified land use re-classification scheme from the Authority.

44. Reclassification prohibition.— Notwithstanding any thing contained in this Chapter the Authority shall not reclassify:

- (a) a land use in an approved scheme or industrial estate for a period of twenty years from the date of its approval;
- (b) commercial or residential area to industrial use;
- (c) plot reserved for educational institution, healthcare institution, police station, post office, place of worship, place for burial or cremation, public park and open space in an approved scheme;
- (d) place of worship, place for burial or cremation and public park in an established built up area or peri-urban area; and
- (e) plots allotted by the Federal Government, the Government, the Authority, a local government or any other public body on reserved price for a specific use.

CHAPTER V

REDEVELOPMENT PLAN

45. Redevelopment plan.– The Authority shall prepare a redevelopment plan within one year after the notification of the land use reclassification scheme.

46. Preparation of redevelopment plan.– (1) The Authority shall prepare a redevelopment plan on the basis of proceedings undertaken and data collected during the preparation of a land use reclassification scheme.

- (2) A redevelopment plan shall include:
- (a) environmental impact assessment or initial environmental examination and the traffic impact assessment of the project area;
 - (b) transportation plan for:
 - (i) improving and upgrading the road network, to accommodate the increased demand of the proposed land use within the available right of way;
 - (ii) traffic management with detailed assessment and option analysis including traffic signals and intersection improvements;
 - (iii) modification and addition of public transport routes;
 - (iv) parking facilities;
 - (v) pedestrian and cycling facilities; and
 - (vi) bus, taxi, rikshaw and tonga parking;
 - (c) street furniture plan for:
 - (i) street lighting;
 - (ii) landscape improvements;
 - (iii) architectural improvements; and
 - (iv) public spaces, open areas and plantation;
 - (d) utility services plan for:
 - (i) up-gradation of electricity, gas and communication networks;
 - (ii) up-gradation of water supply, sewerage and storm water drainage facilities;
 - (iii) facilities for solid waste management;
 - (iv) public toilets;
 - (v) up-gradation of fire fighting arrangements;
 - (e) financial assessment plan including cost estimates;
 - (f) land consolidation plan including landownership patterns and proposal for land readjustment or land pooling if required; and
 - (g) implementation framework including:
 - (i) time schedule;

- (ii) monitoring mechanism;
- (iii) feed back mechanism; and
- (iv) completion report.

47. Scrutiny.— The Director General shall forward the draft redevelopment plan to the District Planning and Design Committee for scrutiny.

48. Approval.— After the scrutiny of the draft redevelopment plan, the Director General shall submit the draft redevelopment plan and the minutes of meeting of the District Planning and Design Committee to the Authority and the Zila Council for approval.

49. Notification.— (1) The Chief Metropolitan Planner shall sign and certify the approved redevelopment plan, in triplicate.

(2) The Authority shall, within seven days from the date of approval, notify the approved redevelopment plan.

50. Circulation.— (1) The Chief Metropolitan Planner shall retain a copy of the notified redevelopment plan in the office for record and display on the notice board.

(2) The Chief Metropolitan Planner shall forward the other copies of the notified redevelopment plan to the Government and the City District Government Lahore.

(3) The Authority shall publish the notified redevelopment plan on its website.

(4) A person may, subject to payment of fee, obtain a certified copy of the notified redevelopment plan from the Authority

CHAPTER VI

SCRUTINY COMMITTEE

51. District Planning and Design Committee.— (1) The Government shall constitute a District Planning and Design Committee for Lahore City District.

(2) The District Planning and Design Committee shall consist of:

- (a) Commissioner Lahore Division; Chairperson
- (b) District Coordination Officer Lahore; Member
- (c) Director General of the Authority; Member
- (d) Town Planner of the Authority; Member
- (e) Concerned Town Municipal Officers of Lahore; Member
- (f) Incharge District Traffic Police Lahore; Member
- (g) District Officer Lahore
(Punjab Housing and Town Planning Agency); Member
- (h) District Officer (Roads) Lahore; Member
- (i) Executive Engineer Punjab Highways Lahore; Member
- (j) District Officer (Revenue) Lahore; Member

- (k) Concerned Town Officers
(Planning & Coordination) Lahore; Member
- (l) A Town Planner who is member of the Pakistan Council of Architects and Town Planner with at least ten years experience; Member
- (m) An Architect who is member of the Pakistan Council of Architects and Town Planners with at least ten years experience; Member
- (n) A Structural Engineer who is member of the Pakistan Engineering Council with at least ten years experience; Member
- (o) District Officer (Spatial Planning) Lahore; Member
- (p) Representatives of Association of Builders and developers and civil society; Member
- (q) Chief Metropolitan Planner of the Authority. Secretary

(3) The Commissioner shall nominate a Town Planner, an Architect and a Structural Engineer, under l,m,n above, as Members of a District Planning and Design Committee for a period of two years.

(4) The Government may nominate representatives of Association of Builders and Developers and civil society as Members of the District Planning and Design Committee.

(5) The District Planning and Design Committee shall perform functions in accordance with the provisions of these rules.

52. Industrial Area Scrutiny Committee.— (1) The Government shall constitute an Industrial Area Scrutiny Committee for the purposes of these rules.

- (2) The Industrial Area Scrutiny Committee shall consist of:
 - (a) Secretary to the Government
Industries Department; Convener
 - (b) Secretary to the Government
Housing Urban Development and
Public Health Engineering Department; Member
 - (c) Secretary to the Government
Environmental Protection Department; Member
 - (d) Additional Secretary (Regulation) to the Government
Local Government and Community
Development Department; Member
 - (e) representative of the Planning and

Development Department of the Government; Member

(f) District Coordination Officer of Lahore; Member

(g) Director General of the Authority. Member

53. Meeting of a Committee.— (1) The Chairperson of a District Planning and Design Committee or the Convener of the Industrial Area Scrutiny Committee may convene a meeting of the Committee.

(2) A Committee shall take decision by majority of Members present and voting.

(3) One third of the total membership of a Committee shall constitute quorum for a meeting.

(4) A defect in the constitution or composition of a Committee shall not invalidate any proceedings of the Committee.

CHAPTER VII

Directions by the Government

54. Directions.— (1) An aggrieved person may, within thirty days of the issuance of a notification under these rules by the Authority, file a complaint before the Government.

(2) A complaint under these rules may be addressed to the Secretary to the Government, Housing Urban Development and Public Health Engineering Department.

(3) The Secretary to the Government, Housing Urban Development and Public Health Engineering Department. or any other officer nominated by the Government for hearing of the complaint shall, within ninety days from the date of filing of the complaint, issue necessary directions to the Authority.

(4) A complaint under these rules shall include:

(a) an application signed by the aggrieved person;

(b) a copy of the national identity card of the aggrieved person;

(c) a copy of the impugned notification; and

(d) any other document relevant to the complaint.

(5) The Government may issue an interim direction to the Authority during the pendency of a complaint.

CHAPTER VIII

CONVERSION AND BETTERMENT FEE

55. Fee for conversion of land use.— (1) The Authority shall levy following fee for conversion of land use:

(a) the conversion fee for the conversion of residential, industrial, peri-urban area or intercity service area to commercial use shall be twenty

percent of the value of the commercial land as per valuation table, or twenty percent of the average sale price of preceding twelve months of commercial land in the vicinity, if valuation table is not available;

- (b) the conversion fee for the conversion of industrial area to residential use shall be five percent of the value of the commercial land as per valuation table or five percent of the average sale price of preceding twelve months of commercial land in the vicinity, if valuation table is not available;
- (c) the conversion fee for the conversion of peri-urban area or intercity service area to residential use shall be one percent of the value of the commercial land as per valuation table or one percent of the average sale price of preceding twelve months of commercial land in the vicinity, if valuation table is not available;
- (d) the conversion fee for the conversion of peri-urban area or intercity service area to industrial use shall be five percent of the value of the commercial land as per valuation table or five percent of the average sale price of preceding twelve months of commercial land in the vicinity, if valuation table is not available; and
- (e) the conversion fee for the conversion of land use to educational or healthcare institutional use shall be ten percent of the value of the commercial land as per valuation table or ten percent of the average sale price of preceding twelve months of commercial land in the vicinity, if valuation table is not available.

(2) The Authority shall not levy conversion fee for the conversion of land use to an educational or a healthcare institutional use if the proposed educational institution or healthcare institution is:

- (a) owned by a philanthropic, charitable or non profit organization;
- (b) an institution exempt from the payment of income tax;
- (c) an institution located in a low income area as may be determined by the Authority.

56. Betterment fee.– (1) The Authority may, with the prior approval of the Government, levy betterment fee in an area under Section 23 of the Lahore Development Authority Act 1975 (XXX of 1975).

(2) The Authority shall assess the betterment fee keeping in view the following criteria:

- (a) total covered area of the proposed commercial building; and
- (b) typology (proposed use) of the building.

CHAPTER IX

REVIEW OF DECLARED ROADS & TEMPORARY COMMERCIALIZATION

57. Enlistment and survey of declared roads.– (1) The Authority shall, within thirty days from the notification of these rules, prepare a list of roads or segment of

roads declared as commercial under any law for the time being in force in consultation with the District Officer (Spatial Planning), City District Lahore.

(2) The Authority shall conduct survey of the listed roads and identify the properties legally or illegally converted to commercial use.

(3) The District Planning and Design Committee shall review the listed roads and shall:

- (a) assess the feasibility for continuation of the road as commercial;
- (b) assess and decide the suitability for placing the road in a notified category of land use; and
- (c) identify any restrictions to be imposed on any of the selected road regarding minimum size of plot, type of commercial activity, building height, building line or any other design parameters.

(4) The District Planning and Design Committee may keep in view the following factors for deciding the future use of the listed roads:

- (a) potential for up gradation of serving road network;
- (b) potential for up gradation of existing infrastructure;
- (c) traffic impact assessment;
- (d) trend of changes in the existing land uses;
- (e) market demand for change of land use in the area;
- (f) compatibility with adjoining land uses; and
- (g) consultation with the stakeholders.

(5) The Authority shall prepare on the recommendation of the District Planning and Design Committee:

- (a) List A on form A1 of the listed roads which are permitted for future commercial use with or without any restrictions; and
- (b) List B on form B1 of the listed roads which are frozen and not allowed for any future commercial use.

(6) The Authority shall ensure that preparation of list A and list B is only a one time activity after notification of these Rules.

58. Scrutiny.- The Director General shall, after scrutiny, submit the lists to the District Planning and Design Committee for approval.

59. Approval.— The District Planning and Design Committee shall approve the lists with or without conditions.

60. Notification.— (1) The Chief Metropolitan Planner shall sign and certify the approved lists, in triplicate.

(2) The Authority shall, within seven days from the date of approval, notify the approved lists.

61. Circulation.— (1) The Chief Metropolitan Planner shall retain a copy of the notified lists in the office for record and display on the notice board.

(2) The Chief Metropolitan Planner shall forward the other copies of the notified lists to the Government and the City District Government Lahore.

(3) The Authority shall publish the notified lists on its website.

(4) A person may, subject to payment of fee, obtain a certified copy of a notified list from the Authority.

62. Conversion status.— (1) The Authority shall deem a building, plot or land facing the road mentioned in the notified list A as converted to the commercial use.

(2) Subject to any legal restrictions imposed under any law for the time being in force, an occupant of a building, plot or land facing the road mentioned in a notified list A, may use the building, plot or land for a commercial purpose on payment of conversion fee.

(3) The Authority shall not entertain any application for conversion of land use of a building, plot or land facing the road mentioned in the list B.

(4) The Authority shall recover conversion fee, within six months from the notification of the list A, from the owner of a property illegally converted to commercial or any other use along the roads included in List A.

(5) Nothing in these rules shall affect the status of a building, plot or land which has been converted on payment of the conversion fee under any law for the time being in force.

63. Prohibition.— The Authority shall not allow conversion of a building, plot or land reserved for educational institution, healthcare institution, post office, police station, place of worship or any other plot sold by a public authority at reserve price for a specific use.

64. Enlistment of temporary commercialization.— (1) The Authority shall, within thirty days from the notification of these rules, prepare a list of buildings which have been granted permission for temporary commercial use under any law for the time being in force in consultation with the District Officer (Spatial Planning), City District Lahore.

(2) The Authority shall prepare list C and list D of the buildings in the following manner:

(a) list C on Form C1: where the temporary commercialization fee has been deposited prior to the notification of these rules; and

- (b) list D on Form D1: where the temporary commercialization fee was due but the same has not been deposited prior to the notification of these rules.

65. Scrutiny.— The Director General shall, after scrutiny, submit the lists to the District Planning and Design Committee for approval.

66. Approval.— The District Planning and Design Committee shall approve the lists.

67. Notification.— (1) The Chief Metropolitan Planner shall sign and certify the approved lists, in triplicate.

(2) The Authority shall, within seven days from the date of approval, notify the approved lists.

68. Circulation.— (1) The Chief Metropolitan Planner shall retain a copy of the notified lists in the office for record and display on the notice board.

(2) The Chief Metropolitan Planner shall forward the other copies of the notified lists to the Government and the City District Government Lahore.

(3) The Authority shall publish the notified lists on its website

(4) A person may, subject to payment of fee, obtain a certified copy of a notified list from the Authority.

69. Conversion status.— (1) Subject to the land use classification of an area, the Authority shall, within three years, phase out the permission for temporary commercialization of a building.

(2) The Authority shall, within two months from the notification of the list D, issue demand notice to defaulter for payment of outstanding dues of temporary commercialization.

(3) In case a defaulter fails to deposit the outstanding dues within thirty days from the date of issuance of the demand notice, the Authority shall cancel the permission for temporary commercialization and shall take action in accordance with the law for the time being in force.

(4) Subject to any legal restrictions imposed under any law for the time being in force, an occupant of a building in list C may use the building on payment of temporary conversion fee, without any structural change, for a purpose permitted under the temporary commercialization.

70. Fee for temporary conversion of land use.— The Authority shall levy the conversion fee at the following rates for temporary conversion of land use:

(a) six percent of the conversion fee for the period till 31st December 2009;

(b) nine percent of the conversion fee for the period from 1st January 2010 till 31st December 2010; and

(c) twelve percent of the conversion fee for the period from 1st

January 2011 till 31st December 2011.

71. Prohibition.— The Authority shall not entertain or approve any application for temporary commercialization.

72. Re-classification.— Nothing contained in this chapter shall limit the authority of the Authority to reclassify an area including a listed road in accordance with these rules.

CHAPTER X MISCELLANEOUS

73. Payment of conversion fee.— (1) The Authority shall deem a building, plot or land in a notified land use reclassification scheme as converted to the land use as per the notified scheme.

(2) Subject to any legal restrictions imposed under any law for the time being in force, an occupant of a building, plot or land may use the building, plot or land for a purpose permitted under the notified land use re-classification scheme on payment of the conversion fee

(3) Subject to sub-rule (4), a person shall apply to the appropriate authority for construction, alteration or reconstruction of a building, plot or land in accordance with notified land use re-classification scheme.

(4) The appropriate authority shall not entertain an application for construction, reconstruction or alteration of a building, plot or land in a notified land use re-classification scheme unless the applicant has paid the conversion fee in accordance with these rules as applicable on the date of submission of the application.

74. Income from conversion.— The Authority shall keep income from conversion of land use and the betterment fee in a separate head of account and shall spend the income on the provision or development of infrastructure.

75. Building line.— The Authority shall fix a building line in a land use reclassification scheme which shall not be less than:

- (a) the building line specified in the building regulations;
- (b) thirty feet along a road with right of way of eighty feet and above; and
- (c) ten feet along any other road.

76. Master plan.— The Authority shall prepare a master plan or zoning plan in accordance with these rules.

77. Conversion of cinema site.— The Authority may allow conversion of a cinema site:

- (a) in an approved scheme or on land allotted on reserved price subject to the following conditions:
 - (i) conversion fee shall be charged as applicable to conversion of a residential plot to commercial use; and

(ii) a cinema or a projection theater with at least one third seating capacity of the existing cinema shall be provided in the new building:

(b) on private land other than the site on land specified in clause (a), subject to the following conditions:

(i) if the cinema is located in an area which is not a commercial area than it shall not be allowed to be converted to any other use;

(ii) if the cinema is located in an established built up area which is classified as commercial, on payment of the conversion fee; and

(iii) if the cinema site is located in a peri-urban area, which is classified as commercial, on payment of the conversion fee.

78. Administration and enforcement.– The various provisions of these rules shall be administered and enforced in accordance with the Table D.

79. Relaxation of rules.– No provision of these rules shall be relaxed in any circumstances.

80. Repeal.– The Lahore Development Authority Land Use Conversion Rules, 2008 made vide notification no. SO (H-II)5-2/81/VOL-II, are hereby repealed.

SECRETARY TO THE GOVERNMENT,
HOUSING, URBAN DEVELOPMENT AND
PUBLIC HEALTH ENGINEERING DEPARTMENT

Table A
LAND USE CLASSIFICATION CHARACTERISTICS

(see rule 4)

Ref Rule #	Land use Classes	Plot Size	Road Width	
			RANGE	TYPICAL
RESIDENTIAL*				
Approved Scheme				
5	RA1	> 2k	50 - 220ft	60ft

Ref Rule #	Land use Classes	Plot Size	Road Width	
			RANGE	TYPICAL
	RA2	1k to 2k	30 - 180ft	30ft
	RA3	10m to 1k	30ft to 120ft	30ft
	RA4	< 10m	20ft to 80ft	30ft
Established Built Up Area				
5	RE1	> 1k	40ft to 220ft	40ft
	RE2	10m to 1k	30ft to 120ft	30ft
	RE3	5m to 10m	20ft to 60ft	30ft
	RE4	< 5m	up to 40ft	20ft
COMMERCIAL				
Approved Scheme				
7	CA1	> 2k	50ft to 220ft	60ft
	CA2	1k to 2k	30ft to 180ft	30ft
	CA3	10m to 1k	30ft to 120ft	30ft
	CA4	< 10m	20ft to 80ft	30ft
Established Built Up Area				
7	CE1	> 1k	40ft to 220ft	40ft
	CE2	10m to 1k	30ft to 120ft	30ft
	CE3	5m to 10m	20ft to 60ft	30ft
	CE4	< 5m	up to 40ft	20ft
Commercial Corridor				
7	CC1	> 6k	> 120ft	-
	CC2	4k to 6k	100ft to 120ft	-
	CC3	2k to < 4k	80ft to 100	-
	CC4	1k to < 2k	60ft to 80ft	-
INDUSTRIAL				
Approved Scheme				
9	IA1	5 acre & above	80ft to 200 ft	-
	IA2	1 acre to less than 5 acre	60ft to 140 ft	-
	IA3	4k to less than 1 acre	50ft to 120 ft	-
	IA4	Less than 4k	up to 80ft	-
Established Built Up Area				

Ref Rule #	Land use Classes	Plot Size	Road Width	
			RANGE	TYPICAL
9	IE1	Above 4 k	40ft to 80ft	40ft
	IE2	2k to 4 k	30ft to 60ft	30ft
	IE3	1k to less than 2 k	20ft to 60ft	30ft
	IE4	Less than 1 k	up to 40ft	20ft
Industrial Corridor				
9	IC1**	> 2k	Provincial highways outside the Peri-Urban Area	
9	IC2***	1k to 1 acre	Intra city roads	
PERI-URBAN AREA				
11		An area that spans the landscape between contiguous urban development and rural countryside with low population density and is predominantly being used for agricultural activity and is likely to be urbanized in the next twenty years.		
AGRICULTURAL AREA				
13		Land outside the peri-urban area which is predominantly used for the cultivation of crops and includes cropland, pastureland, orchards, nurseries, dairy farms.		
NOTIFIED AREA				
16	Historically significant area	An area designated under any law for the time being in force as historically, architecturally or archeologically significant area.		
16	Environmentally sensitive area	An area that has been designated as such under Regulation 22 of the Pakistan Environmental Protection Agency (Review of Initial Environmental Examination and Environmental Impact Assessment) Regulations 2000		
16	Public sector institutional area	An area reserved for the Federal Government, the Government, the Authority, a local government or any other public body.		

Ref Rule #	Land use Classes	Plot Size	Road Width	
			RANGE	TYPICAL
16	Other restricted area	Area in which the Federal Government, the Government, the Authority or a local government has imposed certain building or area development restrictions.		
16	Intercity service area****	An area designated by a City District Government as service area along the intercity road outside the peri-urban area.		

RA	Residential Area (Approved Scheme)
RE	Residential Area (Established built up area)
CA	Commercial Area (Approved scheme)
CC	Commercial Corridor
CE	Commercial Area (Established built up area)
IC	Industrial Corridor
IE	Industrial Area (Established built up area)
IA	Industrial Area (Approved Scheme)
k	kanal
m	marla
ft	feet

- * While preparing the land use classification map, boundary of a notified katchi abadi shall be specifically marked on the block in the residential area.
- ** The depth of the proposed IC1 shall be five hundred meters from the edge of right of way of a road on one or both sides or up to a road or natural barrier; which ever is less.
- *** The depth of the proposed IC2 shall be calculated as four times the right of way of a road measured from the edge of the road or up to a road or natural barrier; which ever is less.
- **** The depth of the proposed ICSA shall be five hundred meters from the edge of the right of way on one or both sides of a road or up to a road or natural barrier; which ever is less. The length of ICA shall not be more than one kilometer.

Note: Land use classification of an urban block shall be decided on the basis of existing land use, predominant plot size and road width.

Table B
PERMITTED / PERMISSIBLE/PROHIBITED LAND USES
(see rule 17)

Classification	Permitted	Permissible
Residential		
Approved Scheme		
RA1	(i) detached house; (ii) semi- detached house; (iii) town house; (iv) residential apartment; (v) neighborhood level park and playground; (vi) place of worship or prayer; (vii) place of burial or cremation; and (viii) horticultural nursery:	(i) daycare centre or preschool; (ii) primary school; (iii) secondary school; (iv) dispensary with no bed and labor facilities; (v) library; (vi) guest house having not more than rooms; (vii) small size corner shop at the ground floor and office of a professional not exceeding twenty five percent of the floor area, as long as a facility shall be available to a resident holding both a professional degree, diploma certificate and a registration with a statutory body established under a law for the time being in force:
RA2		
RA3		
RA4		
Established Built Up Area		
RE1	(i) detached house; (ii) semi- detached house; (iii) town house; (iv) residential apartment; (v) neighborhood level park and playground; (vi) place of worship or prayer; (vii) place of burial or cremation; and (viii) horticultural nursery:	(i) daycare centre or preschool; (ii) primary school; (iii) secondary school; (iv) dispensary with no bed and labor facilities; (v) library; (vi) guest house having not more than rooms; (vii) small size corner shop at the ground floor and (viii) office of a professional not exceeding twenty five percent of the floor area
RE2		
RE3		

Classification	Permitted	Permissible
RE4		office associated with residential professional; this facility shall be available to a resident holding both a professional degree, diploma or certificate and registration with a statutory body established under a law for the time being in force:
Commercial		
Approved Scheme		
CA1	(i) multi storey building; (ii) apartment; (iii) plaza; (iv) residential flat on upper floor; (v) market, shopping mall, departmental store; (vi) business facility;	(i) educational institution; (ii) research institution with a minimum size of four kanal; (iii) marriage or banquet hall with a minimum plot size of four kanal; (iv) cinema; (v) theater, auditorium, concert hall, exhibition hall with a minimum plot size of four kanal;
CA2	(vii) private office; (viii) government or semi-government office; (ix) court or tribunal; (x) financial institution; (xi) cultural institution such as park, memorial and monument;	(vi) seasonal commercial fare site; (vii) stadium or play land; (viii) petrol pump or gas station; (ix) bus or truck terminal; (x) loading and unloading requirements of uses;
CA3	(xii) hotel up to three star; (xiii) motel having not more than twenty rooms; (xiv) showroom and shop; (xv) boutique; (xvi) restaurant; (xvii) social welfare institution such as community centre, art gallery & museum;	(xi) weighbridge; (xii) private hospital; (xiii) hotel four star or above; (xiv) television or other studio; (xv) auto workshop; (xvi) whole sale storage place;
CA4	(xviii) parking plaza; (xix) taxi stand and bus halt; (xx) police station, post office, fire station; and (xxi) place of worship or prayer:	(xvii) printing press; (xviii) athletic club, gymnasium, fitness centre or indoor sport facility; and (xix) base trans receiver station communication tower:
Established Built Up Area		

Classification	Permitted	Permissible
CE1	(i) multi storey building; (ii) apartment; (iii) plaza; (iv) residential flat on upper floor; (v) market, shopping mall, departmental store;	(i) educational institution; (ii) research institution with a minimum size of four kanal; (iii) marriage or banquet hall with a minimum plot size of four kanal; (iv) cinema;
CE2	(vi) business facility; (vii) private office; (viii) government or semi-government office; (ix) court or tribunal; (x) financial institution; (xi) cultural institution such as park, memorial and monument;	(v) theater, auditorium, concert hall, exhibition hall with a minimum plot size of four kanal; (vi) seasonal commercial fare site; (vii) stadium or play land; (viii) petrol pump or gas station; (ix) bus or truck terminal;
CE3	(xii) hotel up to three star; (xiii) motel having not more than twenty rooms; (xiv) showroom and shop;	(x) loading and unloading requirements of uses; (xi) weighbridge; (xii) private hospital; (xiii) hotel four star or above;
CE4	(xv) boutique; (xvi) restaurant; (xvii) social welfare institution such as community centre, art gallery & museum; (xviii) parking plaza; (xix) taxi stand and bus halt; (xx) police station, post office, fire station; and (xxi) place of worship or prayer:	(xiv) television or other studio; (xv) auto workshop; (xvi) whole sale storage place; (xvii) printing press; (xviii) athletic club, gymnasium, fitness centre or indoor sport facility; and (xix) base trans receiver station communication tower:
Commercial Corridor		
CC1	(i) multi storey building; (ii) apartment; (iii) plaza; (iv) residential flat on upper floor; (v) market, shopping mall, departmental store;	(i) educational institution; (ii) research institution with a minimum size of four kanal; (iii) marriage or banquet hall with a minimum plot size of four kanal; (iv) cinema;
CC2	(vi) business facility;	(v) theater, auditorium, concert hall

Classification	Permitted	Permissible
	(vii) private office; (viii) government or semi-government office; (ix) court or tribunal; (x) financial institution;	exhibition hall with a minimum plot size of four kanal; (vi) seasonal commercial fare site; (vii) stadium or play land;
CC3	(xi) cultural institution such as park, memorial and monument; (xii) hotel up to three star; (xiii) motel having not more than twenty rooms; (xiv) showroom and shop;	(viii) petrol pump or gas station; (ix) bus or truck terminal; (x) loading and unloading requirements of various uses; (xi) weighbridge;
CC4	(xv) boutique; (xvi) restaurant; (xvii) social welfare institution such as community centre, art gallery & museum; (xviii) parking plaza; (xix) taxi stand and bus halt; (xx) police station, post office, fire station; and (xxi) place of worship or prayer:	(xii) private hospital; (xiii) hotel three star or above; (xiv) television or other studio; (xv) auto workshop; (xvi) whole sale storage place; (xvii) printing press; (xviii) athletic club, gymnasium, fitness centre or indoor sport facility; and (xix) base trans receiver station or communication tower:
Industrial		
Approved Scheme		
IA1	the permitted land uses shall be in accordance with the approved scheme of an industrial area:	the permissible land uses shall be in accordance with the approved scheme of an industrial area:
IA2		
IA3		
IA4		
Established Built Up Area		
IE1	(i) cottage or light industry; (ii) construction equipment; (iii) warehouse, storage or distribution centre; (iv) building material store; (v) fire station; and (vi) loading and unloading place:	(i) medium industry; (ii) petrol pump or gas station; (iii) essential residential, commercial educational facility for laborers employees; and (iv) police station, post office:
IE2		

Classification	Permitted	Permissible
IE3		
IE4		
Industrial Corridor		
IC1	<ul style="list-style-type: none"> (i) light, medium or heavy industry including manufacturing, production, processing, cleaning, servicing and repair of materials, goods or products; (ii) ancillary office or place for industry; (iii) petrol pump or gas station; (iv) essential residential, commercial or educational facility for employees; (v) police station, post office or fire station; (vi) loading and unloading place; (vii) construction equipments; (viii) warehouse, storage or distribution center; and 	<ul style="list-style-type: none"> (i) storing, packing, pursing, cleaning, preparing, and manufacturing of black powder, ammunition, fire works, powder, sulphur, mercury, gases, metal compounds, phosphorous, dynamite; (ii) storing explosives, petrol, oil, lubricants and other inflammable materials including coal, chemicals, liquids or other cleaning, dyeing, preparing manufacturing of cloth or yarn in indigo or other colour; (iii) storing, processing, cleaning, crushing, melting, preparing or manufacturing dealing in bombs, tallow, offal, fat black soap, raw or dry hide or skin, washing, dyeing wool or hair; and (iv) casting of heavy metals, electro plating, welding, marble cutting and polishing

Classification	Permitted	Permissible
	(ix) building material store:	manufacturing of cement or pipes, bu or grinding of lime stone, metal or us any other obnoxious or hazardous mate
IC2	(i) cottage or light industry; (ii) construction equipment; (iii) warehouse, storage or distribution centre; (iv) building material store; (v) fire station; and (vi) loading and unloading place:	(i) medium industry; (ii) petrol pump or gas station; (iii) essential residential, commercial educational facility for laborers employees; and (iv) police station, post office:
Peri- Urban Area		
	the permitted land uses shall be in accordance with the approved peri- urban structure plan:	the permissible land uses shall be ,subje rule 18, in accordance with the approved urban structure plan

Classification	Permitted	Permissible
Agricultural Area		
	<ul style="list-style-type: none"> (i) crop; (ii) orchard; (iii) pasture land; (iv) livestock such as dairy or poultry farm; (v) forest; (vi) nursery or a green house; (vii) tube well; (viii) rural settlement or village; (ix) place of worship or prayer; (x) place of burial or cremation; and (xi) corner shop: 	<ul style="list-style-type: none"> (i) agricultural machinery workshop; (ii) brick kiln; (iii) basic health unit; (iv) animal husbandry clinic; (v) country club; (vi) farm house; (vii) public or private recreational park; and (viii) zoo or wildlife park:
Notified Area		
Historically significant area	the permitted land use shall be in accordance with any special or general law and the conditions provided in the notification governing the historically significant area:	the permissible land use shall be ,subjected to rule 18, in accordance with any special or general law and the conditions provided in the notification governing the historically significant area:
Environmentally sensitive area	the permitted land use shall be in accordance with the laws of the Islamic Republic of Pakistan and any special conditions applicable in the environmentally sensitive area,:	the permissible land uses shall be ,subjected to rule 18, in accordance with the laws of the Islamic Republic of Pakistan and any special conditions applicable in the environmentally sensitive area, :1997:
Public sector institutional area	the permitted land uses shall be in accordance with any special or general law:	<ul style="list-style-type: none"> (i) public office including a Federal Government, Provincial Government, government office or an office of a Regulatory Authority or any other public body; (ii) official residence; (iii) educational institution; (iv) religious institution; (v) mess or club;

Classification	Permitted	Permissible
		(vi) healthcare institution; (vii) diplomatic premises; (viii) jail or prison; (ix) any ancillary use; and (x) TV Station/Studio
Other restricted area	the permitted land uses shall be in accordance with any special or general law and the conditions provided in the notification governing the restricted area:	the permissible land uses shall be ,subject to rule 18, in accordance with any special or general law and the conditions provided in the notification governing the restricted area:
Intercity service area	(i) commercial use; (ii) residential use; and (iii) any ancillary use:	(i) petrol pump or gas station; (ii) bus or truck terminal; (iii) loading and unloading place; (iv) service station or workshop; and (v) weighbridge

- RA Residential Area (Approved Scheme)
- RE Residential Area (Established built up area)
- CA Commercial Area (Approved scheme)
- CC Commercial Corridor
- CE Commercial Area (Established built up area)
- IC Industrial Corridor
- IE Industrial Area (Established built up area)
- IA Industrial Area (Approved Scheme)

Table C
PERMISSIBLE LAND USE RE-CLASSIFICATION

(see rule 38)

Classification	Proposed	R	R	R	R	R	R	R	R	R	C	C	C	C	C	C	C	C	C	C	C
	Existing	A	A	A	A	E	E	E	E	E	A	A	A	A	E	E	E	E	C	C	C
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4

Classification	Proposed	R	R	R	R	R	R	R	R	R	C	C	C	C	C	C	C	C	C	C	C
	Existing	A	A	A	A	E	E	E	E	E	A	A	A	A	E	E	E	E	C	C	C
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
RESIDENTIAL																					
Approved Scheme																					
	RA1		Y								Y	Y						Y	Y	Y	Y
	RA2			Y								Y	Y								Y
	RA3												Y								Y
	RA4													Y							
Established Built Up Area																					
	RE1						Y							Y	Y					Y	Y
	RE2							Y							Y	Y					Y
	RE3								Y							Y	Y				
	RE4															Y	Y				
COMMERCIAL																					
Approved Scheme																					
	CA1																				
	CA2										Y										
	CA3											Y									
	CA4												Y								
Established Built Up Area																					
	CE1																				
	CE2														Y						
	CE3															Y					
	CE4																Y				
Commercial Corridor																					
	CC1																				
	CC2																		Y		
	CC3																			Y	
	CC4																				Y
INDUSTRIAL																					
Approved Scheme																					
	IA1		Y	Y								Y	Y						Y	Y	
	IA2		Y	Y								Y	Y						Y	Y	

Classification	Proposed	R	R	R	R	R	R	R	R	R	C	C	C	C	C	C	C	C	C	C	C	
	Existing	A	A	A	A	E	E	E	E	E	A	A	A	A	E	E	E	E	C	C	C	C
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	
	IA3	Y	Y								Y	Y						Y	Y			
	IA4	Y	Y	Y	Y						Y	Y	Y					Y	Y			
Established Built Up Area																						
	IE1					Y									Y				Y	Y		
	IE2					Y									Y						Y	
	IE3					Y									Y						Y	
	IE4						Y									Y						
Industrial Corridor																						
	IC1																		Y	Y	Y	Y
	IC2																		Y	Y	Y	Y
PERI URBAN AREA																						
		Y	Y	Y	Y						Y	Y	Y	Y					Y	Y	Y	Y
AGRICULTURAL AREA																						
		As provided under these rules.																				
NOTIFIED AREA																						
	Historically significant	As provided under these rules.																				
	Environmentally sensitive area	As provided under these rules.																				
	Public sector institutional area	As provided under these rules.																				
	Other restricted area	As provided under these rules.																				
	Intercity service area	As provided under these rules.																				

- RA Residential Area (Approved Scheme)
- RE Residential Area (Established built up area)
- CA Commercial Area (Approved scheme)
- CC Commercial Corridor
- CE Commercial Area (Established built up area)
- IC Industrial Corridor
- IE Industrial Area (Established built up area)
- IA Industrial Area (Approved Scheme)

Table D
ADMINISTRATION AND ENFORCEMENT
(see rule 78)

SR. NO	ACTIVITY	PREPARATION	ENFORCEMENT
1	<ul style="list-style-type: none"> i. land use classification map; ii. peri-urban structure plan; iii. planning map; iv. district planning map; v. land use reclassification scheme; vi. redevelopment plan; vii. list A under rule 67; viii. list B under rule 67; ix. list C under rule 74; and x. list D under rule 74. 	<p>Director General shall ensure that plans, maps, scheme and lists are prepared within the prescribed time;</p> <p>Chief Metropolitan Planner shall ensure that plans, maps, scheme and lists are prepared within the prescribed time and shall make all possible arrangements including engagement of Consultants, if necessary.</p> <p>Director Metropolitan Planning shall assist the Chief Metropolitan Planner in the timely preparation of plans, maps, scheme and lists;</p> <p>Deputy Director Metropolitan Planning shall assist the Director Metropolitan Planning in the timely preparation of plans, maps, scheme and lists;</p> <p>Assistant Director Metropolitan Planning shall assist the Deputy Director Metropolitan Planning in the timely preparation of plans, maps, scheme and lists;</p> <p>Director Town Planning (Commercialization).</p>	<ul style="list-style-type: none"> i. Chief Metropolitan Planner ii. Director Metropolitan Planning iii. Deputy Director Metropolitan Planning iv. Assistant Director Metropolitan Planning v. Town Planner vi. Director Town Planning vii. Deputy Director Town Planning viii. Assistant Director Town Planning ix. Building Inspectors;

SR. NO	ACTIVITY	PREPARATION	ENFORCEMENT
		<p>Deputy Director Town Planning (Commercialization)</p> <p>Assistant Director Town Planning (Commercialization)</p> <p>Building Surveyors shall assist in survey and data collection for the timely preparation of plans, maps, scheme and lists;</p> <p>Draftsman shall assist in timely preparation of plans, maps, scheme and lists:</p>	

(see rule 57)

**Roads or segment of roads permitted for future commercial use
with or without any restrictions**

Lahore Development Authority

List of Roads:

Sr. No.	Name of Roads	Starting Point	Ending Point	Total Width	Total Plots		
					Legally Converted	Illegally Converted	Not Converted
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							

Restriction imposed:

No	Sr.	Name of Road or segment of Road	Restrictions Imposed

Prepared By:

Name of Director Town Planning (Commercialization)	
Signature	
Stamp	
Date	

Certified By:

Name of Chief Metropolitan Planner	
--	--

Signature	
Stamp	
Date	

Form B1

(see rule 57)

Roads or segment of roads frozen and not allowed for any future commercial use

Lahore Development Authority

List of Roads:

Sr. No.	Name of Roads	Starting Point	Ending Point	Total Width	Total Plots		
					Legally Converted	Illegally Converted	Not Converted
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							

Restriction imposed:

No	Sr.	Name of Road or segment of Road	Restrictions Imposed

Prepared By:

-

Name of Director	
------------------	--

Town Planning (Commercialization)	
Signature	
Stamp	
Date	

Certified By:

Name of Chief Metropolitan Planner	
Signature	
Stamp	
Date	

Form C1

(see rule 64)

**List of plots for which temporary commercialization fee has
been deposited**

Lahore Development Authority

List of Plots

Sr. No.	Plot number	scheme &block	permission granted on	Last fee deposited on	Permission Valid up to
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					

10.					
-----	--	--	--	--	--

Prepared By:

Name of Director Town Planning (Commercialization)	
Signature	
Stamp	
Date	

Certified By:

Name of Chief Metropolitan Planner	
Signature	
Stamp	
Date	

Form D1

(see rule 64)

**List of plots for which temporary commercialization fee has not
been deposited**

Lahore Development Authority

List of Plots

Sr. No.	Plot number	scheme &block	permission granted on	Last fee deposited on	Permission Valid up to
1.					

2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Prepared By:

Name of Director Town Planning (Commercialization)	
Signature	
Stamp	
Date	

Certified By:

Name of Chief Metropolitan Planner	
Signature	
Stamp	
Date	