



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

Dated Lahore the 9th April, 2014.

D.G. OFFICE LDA.	
No.	3284
Date	3/4/14
.....	
.....	
.....	
D.G.	

NOTIFICATION

AD/HA/AJ/64/07

No.SO(H-II)3-9/2014. In exercise of the powers conferred under section 44 of the Lahore Development Authority Act, 1975 (XXX of 1975), Governor of the Punjab is pleased to make the following rules:

**CHAPTER I
PRELIMINARY**

1. Short title and commencement.– (1) These rules shall be cited as the Lahore Development Authority Land Use Rules 2014.

(2) They shall come into force at once.

2. Definitions.– (1) In these rules:

- a) "Act" means the Lahore Development Authority Act, 1975 (XXX of 1975)
- b) "agricultural area" means the land outside the peri-urban area, which is predominantly used for the cultivation of crops and includes cropland, pastureland, orchards, nurseries and dairy farms;
- c) "approved scheme" means a scheme approved by the Government, Authority, a local government or any other public authority;
- d) "area" means the area of Lahore Division;
- e) "Authority" means Lahore Development Authority;
- f) "betterment fee" means the fee levied by the Authority under the Act;
- g) "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;
- h) "building regulations" means the building and zoning regulations of the Authority;
- i) "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;
- j) "commercial use" means land use which is predominantly connected with sale and distribution of goods and services;
- k) "controlled area" means any locality within Lahore Division notified by the Authority as 'controlled area' under section 18 of the Act;

- l) "conversion of land" means any change in use of land or property from the one originally provided in an approved scheme or master plan of an area;
- m) "educational institution" includes a school, college, university, research or training center, library or a *madrassah*;
- n) "established built-up area" means the built-up area other than the area in an approved scheme;
- o) "environmentally sensitive area" means an area that has been designated as such under Pakistan Environmental Protection Agency (Review of Initial Environmental Examination and Environmental Impact Assessment) Regulations 2000;
- p) "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;
- q) "historically significant area" means an area designated as historically, architecturally or archeologically significant area;
- r) "industrial area" means an area which is designated for industrial use as per approved scheme or master plan;
- s) "industrial plot" means an industrial plot in an industrial estate, approved scheme or master plan;
- t) "industrial use" means land use which is predominantly connected with manufacturing, assembling, processing or storage of goods;
- u) "institutional use" means land use which is predominantly connected with education, health, public or private office, hotel, theatre or auditorium;
- v) "intercity service area" means an area designated by the competent Authority as 'service area' along the intercity road outside the peri-urban area;
- w) "katchi abadi" means an area declared by the Government as a katchi abadi under the Punjab Katchi Abadis Act 1992 (VIII of 1992);
- x) "land use plan" means a plan which typically separates uses that are incompatible with each other, such as residential commercial, industrial area;
- y) "list A" means roads or segments of roads, on which commercial use has been permitted under the Lahore Development Authority Land Use (Classification, Reclassification and Redevelopment) Rules 2009 or Punjab Land Use (Classification, Reclassification and Redevelopment)

Rules 2009;

- z) "list B" means roads or segments of roads, on which commercial use has been prohibited under the Lahore Development Authority Land Use (Classification, Reclassification and Redevelopment) Rules 2009 or Punjab Land Use (Classification, Reclassification and Redevelopment) Rules 2009;
- aa) "master plan" means the traditional method for presenting a set of land usage, allocation and control measures in the form of a map in graphical form and is supported by written statement of goals and objectives, strategy, financial implications and policies for planning and development for an area and includes a structure plan, an outline development plan, a spatial plan, peri-urban structure plan;
- bb) "mixed use" means land use of any building which is commercial on ground floor and residential or other uses on upper floors;
- cc) "non-conforming use" means the land use that does not conform to the permitted or permissible land use but exists at site;
- dd) "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;
- ee) "outline development plan" means a plan pertaining to land use, allied matters and may include agro-ville development or any other plan duly approved by the competent authority;
- ff) "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;
- gg) "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;
- hh) "project area" means an area selected by the Authority to prepare a land use amendment plan;
- ii) "public sector institutional area" means an area reserved for the Federal Government, the Government, the Authority, a local government or any other public body;
- jj) "redevelopment" means renewal, reconstruction or upgradation of infrastructure and buildings in an area;
- kk) "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;

- ll) "residential use" means land use which is predominantly connected with housing;
- mm) "right of way" means the width of road or street between two opposite properties;
- nn) "scrutiny committee" means the committee constituted under rule 27; and
- oo) "Valuation Table" means the Valuation Table notified under the Stamp Act 1899 (II of 1899).

(2) The word or term used but not defined in these rules shall have the same meaning as in the Act.

CHAPTER II LAND USE CLASSIFICATION

3. Land use classes.— (1) The Authority shall classify land in an area or any part thereof into one or more of the following land use classes:

- (a) residential;
- (b) commercial;
- (c) industrial;
- (d) institutional;
- (e) mixed use;
- (f) peri-urban;
- (g) special development zone;
- (h) agricultural; and
- (i) notified area.

(2) The land use in each land use class shall be as under:

- (a) **Permitted uses:** The uses which are allowed in each land use class under these rules subject to the prescribed conditions.
- (b) **Permissible uses:** The uses which, though not permitted, may be allowed by the scrutiny committee subject to the payment of the prescribed fee and other prescribed conditions.
- (c) **Prohibited uses:** The uses which are neither permitted nor permissible in each land use class.

(3) The Authority shall ensure that the land use provisions under permitted, permissible and prohibited uses are strictly followed in each land use class.

(4) The scrutiny committee may grant permission for permissible uses listed under each land use class subject to the special rules, regulations, restrictions, payment of fee where applicable under these rules

and the relevant policy.

(5) The Authority shall not allow a person to use a property in any land use class for a purpose which is neither permitted nor permissible.

(6) No person shall be authorized to use land or construct a building except in accordance with the land use approved for that particular land.

4. Land use of residential area:

(a) Permitted uses:

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

(b) Permissible uses: (subject to payment of fee)

- (i) daycare centre or preschool;
- (ii) primary and secondary school;
- (iii) dispensary (not less than 1 kanal) and hospital (not less than 6 kanal);
- (iv) library;
- (v) guest house but not including hostels;
- (vi) small size corner shop at the ground floor;
- (vii) office of a professional not exceeding 25% of the floor area as office associated with resident's profession with adequate parking space but this facility shall be available to a resident holding both either a professional degree, diploma or a certificate and has a valid registration with concerned regulatory authority under any law;
- (viii) college, university and research institution (not less than 4 kanal);
- (ix) Government office; and
- (x) club.

5. Land use of commercial area:

(a) Permitted uses:

- (i) multi-storey building;
- (ii) apartment;
- (iii) plaza;
- (iv) residential flat on upper floor;
- (v) market, shopping mall, departmental store or retail shop;

- (vi) business facility;
- (vii) private office;
- (viii) Government or semi-government office;
- (ix) court or tribunal; (not less than 2 kanal)
- (x) financial institution;
- (xi) cultural institution such as park, memorial and monument (not less than 100 kanal)
- (xii) hotel up to three star;
- (xiii) motel having not more than twenty rooms (not less than 2 kanal);
- (xiv) showroom and shop;
- (xv) boutique;
- (xvi) restaurant;
- (xvii) social welfare institution such as community centre, art gallery & museum (not less than 2 kanal);
- (xviii) parking plaza;
- (xix) taxi stand and bus halt; ('C' class stand not less than 32 kanals in City District Lahore and not less than 8 kanals in other districts, 'D' class stand not less than 4 kanals and provision of NOC from Regional Transport Authority for both C & D Class Stands);
- (xx) police station, post office, fire station;
- (xxi) place of worship or prayer (not less than 1 kanal);
- (xxii) hospital(not less than 4 kanal), school (not less than 4 kanal), college, university or research institution (not less than 4 kanal); and
- (xxiii) hostel.

(b) **Permissible uses:**

- (i) Technical and vocational institution (not less than 4 kanal)
- (ii) marriage or banquet hall (not less than four kanal);
- (iii) cinema;
- (iv) theater, auditorium, concert hall or exhibition hall (not less than four kanal);
- (v) seasonal commercial fare site (not less than 2 kanal);
- (vi) stadium (as per National Reference Manual on Planning and infrastructure Standards, 1986);
- (vii) play land;
- (viii) petrol pump or gas station (not less than 2 kanal);
- (ix) bus terminal (not less than 50 kanal) or truck terminal (not less than 100 kanal);
- (x) loading and unloading requirements of all uses;

- (xi) weighbridge (not less than 2 kanal);
- (xii) service industry without nuisance;
- (xiii) wholesale market;
- (xiv) second hand goods market or junkyard;
- (xv) coal, wood or timber yard;
- (xvi) hotel four star or above;
- (xvii) television or other studio;
- (xviii) auto workshop and service garage (not less than 1 kanal);
- (xix) whole sale storage place and warehouses;
- (xx) printing press;
- (xxi) athletic club, gymnasium, fitness centre or indoor sport facility;
- (xxii) base trans receiver station or communication tower;
- (xxiii) clubs; and
- (xxiv) mixed commercial use out of above listed permissible uses.

6. Land use of industrial area:

(1) Approved industrial scheme or estate:

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

(2) Declared industrial area:

(a) Permitted uses:

- (i) cottage, light industry and medium 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:

- (i) heavy industry;
- (ii) petrol pump or gas station;
- (iii) essential residential, commercial, health and educational facility for laborers or employees; and
- (iv) police station, post office and other public buildings.

(c) Prohibited uses:

Notwithstanding the provisions under clauses (a) and (b) above, the following land use shall also not be permitted in a declared industrial area:

- (i) storing, packing, pursing, cleaning, preparing, and manufacturing of blasting powder, ammunition, fireworks, gun powder, sulphur, mercury, gases,

nitro-compounds, phosphorous, dynamite;

- (ii) storing explosives, petrol, oil, lubricants, and other inflammable materials including coal, chemicals, liquids;
- (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 dyeing 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.

7. Land use of institutional area:

(a) Permitted uses:

- (i) educational and research institution (not less than 2 kanal);
- (ii) office;
- (iii) diplomatic mission;
- (iv) religious institution;
- (v) park, memorial and monument;
- (vi) public utilities and buildings;
- (vii) community facilities;
- (viii) art councils and auditoriums;
- (ix) local and zonal Municipal and Government offices; and
- (x) residences and other uses incidental to the permitted uses but which do not cause any nuisance or hazard.

(b) permissible uses: (subject to payment of fee)

- (i) large residential hotel;
- (ii) guest house, hostel, restaurant and club;
- (iii) offices of a commercial and financial institution;
- (iv) commercial and recreational uses such as theatre halls or cinemas;
- (v) petrol and gas filling station (not less than 2 kanal);
- (vi) limited retail shopping;
- (vii) taxi stand; and
- (viii) bus halt.

8. Land use of mixed use:

(a) Permitted uses:

- (i) commercial on ground floor and offices-cum-residential area on upper floors;
- (ii) park and play ground;
- (iii) place of worship and prayers; and
- (iv) parking plaza.

(b) **Permissible uses:** (subject to payment of fee)

- (i) educational institution;
- (ii) health institution;
- (iii) workshop;
- (iv) Banquet hall (not less than 4 kanals);
- (v) library;
- (vi) guest house but not a hostel; and
- (vii) petrol pump and gas station (not less than 2 kanals).

9. Land use in peri-urban area.— (1) The Authority shall specify land uses of various parcels of land falling in a peri-urban area.

(2) The permitted, permissible and prohibited uses of the same categories shall strictly apply to the specified land uses.

(3) The peri-urban area shall be considered residential until the land uses are specified.

(4) The conversion, if allowed, shall be subject to payment of conversion fee under these rules.

10. Special development zone.— (1) The Authority shall specify land uses of various parcels of land falling under special development zone.

(2) The Authority shall notify the permitted, permissible and prohibited uses, restrictions and scale of fee as part of building regulations in a zone.

11. Agricultural area.— The Authority shall notify the area falling outside the peri-urban area as agriculture area.

12. Land use in agricultural area:

(a) **Permitted use:**

- (i) crop;
- (ii) orchard;
- (iii) pasture land;
- (iv) livestock such as dairy or poultry farm;
- (v) forest;
- (vi) nursery or a green house, horticulture;
- (vii) tube well;
- (viii) existing rural settlement or village;
- (ix) place of worship or prayer;
- (x) place of burial or cremation;
- (xi) corner shop;
- (xii) house within and contiguous to rural settlement; and
- (xiii) farm house within the boundaries of a farm if the minimum area of the farm is not less than 4 kanals.

(b) **Permissible use:**

- (i) agricultural machinery workshop;
- (ii) brick kiln, milk chilling and pasteurization;
- (iii) basic health unit;

- (iv) animal husbandry clinic;
- (v) country club;
- (vi) public or private recreational park;
- (vii) zoo or wildlife park;
- (viii) CNG station and petrol pump;
- (ix) BTS tower;
- (x) community facility or public utility;
- (xi) Bus terminal or truck stand (`C` class bus terminal not less than 32 kanals in District Lahore and not less than 8 kanals in other districts and `D` class bus terminal not less than 4 kanals);
- (xii) fruit and vegetable market;
- (xiii) grain market;
- (xiv) cattle market; and
- (xv) education and health institution.

13. Notified area.— (1) The Authority shall ensure strict compliance of the relevant provisions of law regarding historically significant area, environmentally sensitive area, public sector institutional area, other restricted area or an intercity service area.

(2) The permitted, permissible and prohibited uses and restrictions, if any, of the notified area shall have effect notwithstanding the permitted and permissible uses of other land use classes under Chapter II and provisions of temporary commercialization under Chapter VII.

14. Land use in notified areas.— The Authority shall specify permitted and permissible land uses in the following types of the notified area subject to provisions of notifications issued for such notified area:

- (a) historically significant area;
- (b) environmentally sensitive area;
- (c) public sector institutional area;
- (d) intercity service area; and
- (e) other restricted area.

15. Powers of the Government.— (1) in case of any ambiguity in the classification of land use, the matter shall be referred 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.

CHAPTER III PROCEDURE FOR LAND USE CLASSIFICATION

16. Land use classification map.— The Authority shall:

- (a) prepare a land use classification map of the area or

- part thereof in accordance with the land use classification under rule 3 using satellite imagery; and
- (b) digitize the satellite imagery and use it as a base map for the required field survey.

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

- (i) collecting the approved scheme plans;
- (ii) dividing the scheme area into various classes of land use under rule 3;
- (iii) marking the plot which has been converted from residential land use under any law;
- (iv) 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
- (v) marking the plot which has been temporarily converted to commercial use with the approval of the competent authority.

(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:

- (i) into urban blocks:
- (ii) marking the plot which has been converted from residential land use under any law;
- (iii) marking the plot which has been converted from residential land use without approval of the Competent Authority and declaring it as non-conforming use;
- (iv) 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
- (v) classifying an urban block on the basis of predominant land use.

(3) The Director of 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.

CHAPTER IV LAND USE RE-CLASSIFICATION

18. Land use re-classification.— The Authority, after the notification of land use classification map, may prepare a land use reclassification scheme for an area which shall be called 'project area'.

19. Selection of project area.— (1) The Authority shall select the project area by identifying and prioritizing a scheme or an urban block 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 upgradation 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 Industries Department of the Government.

20. 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) undertaking survey of the project area, including:
 - (i) a topographic survey;
 - (ii) land use survey;
 - (iii) documentation of the existing infrastructure and design capacity;
 - (iv) assessment of existing traffic volume and design capacity of the road network;
 - (v) collection of secondary data regarding utility services, traffic and transportation;
- (c) compiling and analyzing the collected data;
- (d) preparing proposed land use reclassification scheme.

(2) A proposed land use reclassification scheme shall include the 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 services 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.

(3) Public consultation:

- (a) The Authority shall:
 - (i) invite objections or suggestions by giving public notice indicating salient features of the draft re-classification scheme on its website, and in at least two leading National Urdu and one National English newspapers;
 - (ii) arrange public hearing on a specified date, time and place; and
 - (iii) maintain record of the proceedings for a minimum period of five years.
- (b) Director Metropolitan Planning shall prepare, sign and stamp the draft re-classification scheme.
- (c) The Chief Metropolitan Planner shall countersign the draft re-classification scheme.

**CHAPTER V
REDEVELOPMENT PLAN**

21. Redevelopment plan.— (1) The Authority may prepare a redevelopment plan after the notification of the land use reclassification scheme.

- (2) A redevelopment plan may 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, if required; and
 - (vi) bus, taxi, rickshaw and tonga parking.
 - (c) street furniture plan for:
 - (i) street lighting;

- (ii) landscape improvement;
- (iii) architectural improvement;
- (iv) public spaces, open areas and plantation:
- (d) utility services plan for:
 - (v) up-gradation of electricity and gas system;
 - (vi) up-gradation of water supply, sewerage and storm water drainage facilities;
 - (vii) facilities for solid waste management;
 - (viii) public toilets;
 - (ix) up-gradation of fire fighting arrangements;
- (e) financial assessment plan including cost estimates and execution of development work in phases;
- (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) feedback mechanism; and
 - (iv) completion report.

CHAPTER VI

LAND USE CLASSIFICATION MAP, LAND USE RE-CLASSIFICATION SCHEME AND RE-DEVELOPMENT PLAN

22. Scrutiny.— After the draft of a classification map, re-classification scheme or re-development plan is prepared the Director General shall forward it to the scrutiny committee which may either recommend for approval or propose amendments in the draft.

23. Approval.— After the recommendations of the scrutiny committee, the Director General shall submit the draft of land use classification map or land use re-classification scheme or re-development plan and observations of the scrutiny committee, to the Authority for approval. The Authority may approve, amend, defer or refer back the land use classification map or land use re-classification scheme or re-development plan.

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

(2) The Chief Metropolitan Planner shall, within seven days from the date of approval, notify the approved land use classification map or re-classification scheme or re-development plan.

25. Circulation.— (1) The Chief Metropolitan Planner shall retain a copy

of the notified land use classification map or re-classification scheme or re-development plan.

(2) The Chief Metropolitan Planner shall forward the other copies of the notified land use classification map or re-classification scheme or re-development plan to the Government.

(3) The Chief Metropolitan Planner shall also publish the notified land use classification map or re-classification scheme or re-development plan on its website.

(4) A person may, on payment of the requisite fee, obtain a certified copy of the notified land use classification map or re-classification scheme or re-development plan from the office of Chief Metropolitan Planner.

26. Scrutiny Committee.— (1) The scrutiny committee shall consist of the following:

- | | |
|---|-----------|
| (a) Secretary Housing Urban Development & Public Health Engineering Department; | Chairman |
| (b) Commissioner Lahore Division; | Member |
| (c) Director General of the Authority; | Member |
| (d) Managing Director (WASA); | Member |
| (e) Managing Director, TEPA ; | Member |
| (f) Chief Metropolitan Planner of the Authority; and | Member |
| (g) Chief Town Planner of the Authority. | Secretary |

(2) The Committee shall perform functions in accordance with the provisions of these rules:

(3) The Chairperson of the Committee may convene a meeting of the Committee.

(4) The Committee shall take decision by majority of members present and voting.

(5) One half of the total membership of the Committee shall constitute quorum for a meeting.

(6) Any defect in the constitution or composition of the Committee shall not invalidate any proceedings of the Committee.

27. Appeal: (1) Any person aggrieved by an action taken under these rules, may, within thirty days, file an appeal before the Government.

(2) An appeal under these rules shall consist of an application signed by the aggrieved person and shall include a copy of the national identity card of the aggrieved person, a copy of the impugned notification or order and any other document relevant to the appeal.

(3) The Government shall decide the appeal within sixty days and communicate its decision to the parties.

CHAPTER VII

CONVERSION, COMMERCIALIZATION AND PERMISSIBILITY FEE

28. Fee for conversion of land use.— (1) Conversion of land use, by preparation, amendment in the master plan, by declaration of peri-urban area under the Lahore Development Authority Master Plan Rules 2014, and by reclassification under Lahore Development Authority Land Use (Classification, Reclassification and Redevelopment) Rules 2009, Punjab Land Use (Classification, Reclassification and Redevelopment) Rules 2009 or under these rules, shall not entitle any person to use the land for such notified, converted, reclassified use unless the conversion fee is paid in a manner given hereinafter:

LAND USE	RATES
I. On the approved roads as mentioned in list A of the Gazette Notification dated 29.06.2011	20% of the commercial value of the total area of ownership, as provided in the valuation table.
II. Upon Re-Classification under the Lahore Development Authority Land Use Rules, 2009, Punjab Land Use (Classification, Reclassification and Redevelopment) Rules 2009 or under these rules: <ul style="list-style-type: none"> a. From Peri Urban, Residential, Agricultural Areas to Commercial. b. From Residential, Agricultural, Peri Urban to Industrial, Institutional, Intercity Service Area. c. From Institutional or Industrial and Intercity Service Area to Commercial. 	<ul style="list-style-type: none"> a. 20% of the commercial value of the total area of ownership, as provided in the valuation table. b. 10% of the commercial value of the total area of ownership, as provided in the valuation table. c. 10% of the commercial value of the total area of ownership, as provided in the valuation table.
III. Upon Declaration of Peri-Urban Area: <ul style="list-style-type: none"> a. from agriculture area to residential area 	<ul style="list-style-type: none"> a. 5% of the residential value of the total area of ownership, as provided in the

<p>b. from agriculture area to commercial area</p> <p>c. from agriculture area to industrial, institutional, intercity services.</p>	<p>valuation table.</p> <p>b. 20% of the commercial value of the total area of ownership, as provided in the valuation table.</p> <p>c. 10% of the commercial value of the total area of ownership, as provided in the valuation table.</p>
<p>IV. On permissible uses under rule 4(b), 7(b), and 8(b).</p>	<p>20% of the commercial value of the total area of ownership, as provided in the valuation table.</p>

(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) is exempt from the payment of income tax; and
- (c) its audited accounts for last three years reflect that it provides services to the needy or the poor, free of cost or on no profit basis.

(3) The Authority may allow payment of fee in four equal quarterly installments over a period of one year. In case of default, the fee already paid shall, subject to an opportunity of hearing, be forfeited and the offer of commercialization shall stand withdrawn.

29. Betterment fee.— The Authority may, on re-classification, levy betterment fee in an area under the Act.

30. Prohibition.— (1) 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.

(2) 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.

CHAPTER VIII TEMPORARY COMMERCIALIZATION

31. Temporary commercialization.— (1) The Authority may allow temporary commercialization of land or property in the area, for a period up to ten years.

(2) Temporary commercialization of properties more than twenty percent of the total number of properties abutting on both sides of a road shall not be allowed.

(3) Where, at the time of the commencement of these rules, the ceiling of twenty percent has already been crossed, temporary commercialization only to the extent of further ten percent of the total properties abutting on both sides of a road may be allowed.

(4) The Authority may allow temporary commercialization in the following manner:

- (a) enlistment of temporary commercialization: the Authority shall prepare a list of buildings which have been allowed for temporary commercial use under any law;
- (b) submission of application: an application from the owner along with the ownership documents shall be submitted before the Director Commercialization, or any other person authorized by the Director General, mentioning specifically the intended use of the building with the following documents:
 - (i) no objection certificates from the adjoining neighbours (left, right and rear side);
 - (ii) copy of the national identity card; and
 - (iii) pay order of five thousand rupees as processing fee.

(5) The Authority may allow temporary commercialization subject to the following conditions:

- (a) temporary commercialization shall be on annual basis and will be allowed after site visit and no objection certificates from the neighbours;
- (b) if the use remains the same then there shall be no need for re-submission of fresh no objection certificates from neighbours every year;
- (c) renewal of permission of commercialization may be made on annual basis;
- (d) minimum ten feet setback or building line shall be required for plots above seven marlas and five feet setback or houseline for plots up to seven marlas;
- (e) detailed sketch of the site shall be prepared before approval of temporary commercialization;

- (f) any change of use from the original approved use shall be subject to the prior permission of the approving authority;
- (g) the minimum width of a road allowable for temporary commercialization shall be twenty feet; and
- (h) no structural changes shall be allowed in the buildings after grant of temporary or annual commercialization and in case of any alteration in the structure or permitted use, the permission shall be liable to be cancelled and the fee deposited for commercialization shall stand forfeited.

(4) The fee for temporary or annual commercialization shall be charged on annual basis at the rate of 1.25% of the commercial value of the total land owned as provided in the Valuation Table.

(5) The fee may be paid either in lump sum or in two equal installments, and, in case of non-payment of fee or installment within the stipulated time, a surcharge at the rate of 10% of the defaulted amount per month shall be levied and the permission shall be liable to be revoked.

(6) Prohibition:

- (a) Temporary commercialization shall not be allowed for the following:
 - (i) hazardous industries, storage of chemicals, explosive and inflammable materials;
 - (ii) uses which are source of nuisance, noise, vibration, pollution such as printing press, cutting of stone, other such like uses, and which are likely to cause danger to human life and property;
 - (iii) uses which may involve boilers or compressors and such like other objects.
 - (iv) a property or building which falls within 1143 meters radius of any ammunition depot or area.
- (b) Temporary commercialization shall not be allowed in the areas permitted for commercialization in:
 - (i) master plan;
 - (ii) re-classified areas or permitted for commercial use; and
 - (iii) roads mentioned in List-A.
- (c) 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.

32. Approval.— The Director General or any other person authorized by the Authority may grant approval for temporary commercialization subject to these rules.

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

CHAPTER IX MISCELLANEOUS

34. General.— (1) A person shall apply to the concerned authority for construction, alteration or reconstruction of a building, plot or land in accordance with, notified land use under re-classification scheme or on roads mentioned in list A or permissible use in different land use classes.

(2) The concerned authority shall not entertain an application for construction, reconstruction or alteration of a building, plot or land in a notified land use under re-classification scheme or on road mentioned in list A or permissible use in different land use classes, unless the applicant has paid the fee in accordance with these rules as applicable on the date of submission of the application.

(3) 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 then 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.

35. 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.

36. Relaxation of rules.— No provision of these rules shall be relaxed in any circumstances.

37. Repeal.— (1) The Lahore Development Authority Land Use (Classification, Reclassification and Redevelopment) Rules 2009 are hereby repealed.

(2) The provisions of the Punjab Land Use (Classification, Reclassification and Redevelopment) Rules 2009 shall not be applicable to Lahore Division, and no other authority, except the Authority, shall have jurisdiction to deal with the land use in the Area.

(3) The cases pending before any authority, on the commencement of these rules, shall be transferred to the Authority for proceeding further under these rules.

(4) Nothing in these rules shall absolve any person from payment of any fee or other liability outstanding under any rules at the commencement of these rules.

WS
01.04.2014
SECRETARY,

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

No. & Date Even:

1. The Commissioner, Lahore Division, Lahore.
2. The District Co-ordination Officers, Lahore, Kasur, Sheikhpura & Nankana Sahib.
- ✓ 3. The Director General, Lahore Development Authority, Lahore.
4. The Superintendent Government Printing Press, Lahore for publication of Notification in the Official Gazette and with the request to provide 30 copies to the undersigned.
5. PS to Secretary, HUD & PHE Department.

Tarfa
SECTION OFFICER (H-II)

2