

## DRAFT

### LAHORE DEVELOPMENT AUTHORITY LAND USE RULES-2019

## NOTIFICATION

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-2019.  
(2) They shall come into force at once. Until preparation of new Local / Zonal Land Use Plans under the Master Plan these rules shall act as the Guiding Document and to facilitate harmonious urban development.
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, poultry farm, fish farm and dairy farms; and the area earmarked as such in the Master Plan.
  - 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) "banks, offices and financial institutions" means banks and, corporate offices.
  - g) "Betterment Fee" means the fee levied by the Authority under the Act;
  - h) "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 (it doesn't include setback, if any);
  - i) "Building Regulations" means the Building and Zoning Regulations of the Authority;
  - j) "Built-Up Area" means the existing built up area other than the area in an approved scheme.
  - k) "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;

- l) "Commercial Use" means land use which is predominantly connected with sale and distribution of goods and services;
- m) "Controlled Area" means any locality area within Lahore Division notified by the Authority as 'controlled area' under section 18 of the Act;
- n) "Conversion of land use" means any change in use of land or property from the one originally provided in an approved scheme, or master plan of an area;
- o) "Educational Institution" includes a school, college, university, research or training center, library, extracurricular training centres or a madrassah;
- p) "Environmentally Sensitive / Negative 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;
- q) "Farm House" means a dwelling place attached to a farm on a plot of an area not less than 4 kanals and coverage of residential building upto 30% for total area of the site area upto 40 Kanal (for area above 40 kanals the coverage will not be more than 30% of 40 Kanal);
- r) "Government" means the Government of the Punjab;
- s) "Hazardous Use" means a use that poses threats to public health or the environment and is more explicitly stated to include substances that are Explosive, Flammable, Toxic, Infectious, and other such uses as deemed fit by the Authority.
- t) "Healthcare Institution" includes a hospital, health centre, dispensary, clinic, polyclinic, clinical laboratory, pharmacy, medical training center, nursing home, dental centre, homeopathic, acupuncture center, or any other health facility provided for people at large, recognized as such by any law for the time being in force;
- u) "Historically Significant Area" means an area designated as historically, architecturally or archeologically significant area;
- v) "Industrial Area" means an area which is designated for industrial use as per approved industrial scheme or master plan;
- w) "Industrial Plot" means an industrial plot in an industrial estate, approved scheme or master plan;
- x) "Industrial Use" means land use which is predominantly connected with manufacturing, distributing, assembling, processing or warehouse and provision of industrial services;
- y) "Institutional Use" means land use which is predominantly connected with education, health, public or private office, hotel, theatre, auditorium, technology park, hospitality and entertainment or allied uses;
- z) "Intercity Service Area" means an area designated by the competent Authority as 'service area' along the intercity road;
- aa) "Katchi Abadi" means an area declared by the Government as a katchi abadi under the Punjab Katchi Abadis Act 1992 (VIII of 1992);
- bb) "Land use Plan" means a plan which typically separates uses that are incompatible with each other, such as residential commercial,

industrial area;

- cc) "List A" means roads or segments of roads, on which commercial use has been permitted as per rule (5) under the Lahore Development Authority Land Use (Classification, Reclassification and Redevelopment) Rules 2009 or Punjab Land Use (Classification, Reclassification and Redevelopment) Rules 2009; and as notified further by the Authority irrespective of land use defined in the Master Plan;
- dd) "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; land use in approved schemes which is not affected by land use defined in Master Plan.
- ee) "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;
- ff) "Mixed Use" means land use which enables a range of land uses including residential, commercial and institutional to be co-located in an integrated way under clause (3) of LDA Land Use Rules;
- gg) "Non-Conforming Use" means the land use that does not conform to the permitted or permissible or land use prescribed in the Master Plan but exists at site;
- hh) "Non-Hazardous Use" means all other uses except hazardous uses (which may be used for storage of agricultural goods in warehouses)
- ii) "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;
- jj) "Open Space" means parks, golf courses, theme parks
- kk) "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;
- ll) "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;
- mm) "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;
- nn) "Project Area" means an area selected by the Authority to prepare a land use amendment plan;
- oo) "Public Sector Institutional Area" means an area reserved for the Federal Government, the Government, the Authority, a local government or any other public body for offices etc.;
- pp) "Redevelopment" means renewal, reconstruction or upgradation

**Comment [S1]:** Harmonize it with building regulation

of infrastructure and buildings in an area;

- qq) "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;
- rr) "Residential Use" means land use which is predominantly connected with housing;
- ss) "Residential Apartment" is a classification of housing where multiple separate dwelling units for residential purpose are contained within one building or several buildings within one complex.
- tt) "Right of Way" means the width of road or street between two opposite properties and may include ROW of Railways, irrigation or any other public infrastructure project;
- uu) "Scrutiny Committee" means the committee constituted under rule 27;
- vv) "Service Area" means a place on a motorway/highway providing garage services, restaurants, toilet facilities, etc.
- ww) "Set back Area" means an area to be surrendered for road widening as per approved scheme/plan, under the relevant master plan of Lahore or provided under any other rule;
- xx) "Planning and Design Committee" means the committee constituted by the Authority to deal with the cases pertaining to the Land Use Rules regarding permissible uses and any other role assigned by the Authority under the landuse Rules;
- yy) "Valuation Table" means the Valuation Table notified under the Stamp Act 1899 (II of 1899).
- zz) "Urban Farm" means a location where farming or gardening occurs within a city or urban setting.
- aaa) "Area Development Project" project on an area of more than 24 Kanals but less than 200 Kanals (as mentioned in residential, commercial, institutional and mixed landuse classes under these rules) wherein all permitted, permissible and mixed use can be allowed except industrial uses (and hazardous/environment sensitive uses) with certain conditions and standards as prescribed by Land Use Rules, Building and Zoning regulations and Planning and Design Committee to seek approval from Authority;

(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 observe following land use classes in accordance with the Master Plan as amended from time to time:

- (a) residential;
- (b) commercial;
- (c) industrial;
- (d) institutional;
- (e) mixed use;
- (f) Open space and recreational zone

**Comment [VCO2]:** Basis of formation of sub-classes can be taken into consideration, as already mentioned in Punjab Landuse Rules 2009

- (g) peri-urban;
- (h) special development zone;
- (i) agricultural; and
- (j) 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 though not permitted may be allowed by the planning and design committee as land use subject to the payment of 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 Planning and Design Committee of the Authority 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. Planning and Design committee may demand NOC where deems fit.

(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:**

Residential Landuse				
a	Permitted Uses	Criteria	Right of Way (ROW)	Definition
i	House;	-	-	A dwelling unit
ii	Apartment building	Plot-area minimum 10 marlas & above	Minimum 30 feet  Other Districts 30 feet	A multistory building for Residential use sharing common stair case, utility area and common access space and convenience shop for daily use purpose on the ground floor.

<b>Residential Landuse</b>				
iii	Park and playground;	As per provision of approved scheme, NRM. For Lahore PHA Rules shall apply 30% of the park area will be covered with trees (canopy) Proper maintenance of parks and play grounds shall be ensured by the management and concerned agency.  Min 8 Kanal	-	A premises or open space used for recreational/ leisure activity, may have related facilities such as landscaping, lawn, public toilet, fencing, etc.
iv	Graveyard; place of burial	The graves should be organized and paths for movement should be provided. Graveyard Plan should be approved from the Competent Authority such as Shehr-e-Khamoshan.	-	a burial ground, or public cemetery on an adequate access road /street.
v	Horticultural nursery;	Min 10 Marla	Minimum 60 feet  Other Districts 30 feet	A premises with facilities for rearing and sale of plants
vi	Urban Farm;	On vacant plots of any size situated in an approved scheme or residential area defined in Master Plan.	-	Means a location where agricultural farming occurs within a city or urban setting.
vii	Old age home/orphanage	Min 5 marla	Min 20 feet	A premise with residential and related facilities for old aged persons
b	<b>Permissible Uses</b>	<b>Criteria</b>	<b>Roads width</b>	<b>Definition</b>

<b>Residential Landuse</b>				
i	Corner Neighborhood shop / Convenience shops	Not more than 450 sq. ft. on specified plots in the scheme plan or corner plots in controlled areas Uses to be allowed in corner shops as follows: - General grocery shop, vegetable and fruit shop, barber, cobbler, dairy, naan bread tandoor, tea café, tire shop, cycle repair shop, meat shop, pharmacy, newspaper shop, tobacco shop, sweets shop, tailor, laundry washer man (dhobi), household technician, plumber, electrician.	Maximum 40 feet road	a room or part of building on ground floor used or operated as a convenience shop for daily needs/ purposes.
ii	Place of worship or prayer or mosque;	No conversion fee is required. NOC from relevant department such as District Administration, etc.	-	Area/place reserved for worship communal prayers etc.
iii	Daycare centre or preschool / Rehabilitation Centres for Disables;	(i) Plot is not less than 10 Marla and Max 2 Kanal (ii) No more than two will be allowed within 250 meter radius	(i) Min 40 feet road in approved scheme (ii) Minimum 20 feet in established built up area and other districts	an establishment offering daycare to preschool children, enabling their parents to work full time or have extended relief if child care is a not manageable
iv	Primary / Junior school;	(i) Plot is not less 1 Kanal (ii) Parking Requirement as per Building Regulations (iii) No more than two will be allowed within 500 meter	Min 40 feet road in approved scheme and 30 feet in established built up area and Other Districts	A premise having education and playing facilities for students upto 5th standard

<b>Residential Landuse</b>				
		radius (iv) Play area facility min 20% of the plot area to be provided in the building plan. (v) Plot should be in the walking distance of general uses shops		
v	Coaching centre/academies for education purpose ;	(i) Plot is not less than 4 Kanal	Min 60 feet road in approved scheme and 30 feet in established built up area and Other Districts	A premise having education facilities for students without hostels / boarding.
vi	Secondary, higher secondary school;	(i) Plot is not less than 4 Kanal (ii) NOC from TEPA/ Relevant Agency (iii) Playground facility min 20% of the plot area to be provided in the premises/building plan. (iv) No more than two will be allowed within 1 km radius	Min 50 feet road in approved scheme and 30 feet in established built up area and Other Districts	A premise having education and playing facilities for students without hostels / boarding.
vii	Dispensary	(i) Not more than 5 Marla	Min 30 feet road	A place where medicine or medical or dental treatment is dispensed with two beds maximum for emergency which may include indoor pharmacy
viii	Guest house	(i) Plot is not less than 2 Kanal	Minimum 50 feet road	premises where housing of inhabitant is limited for short duration.

Residential Landuse				
ix	Office of professional a	<p>(i) This facility shall be available to an owner holding both either a professional degree, diploma or a certificate with valid registration with concerned regulatory authority under any law; This facility is also available to the tenants fulfilling the said criteria and on submission of proper agreement in this regard</p> <p>(ii) Use of premises not exceeding 25% of the floor area as office associated with resident's profession with adequate parking space</p> <p>(iii) No conversion fee shall be charged</p>	<p>Minimum 30 feet road</p>	<p>a room or part of a building in which people provide professional services</p>
x	Indoor sports facility.	<p>(i) Plot is not less than 1 Kanal</p>	<p>Minimum 60 feet road</p> <p>Other Districts 30 feet</p>	<p>A premise providing facilities of indoor games/sports and gymnasium</p>
xi	Community Centre;	<p>Area 4 Kanal &amp; above with parking as per Building Regulations</p>	<p>Minimum 50 feet road</p> <p>Other Districts 30 feet</p>	<p>a place where people from a particular neighbourhood can meet for social events, education classes, or recreational activities</p>
xii	ATMs	<p>(i) Attached to a building</p>	<p>(i) Min 40 feet road</p>	<p>A premise for taking out cash.</p>

Comment [S3]: (annexure specimen)

<b>Residential Landuse</b>				
xiii	Poly-Clinics	(i) Min area 10 Marla in existing built up area (ii) 1 Kanal in controlled area except established built up area (iii) 2 Kanal and above with an emergency ward in designated civic centre/neighbourhood centres etc.	Min 40 feet road	(i) A premise providing medical facilities of general or specialized nature for treatment of indoor and outdoor patients. With consultants clinics and diagnostics, emergency ward on ground floor and on upper floor and operating labour rooms.
xiv	Parking plaza/ parking Site;	Min 2 Kanal for Parking Plaza  Min 5 marla for parking site / lot / Mechanical Parking	Minimum 40 feet road	A premise used for parking of vehicles may be run on commercial or non-commercial basis.
xv	Diplomatic Enclaves/Offices/Language Centres	(i) Notified by Interior Ministry (ii) Minimum 4 Kanal Area (iii) NOC from Police dept. (iv) Proper parking arrangement (v) Enclosure and security plan	Minimum 60 feet road in case of single unit  Minimum 100 feet road in case of diplomatic enclave	Diplomatic Enclave is a special zone for housing diplomatic missions located in the city.
xvi	Area Development Project	Plot size not less than 24-K and not more than 200-K.	Minimum 80 feet road.	A premises used for mix landuses except industrial landuses
xvii	Educational and research institution (College);	(i) Plot is not less than 16Kanal (ii) Playground facility min 20% of the plot area.	Min 60 feet road in established area and other districts  Min 80 feet Road other than established area	a premise having education and playing facilities for students upto Bachelors and or Masters

<b>Residential Landuse</b>				
xviii	Educational and Research Institution (University);	(i) Plot is not less than 32 Kanal	Minimum 80 feet road	a high-level educational institution in which students study for degrees and academic research is done.
xix	Library;	min 10 Marla	Min 30 feet road	A premise or a specified place having a large collection of books for reading and reference for general public or specific class.
xix	Government or semi-government office;	Min 4 Kanal	Minimum 60 feet road Other Districts 30 feet	A premise used for government office (Federal, provincial, local agencies, etc.)
xx	Hospital	(i) Min 2 Kanal in Lahore District and Min 1 Kanal in Other districts (ii) Licenses from concerned competent authorities	Minimum 50 feet road Other Districts 40 feet	A premise providing medical facilities of general or specialized nature for treatment of indoor and outdoor patients and provision of emergency and general wards.
xxi	Electric vehicle charging station	Min 10 marla	Min 40 feet road	

**5. LAND USE OF COMMERCIAL AREA:**

<b>Commercial Landuse</b>				
	<b>Permitted Uses</b>	<b>General Criteria</b>	<b>Right of Way (ROW)</b>	<b>Definition</b>

Commercial Landuse				
i	Multi-storey building;	Requirements as per Building Regulations and set back as required by the Authority	Min 40 feet road in established area and Other Districts  Min 60 feet Road other than established area	Means a building having more than three stories or more than 38 ft. height (11.58m), whichever is less excluding basement.
ii	Residential apartment;	-do-	Min 30 feet Road	Apartment: means a dwelling unit located in a multi-storey building meant to provide habitation.  Apartment Building: Means a Multi-storey building containing more than two Apartments sharing common staircase lift or access spaces.
iii	Court tribunal; or (not less than 2 kanal)	Min 4 Kanal	Minimum 80 feet road  Other Districts 40 feet	A public sector court office building
iv	Mixed use building ;	Minimum plot Area 2 Kanal	Min 40 feet road in established area and other districts  Min 60 feet Road other than established area	Building having predominantl y commercial use and residential flat/apartmen t on upper floor/floors;

Commercial Landuse				
v	Shopping mall,	Min Area 4Kanal in established area  Min Area 8Kanal in approved scheme	Min 60 feet road in established area and other districts  Min 80 feet Road other than established area	A premise containing a variety of stores and shops in a series of connected or adjacent buildings or in a single large building.
vi	Departmental store	(i) Area 10 Marla to 1 Kanal in established area. (ii) Area not less than 1 kanal in approved scheme.	Min 40 feet road in established area and other districts  Min 60 feet Road other than established area	A department store is a retail establishment offering a wide range of consumer goods in different product categories known as "departments"
vii	Shops or group of shops (other than Lahore District);		Min 30 feet road in established area and other districts  Min 40 feet Road other than established area	
viii	Coaching Centre/Academies for education purpose and extra-curricular activities such as martial arts schools / health clubs etc. ;	(i) Plot is not less than 1 Kanal	Min 40 feet road in established area and other districts  Min 60 feet road in approved scheme	a premise having education facilities for students and extra-curricular activities
ix	Office;		Min 40 feet road	A premise used office by an individual, a private firm / company or government etc.

Commercial Landuse				
xi	Financial institution;	Min 10 Marla	(i) Min 40 feet road in established area and other districts  (ii) Min 60 feet road in approved scheme	A premises having facilities for stock trading and financial activities including banks and money exchanges etc.
xii	Cultural Institution	Minimum 4 Kanal	Minimum 60 feet road Other Districts 40 feet road	park, memorial and monument
xiii	Hotel/motel;	Min 2 Kanal	Min 40 feet road	A premise used for lodging of 15 persons or more on payment with or without meals
xiv	Car showroom	Min 10 marlas in established built up areas and 1 Kanal in other areas.	Minimum 80 feet road in Lahore district & 60 feet in other districts.	A premise used for selling new or used cars at the retail level.
xv	Boutique/garment outlets/beauty parlors;	Min 10 Marla	Minimum 40 feet road	A single outlet dealing in fashionable clothing or accessories and beauty parlors.
xvi	Restaurant;	(ii) Min 5 Marla area in established area. (ii) Min 1kanal area in approved scheme.	Min 30 feet road in established area and other districts  Min 60 feet road in approved scheme	A premise used for serving food items on commercial basis including cooking facilities. it may have covered or open or both for sitting arrangement.

Commercial Landuse				
xvii	Social welfare institution such as community centre, art gallery & museum	Min 2 Kanal area	Min 40 feet road in established area and other districts  Min 60 feet road in approved scheme	Community center means a place where people from a particular neighborhood can meet for social events, education classes, or recreational activities. Art gallery and museum means a building in which objects of historical, scientific, artistic, or cultural interest are stored and exhibited.
xviii	Parking plaza/ parking Site;	Min 2 Kanal for parking plaza  Min 5 marla for parking site / lot / Mechanical Parking		A premise used for parking of vehicles may be run on commercial or non-commercial basis.
xix	Police station, post office, fire station, rescue and emergency services offices;	Min 2 Kanal & Above	Min 60 feet road in established area  Min 80 feet road in approved scheme  Other Districts 40 feet	A premise dedicated to basic uses of necessity like police station, post office and fire station in public sector
xx	Place of worship or prayer	(i) NOC from DC / Mosque committee	Min 30 feet road	A premise dedicated to buildings accommodations and service of god or other objects of religious nature. It

Commercial Landuse				
				may have different nomenclature in different religions (all faiths), mosque, church, gurudwara, temple, Ashram.
xxi	Hospital	(i) Min 2 Kanal in Lahore District and Min 1 Kanal in Other districts (ii) Licenses from concerned competent authorities	Minimum 50 feet road  Other districts 40 feet	A premise providing medical facilities of general or specialized nature for treatment of indoor and outdoor patients and provision of emergency and general wards.
xxii	Hostel/guest house/lodging house.	Min area 1 kanal	Minimum 60 feet road  Other Districts 40 feet	A guest house is housing for short duration
xxiii	Bakeries/ Confectioneries	Min area 5 Marla	Minimum 40 feet road	Premise having an electric oven/Bhatti for making Bakeries items & there marketing
xxiv	Clinic / Polyclinic.	Min 10 Marla and maximum 2 Kanal	Min 30 feet road in established area and other districts  Min 40 feet Road other than established area	A premise with facilities for treatment of outdoor patients by a doctor. In case of a polyclinic, it shall be managed by a group of doctors
xxv	Courier Services / Logistics Office	Less than 10 Marla	Min 30 feet road in established	A premise used for delivering

Commercial Landuse				
			area and other districts  Min 60 feet Road other than established area	messages, packages and mail.
xxvi	Private Telephone Exchange / Cable Operation / Mobile Franchise Offices	Min 10 Marla and Maximum 2 Kanal	Minimum 40 feet road	A premises having facility for central operation of telephone system for a designated area.
Xxvii	Marriage, banquet hall;  Marquees  Restriction and regulation of existing marriage halls / banquet halls / marquees as provided under LDA building and zoning regulations 2019	(i) Plot is not less than 4 Kanal (ii) Parking Requirement for specific use (iii) NOC from TEPA (iv) area restriction is as per building by-laws of LDA  (i) Plot not less than 8 Kanal (ii) Parking requirement as per building and zoning regulations (iii) NOC from TEPA (iv) area restriction is as per building by-laws of LDA  No property Located on Road (list A) shall be used for marriage halls / banquet halls / marquees unless the following conditions are fulfilled. (i) Minimum Size of Plot is 2-Kanal	Min 60 feet road in established area and other districts  Min 100 feet Road other than established area  Min 60 feet road in established area and other districts  Min 100 feet Road other than established area	A premise to hold public hall for public gathering, community functions, gatherings, marriages, etc.

Commercial Landuse				
		(ii) Fulfill all provisions of building and zoning regulations		
xxviii	Athletic club, gymnasium, fitness centre or indoor sport facility;	(i) Plot is not less than 5 Marla	Min 30 feet road in established area and other districts  Min 40 feet road in approved scheme	A Premise used for gymnastics, games, and other physical exercise.
xxix	Daycare centre or preschool;	(i) Plot is not less than 10 Marla and Max 2 Kanal (ii) 20% of the area will be utilized for play area.	Min 40 feet road in established area and other districts  Min 60 feet Road in approved scheme	an establishment offering daycare to preschool children, enabling their parents to work full time or have extended relief if child care is a problem
xxx	Research and Development Centres / Library	Min area 2 kanal	Minimum 60 feet road  Other districts 40 feet	A premise providing facilities for research and development for any specific field
xxxi	Primary / Junior school;	(i) Plot is not less 1 Kanal (ii) Play area facility min 20% of the plot area to be provided in the building plan. sec	Min 40 feet road in approved scheme  30 feet in established built up area and other districts	A premise having education and playing facilities for students upto 5th standard
xxxii	Secondary / Higher Secondary School;	(i) Plot is not less than 4 Kanal (ii) Playground facility min 20% of the plot area.	Min 40 feet road in established area and other districts  Min 60 feet	a premise having education and playing facilities for students upto 12th

Commercial Landuse				
			Road other than established area	standards
xxxiii	Educational and research institution (College);	(i) Plot is not less than 16Kanal (ii) Playground facility min 20% of the plot area.	Min 60 feet road in established area and other districts  Min 80 feet Road other than established area	a premise having education and playing facilities for students upto Bachelors and or Masters
xxxiv	Educational and Research Institution (University);	(i) Plot is not less than 32 Kanal	Minimum 80 feet road  Other districts 60 feet	a high-level educational institution in which students study for degrees and academic research is done.
xxxv	Taxi stand and bus stop; (‘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);	As per RTA Standards		A premise used by public to park the buses/taxi for short duration to serve the population. It may include the related facilities for passengers.
xxxvi	police station, fire station;  post office	Min 2 Kanal  Min 10 Marlas	Minimum 40 feet road  Min 30 feet road	A premise dedicated to basic uses of necessity like police station, post office and fire station
xxxvii	Electric vehicle charging station	Min 10 marla	Min 40 feet road	

<b>Commercial Landuse</b>				
	<b>Permissible uses:</b>	<b>General Criteria</b>	<b>Right of Way (ROW)</b>	<b>Definition</b>
i	Technical and vocational institution	(i) Plot is not less than 4 Kanal (ii) NOC from TEPA	Min 60 feet road in established area and other districts  Min 80 feet road in approved scheme	A premise with facilities for training in discipline of technical nature which includes technical school or center
ii	Cinema / Cineplex / Multiplex;	(i) Plot is not less than 4 Kanal (ii) NOC from TEPA	Min 80 feet Road  Other districts 40 feet	A premise with facilities for projection of movies and stills with a covered space to seat audience
iii	Theater, auditorium, concert hall or exhibition hall or cultural institution	(i) Plot is not less than 4 Kanal (ii) NOC from TEPA	(i) Min 60 feet Road in established area and other districts (ii) Min 80 feet road in approved schemes	Premise used for collaborative form of fine art that uses live performers, typically actors or actresses, to present the experience of a real or imagined event before a live audience
iv	Seasonal Commercial fare site	(i) Plot is not less than 2 Kanal (ii) NOC from TEPA	Min 40 feet road in established area and other districts  Min 80 feet road in approved scheme	A premise used for business that operates during only part of the year or experiences seasonal peaks

Commercial Landuse				
v	Stadium	(i) Plot is not less than 15 Hectares and 10 Hectares in other districts (ii) NOC from TEPA	Min 100 feet road in Lahore  Min 60 feet road in other districts	A premise for stadium with play area and spectator seating including related facilities for players.
vi	Amusement Park / Play land	(i) Plot is not less than 2 Kanal for indoor play land (ii) Not less than 6 Kanal for outdoor activities	Min 40 feet road in established area and other districts  Min 80 feet road other than established area	an area used for recreation or amusement; playground or amusement park
vii	Petrol pump, gas station, LPG or LNG Storage or Filling Station;	(i) Plot is not less than 2 Kanal	Min 80 feet road in Lahore District  Min 60 feet road in other districts	A premise for sale of petroleum products to consumers. It may include servicing of automobiles.
viii	Bus terminal;	Plot size as per Regional Transport Authority Rules  NOC from Transport Department  NOC from TEPA	Min 80 feet road in established area in Lahore Division  Min 100 feet road in approved scheme in Lahore District  Min 60 feet road in approved schemes of districts other than Lahore in Lahore Division.	A premise used by a public transport agency or any other Bus service company for parking maintenance and repair of buses. This may or may not include a workshop.
ix	Loading and unloading requirements of all uses in particular permitted/permisible area;	(i) Plot is not less than 2 Kanal	Min 40 feet road in established area and other districts  Min 80 feet road in	

Commercial Landuse				
			approved scheme	
x	Weighbridge	(i) Plot is not less than 1 Kanal (ii) NOC from Transport / Traffic Department	Min 80 feet road  Other districts 40 feet	A space used for weighing vehicles, set on the ground to be driven on to.
xi	Service industry without nuisance;	(i) Plot 10 marla upto 2 Kanal	Minimum 40 feet road in built up area and other districts  60 feet in approved schemes	A premise essentially having repair shops for automobiles, electrical appliances, software houses, call centres, and building material, etc. to provide essential services to neighbouring residential areas.
xii	Wholesale Market;	(i) Plot is not less than 4Kanal	Min 60 feet road in established area and other districts  Min 80 feet road in approved scheme	Separate Parking and Arrangements for loading and unloading.
xiii	Second hand goods market;	Area of plot is not less than 10marlas in established built up area and 1 Kanal in approved schemes  5 marlas in other districts	Min 40 feet road in established area  Min 60 feet road in approved scheme  Min 30 feet	

Commercial Landuse				
			road in other districts	
xiv	Coal, wood or timber yard;	-do-	-do-	open space for storage & trading of Coal/Wood/ Timber.
xv	Television or other studio;	(i) Plot is not less than 2 Kanal  (iii) NOC from PEMRA	Min 60 feet road  Other districts 40 feet	A premise with facilities for recording, Radio and Television above broadcast and transmission of news Television station, station and other programs through the Watch & ward respective medium.
xvi	Auto workshop and garage service and service station	(i) Plot is not less than 10 Marla  (ii) NOC from WASA	Min 30 feet road in established area and other districts  Min 60 feet road in approved scheme	An establishment where automobiles are repaired by auto mechanics and technicians.
xvii	Whole sale storage place and warehouses;	Plot is not less than 4Kanal in Lahore District  Plot not less than 1 Kanal in other districts	Min 80 feet road in Lahore District  Min 60 feet road in other districts	A premise where raw materials goods may be stored prior to their distribution for sale.

Commercial Landuse				
xviii	Printing press;	(i) Min 10 marla	Min 30 feet road	a premises used to operate the machine by which text and images are transferred to paper or other media by means of ink.
xix	Base Trans receiver station or communication tower;	(i) Plot is not less than 10 Marla (ii) Approval from Telecommunication Authority	Min 40 feet road in established area and other districts  Min 80 feet road in approved scheme	A premise used for installation of towers for communication purposes
xx	Area Development Project	Plot size not less than 24-K and not more than 200-K.	Minimum 80 feet road.	A premises used for mix landuses except industrial landuses

#### 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:**

Industrial Landuse				
a	Permitted Uses	General Criteria	Road Width	Definition
i	Cottage, light industry and medium industry;	(i) Plot is not less than 10 marlas for cottage industry  (ii) Plot is not less than 2 Kanal for light industry	Minimum 40 feet road  Minimum 40 feet road	

<b>Industrial Landuse</b>				
		(iii) Plot is not less than 4 Kanal for medium industry	Minimum 50 feet road	
ii	Construction equipment;	Plot is not less than 2 Kanal	Minimum 40 feet road	
iii	Warehouse, storage or distribution centre;	(i) Plot is not less than 2 Kanal (ii) Parking Requirement as per building regulations	Min 40 feet road	A premise for exclusive use of storage of goods and commodities in a manner as per the requirements of respective commodities. The premise include the loading and unloading facilities for the purpose of carriage of goods and commodities by roads transport and rail transport as the case may be.
iv	Building material store;	Min 1 Kanal & Above	Min 60 feet road  Other districts 40 feet	a premise where builder can purchase material related with construction of structure
v	Cold storage and Ice factory	Min 1 Kanal	Min 40 feet road	A premise where perishable commodities are stored in covered space using mechanical and electrical devices to maintain the required temperature, etc.
vi	Petrochemicals, Petroleum and Gas products storage /	Min 4 Kanal & Above NOC from petroleum and concerned	Min 40 feet road	A premise where cylinders of cooking gas or other gas and petrochemical

Industrial Landuse				
	godown	agencies		products are stored
vii	Loading and Unloading spaces	Min 4 Kanal	Min 60 feet road  Other districts 40 feet	-
viii	Parking lots	Min 4 Kanal	Min 60 feet road  Other districts 40 feet	A premise used for parking of vehicles. The public parking lots maybe run on commercial or noncommercial basis. Where perishable commodities are stored incoved space using mechanical and electrical devices to maintain the required temperature, etc
ix	Industrial Parks / Estates	As defined by PIEDMIC  Provision of infrastructure	Min 80 feet road access  Other districts 40 feet	An <b>industrial park</b> (also known as <b>industrial</b> estate) is an area zoned and planned for the purpose of <b>industrial</b> development.
x	police station, fire station;	Min 2 Kanal	Minimum 40 feet road	A premise dedicated to basic uses of necessity like police station, post office and fire station
	post office	Min 10 Marlas	Min 30 feet road	

<b>Industrial Landuse</b>				
xi	Banks/ATM	Min 1 Kanal	Minimum 60 feet road  Other districts 40 feet	A premise for office to perform banking function and operations.
xii	Industrial Research Institute;	Min 4 Kanal	Min 50 feet road  Other districts 40 feet	A premise for research or critical investigation aimed at the acquisition of new knowledge and skills for developing new products, processes or services or for bringing about a significant improvement in existing products, processes or services in the industry.
xiii	Treatment Plant / Recycling Plant	Minimum 1 Kanal	Minimum 40 feet	
	Grid Station	Area requirements as per power need for single industry or industrial estate.  Requirements of LESCO and concerned agencies shall be met.	Minimum 40 feet	
<b>b</b>	<b>Permissible uses:</b>	<b>General Criteria</b>	<b>Road Width</b>	<b>Definition</b>
i	Petrol pump, gas station, LPG or LNG Storage or Filling	(i) Plot is not less than 2 Kanal	Min 80 feet road in Lahore District	A premise for sale of petroleum products to consumers. It may include servicing of

<b>Industrial Landuse</b>				
	Station;		Min 60 feet road in other districts	automobiles.
ii	Residential, commercial, health and educational facility for workers or employees;	Within the premises or separated from industrial units	Minimum 40 feet road of main Industry	A colony within premises or separate from the Industry
iii	Oil Storage Depot.	Min 4 Kanal	Min 40 feet road	Oil Storage is the process of storing oil products such as crude oil and refined petroleum in storage tanks
v	Restaurant;	Min 1 Kanal & Above Requirements as per Building Regulations  To be provided in residential communities in Industrial areas	Minimum 60 feet road  Other districts 40 feet	A premise used for serving food items on commercial basis including cooking facilities. it may have covered or open or both for sitting arrangement.
vii	Power Plant	Min 32 Kanal & Above  NOC from LESCO and concerned agency		It is an Industrial facility for the generation of electric power
viii	Hospital	(i) Min 2 Kanal in Lahore District and Min 1 Kanal in Other districts (ii) Licenses from concerned competent authorities	Minimum 50 feet road  Other districts 40 feet	A premise providing medical facilities of general or specialized nature fortreatment of indoor and outdoor patients and provision of emergency and general wards.
ix	Auto workshop, Service garage and service station	Plot is not less than 1 Kanal NOC from WASA	Min 40 feet road in established	An establishment where automobiles are repaired by auto

Industrial Landuse				
			area and other districts Min 60 feet road in other areas	mechanics and technicians.
x	Vocational training institute	Min 2 Kanal	Minimum 60 feet road  Other districts 40 feet	A premise with training facilities for short term courses for discipline, preparatory to the employment in certain profession and trade.
xi	Incineration Plant	Min 2 Kanal	Min 50 feet  Other districts 40 feet	
xii	Heavy industry;	Min 32 Kanal & Above  Special regulations and restrictions  NOC from concerned agency  EIA, TIA etc.	Min 80 feet road  Other districts 60 feet	-

**(c) Prohibited uses:**

Notwithstanding the provisions under clauses (a) and (b) above, the following land uses 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

**Comment [VCO4]:** Where will be these uses placed?  
..May be put in special development zones specified for such uses after proper studies.

- (iv) casting of heavy metals, electro plating, 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:

Institutional Landuses				
a	Permitted Uses	General Criteria	Right of Way (ROW)	Definition
i	Educational and Research Institution (University);	(i) Plot is not less than 32 Kanal (ii) Parking Requirement as per building regulations	Minimum 80 feet road  Other districts 60 feet	a high-level educational institution in which students study for degrees and academic research is done.
ii	Educational and research institution (College);	(i) Plot is not less than 8 Kanal (ii) Parking Requirement as per building regulations (iii) Playground facility min 20% of the plot area.	Min 60 feet road in established area and other districts  Min 80 feet Road other than established area	a premise having education and playing facilities for students upto Bachelors
iii	Secondary/Higher Secondary School;	(i) Plot is not less than 4 Kanal (ii) Parking Requirement as per building regulations (iii) Playground facility min 20% of the plot area.	Min 40 feet road in established area and other districts  Min 60 feet Road other than established area	a premise having education and playing facilities for students upto 12th standards
iv	Library;	min 10 Marla	Min 30 feet road	A premise or a specified place having a large collection of books for reading and reference for general public or specific class.

Institutional Landuses				
v	Diplomatic offices / Language Centres;	(i) Min 4Kanal & Above (ii) NOC from Police (iii) Approval from Interior Deptt.	Min 60 feet road  Other districts 40 feet	A premise where a group of people from one state or an organization present in another state to represent the sending state/organization officially in the receiving state.
vi	Religious Institution;	Min 1 Kanal in established built up area Min 2 Kanal in approved scheme	Minimum 40 feet road in established area and other districts  Min 60 feet road in approved scheme	A premise dedicated to accommodations and worship of God or other religious activities such as Mosque, madrassah, church, synagogue and temples etc.
vii	Park, memorial and monument;  Play ground	-  Min 8 Kanal		a piece of land used for green spaces and recreation  a piece of land used for and usually equipped with facilities for recreation
viii	Government or semi-government office;	Min 2 Kanal	Minimum 60 feet road  Other districts 40 feet	A premise used for government office (Federal, Punjab,

Institutional Landuses				
				local etc.)
ix	Social welfare institution such as community center, art gallery, museum & auditorium ;	Min 2 Kanal	(i) Min 60 feet road in established area  (ii) Min 80 feet road in approved scheme  (iii) Other districts 40 feet	Community center means a place where people from a particular neighborhood can meet for social events, education classes, or recreational activities.
xi	Local and Zonal Municipal and Government offices;	Min 4 Kanal	Minimum 60 feet road in Lahore District  Min 40 feet road in other Districts	
xii	Residences and other uses incidental to the permitted land uses but which do not cause any nuisance or hazard; and	Less than 2-K (20 feet setback) Requirements as per Building Regulations	Minimum 30 feet road	A premise used for profit making organization.
xiii	police station, fire station;  post office	Min 2 Kanal  Min 10 Marlas	Minimum 40 feet road  Min 30 feet road	A premise dedicated to basic uses of necessity like police station, post office and fire station
xiv	Hospital	(i) Min 2 Kanal in Lahore District and Min 1 Kanal in Other districts (ii) Licenses from concerned competent authorities	Minimum 50 feet road	A premise providing medical facilities of general or specialized nature for treatment of indoor and

Institutional Landuses				
				outdoor patients and provision of emergency and general wards.
xv	Veterinary hospital	Min 4 Kanal in Lahore District  Min 1 Kanal in other districts	Minimum 60 ft road in established built up area Min 80 feet road in approved scheme  Min 40 feet road in other districts	A premise providing treatment for indoor and outdoor sick animals
xvi	Clinical Laboratory	Min 5 Marla	Minimum 30 feet road	A premise with facilities for carrying out various test for conformati on of symptoms of diseases
xvii	Shelter Homes  Pannah Gahh	Min 10 Marla  Requirements of Location shall be observed	Minimum 40 feet road  -do-	A premise providing temporary accommod ation for short duration on no-profit basis
xviii	Convention Centre	Min area 32 Kanal	Minimum 80 feet road  Other districts 40 feet	A premise having all facilities for internation al /national meetings, symposium , etc.

Institutional Landuses				
ix	Private office;	Less than 2 Kanal	Min 40 feet road in established area and other districts  Min 60 feet road in approved scheme	A premise used office by an individual or a private firm / company etc.
xii	Residential apartment;		Min 30 feet Road	Apartment: means a dwelling unit located in a multi-storey building meant to provide habitation.  Apartment Building: Means a Multi-storey building containing more than two Apartments sharing common staircase lift or access spaces.
xiii	Marriage, banquet hall;  Marquees	(i) Plot is not less than 4 Kanal (ii) Parking Requirement for specific use (iii) NOC from TEPA (iv) area restriction is as per building by-laws of LDA  (iii) Plot not less than 8 Kanal (iv) Parking requirement as per building and zoning regulations (iii) NOC from TEPA (iv) area restriction is as per building	Min 60 feet road in established area and other districts  Min 100 feet Road other than established area  Min 60 feet road in established area and other districts	A premise to hold public hall for public gathering, community functions, gatherings, marriages, etc.

<b>Institutional Landuses</b>				
	Restriction and regulation of existing marriage halls / banquet halls / marquees as provided under LDA building and zoning regulations 2019	by-laws of LDA  No property Located on Road (list A) shall be used for marriage halls / banquet halls / marquees unless the following conditions are fulfilled. (iii) Minimum Size of Plot is 2-Kanal Fulfill all provisions of building and zoning regulations	Min 100 feet Road other than established area	
<b>b</b>	<b>Permissible uses:</b>	<b>General Criteria</b>	<b>Road Width</b>	<b>Definition</b>
i	Hotel  Motel	Min 2 Kanal  Max 1 Kanal	Min 60 feet road in established area and other districts  Min 100 feet Road in approved scheme	A premise used for lodging of 15 persons or more on payment with or without meals
ii	Guest house	(i) Plot is not less than 1 Kanal	Minimum 80 feet road  Other districts 40 feet	Guest house is premises where housing of inhabitant is limited for short duration.
iii	Restaurant;	(i) Min 10 Marlas in established area  (ii) Min 1 Kanal in approved scheme	Min 40 feet road in established area and other districts  Min 60 feet Road in approved scheme	A premise used for serving food items on commercial basis including cooking facilities. It may have covered or open or both for sitting

Institutional Landuses				
				arrangement.
iv	Athletic club, gymnasium, fitness center or indoor sport facility;	(i) Plot is not less than 10 Marla (ii) NOC from TEPA	Min 40 feet road in established area and other districts  Min 80 feet Road in approved scheme	A Premise used for gymnastics , games, and other physical exercise.
vi	Banks  ATM	Min area 10 Marla  Attached to a building	Min 40 feet road in established area and other districts  Min 60 feet Road other than established area	A premise for office to perform banking function and operations.
vii	Cinema;	(i) Plot is not less than 4Kanal (ii) NOC from TEPA	Min 60 feet road in established area and other districts  Min 100 feet Road in approved scheme	A premise with facilities for projection of movies and stills with a covered space to seat audience
viii	Petrol pump, gas station, LPG or LNG Storage or Filling Station;	(i) Plot is not less than 2 Kanal	Min 80 feet road in Lahore District  Min 60 feet road in other districts	A premise for sale of petroleum products to consumers. It may include servicing of automobiles.
ix	Departmental Store	(i) Area 2 Kanal & above in approved schemes  (ii) Area 1 Kanal and above in established	Min 40 feet road in established area and other districts  Min 80 feet Road in approved scheme	A department store is a large shop which sells many different kinds of goods & organized

Institutional Landuses				
		built up area		into separate departments
x	Taxi stand/bus stand;	(`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);	As per RTA Standards	A premise used by public to park the buses/taxi for short duration to serve the population. It may include the related facilities for passengers.
xi	Amusement Park / Play land	Min 4 Kanal	Minimum 100 feet road Other districts 40 feet	an area used for recreation or amusement
xiii	Hostel	Min area 1 kanal	Minimum 60 feet road Other districts 40 feet	A guest house is housing for short duration
xix	Daycare centre or preschool;	(i) Plot is not less than 10 Marla and Max 2 Kanal  (ii) 20% of the area will be utilized for play area.	Min 40 feet road in established area and other districts  Min 60 feet Road in approved scheme	an establishment offering daycare to preschool children, enabling their parents to work full time or have extended relief if child care is a problem
xx	Research and Development Centres	Min area 2 kanal	Minimum 60 feet road Other districts 40 feet	A premise providing facilities for research and development for any specific

Institutional Landuses				
				field
xxi	Old age Home/Orphanage	(i) Plot is not less than 10 Marla	Minimum 40 feet road	A premise with residential and related facilities with old aged persons
xxii	Area Development Project	Plot size not less than 24-K and not more than 200-K.	Minimum 80 feet road.	A premises used for mix landuses except industrial landuses

#### 8. LAND USE OF MIXED USE:

Mixed Landuse				
a	Permitted Uses	General Criteria	Road Width	Definition
i	Commercial on ground floor and offices-cum-residential area on upper floors;	(i) In Established Area, min Area 10 Marla & Other than Established built up Min 1Kanal	Min 60 feet road in established area and other districts  Min 80 feet Road other than established area	A premise where retail shopping facility is located at ground floors and upper floor are used for residential or offices and may include restaurant and common facilities
ii	Place of worship	(i) NOC from relevant district administration etc.	Minimum 40 feet road	Area/place reserved for communal prayers
iii	Parking Plaza/Parking Site;	Min 2 Kanal	Minimum 40 feet	A premise used for parking of vehicles may be run on commercial or non-commercial basis.
iv	Amusement Park /Play land	Min 4 Kanal area	Minimum 40 feet road in established built up area	an area used for recreation or amusement

Mixed Landuse				
			and other districts Min 100 feet road in approved scheme	
v	Park, memorial and monument;  Play ground	-  Min 8 Kanal		a piece of land used for green spaces and recreation  a piece of land used for and usually equipped with facilities for recreation
b	<b>Permissible uses:</b>	<b>General Criteria</b>	<b>Road Width</b>	<b>Definition</b>
i	Educational institution;	Plot is not less than 4 Kanal	Min 40 feet road in established area and other districts  Min 100 feet road in approved scheme	a premise having education and playing facilities for students upto 5th standards
ii	Health institution;	Min 4 Kanal	Min 40 feet road in established area and other districts  Min 100 feet Road other than established area	A premise providing medical facilities of general or specialized nature for treatment of indoor and outdoor patients.
iii	Auto workshop;	(i) Plot is not less than 10 Marla (ii) NOC from WASA	Min 40 feet road in established area and other districts  Min 100 feet Road other than established area	An establishment where automobiles are repaired by auto mechanics and technicians.

<b>Mixed Landuse</b>				
iv	Marriage, banquet hall;  Marquees  Restriction and regulation of existing marriage halls / banquet halls / marquees as provided under LDA building and zoning regulations 2019	(i) Plot is not less than 4 Kanal (ii) Parking Requirement for specific use (iii) NOC from TEPA (iv) area restriction is as per building by-laws of LDA  (v) Plot not less than 8 Kanal (vi) Parking requirement as per building and zoning regulations (iii) NOC from TEPA (iv) area restriction is as per building by-laws of LDA  No property Located on Road (list A) shall be used for marriage halls / banquet halls / marquees unless the following conditions are fulfilled. (iv) Minimum Size of Plot is 2-Kanal Fulfill all provisions of building and zoning regulations	Min 60 feet road in established area and other districts  Min 100 feet Road other than established area  Min 60 feet road in established area and other districts  Min 100 feet Road other than established area	A premise to hold public hall for publicgathering, community functions, gatherings,m arriages, etc.
v	Library;	Min 2 Kanal	Min 30 feet road	A premise having a large collection of books for reading and reference for general public orspecific class.
vi	Hotel/motel ;	Min 2 Kanal	Min 60 feet road in established area and other districts  Min 100 feet road in	A premise used for lodging of 15 persons or more on payment with or without

<b>Mixed Landuse</b>				
			approved scheme	meals
vii	Guest house	(i) Plot is not less than 1 Kanal	Minimum 80 feet road	Guest house is premises where housing of inhabitant is limited for short duration.
Vii i	Petrol pump, gas station, LPG or LNG Storage or Filling Station;	(i) Plot is not less than 2 Kanal	Min 80 feet road in Lahore District Min 60 feet road in other districts	A premise for sale of petroleum products to consumers. It may include servicing of automobiles.
ix	Shopping mall,	(i) Min Area 2 Kanal in established area (ii) Min Area 4 Kanal in approved scheme	Min 60 feet road in established area and other districts Min 100 feet Road other than established area	A premise containing a variety of stores and shops in a series of connected or adjacent buildings or in a single large building.
X	Area Development Project	Plot size not less than 24-K and not more than 200-K.	Minimum 80 feet road.	A premises used for mix landuses except industrial landuses

**9. LAND USE OF OPEN SPACE AND RECREATIONAL ZONE:**

<b>Open Space and Recreational zone Landuse</b>				
a	<b>Permitted Uses</b>	<b>General Criteria</b>	<b>Road Width</b>	<b>Definition</b>
i	Bird sanctuary	Min 4 Kanal & above	Minimum 60 feet road other districts 40 feet	A Premise used in the form of a large park or forest for preservation and breeding of birds with all related

Open Space and Recreational zone Landuse				
				facilities
	Botanical garden	Min 4 Kanal & above	Minimum 60 feet road other districts 40 feet	A premise in the form of a garden with plantation for research and exhibition.
ii	Park, memorial and monument;  Play ground	-  Min 8 Kanal		a piece of land used for green spaces and recreation  a piece of land used for and usually equipped with facilities for recreation
iii	Forest	(i) Not less than 10 acres (ii) NOC from Forest Department	Minimum 60 feet road (connected by revenue path) other districts 40 feet	A thick natural flora. It shall include city forest which may have part natural flora and part man made flora.
iv	Orchard	Not less than 8 Kanal	Min 40 feet road (connected by revenue path)	A premise with a thick growth of fruit trees. It may also include garden with fruit trees.
v	Picnic huts	The structure would be of a temporary nature.		A premise for short duration stay for recreational or leisure purpose of a family, located within a tourist and/or recreational centre.
vi	Plant nursery	Min 1 Kanal Area	Min 40 feet road (connected by revenue path)	A premise with facilities for rearing and sale of young plants

Open Space and Recreational zone Landuse				
viii	Place of worship	NOC from relevant district administration etc.	Minimum 40 feet road	Area/place reserved for communal prayers
x	Joy land/Play land	Min 4 Kanal & Above	Minimum 80 feet road	an area used for recreation or amusement
xi	Farms;	Min 4 Kanal & above.	-	Means a location where agricultural farming occurs
xii	Recreational club	(i) Plot is not less than 4 Kanal	Min 60 feet road  other districts 40 feet	A premise used for gathering of group of persons for social and recreational purposes with all facilities.
b	<b>Permissible uses:</b>	<b>General Criteria</b>	<b>Road Width</b>	<b>Definition</b>
i	Shooting range	Plot is not less than 4 kanal	Min 60 feet road	A premise with related facilities for shooting practice and or sports.
ii	Swimming pool	Plot is not less than 4 Kanal	Min 60 feet road  other districts 40 feet	A premise with related facilities for Swimming Pool, mtr. & swimming and spectators seating Watch & ward and above which shall vary with size, standard Maintenance staff and purpose.
iii	Library;	Min 1Kanal	Min 30 feet road	A premise having a large collection of books for reading and reference for general public or specific class.

Open Space and Recreational zone Landuse				
iv	Zoological garden	Min 8 Kanal	Minimum 80 feet road  other districts 40 feet	A premise in the form of a garden or park or aquarium with a collection of animals, species and birds for exhibition and study. It shall include all related facilities.

**10. 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 under provisions of LDA Master Plan Rules 2014.

(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.

**11. 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.

(3) The Authority may declare any specific use or number of uses in a special development zone and it must be incorporated in the master plan.

**12. AGRICULTURAL AREA**– The Authority shall notify the area falling outside the peri-urban area as agriculture area.

**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) agricultural machinery workshop;
- (xii) basic health unit;
- (xiii) public or private recreational park;
- (xiv) corner shop (not more than 450 sft. on ground floor);
- (xv) house within and contiguous to rural settlement; and
- (xvi) Farmhouse within the boundaries of a farm if the minimum area of the farm is not less than 4 kanals. Farm House on a plot of an area not less than 4 kanals and coverage of residential building upto 30% for total area of the site area

**Comment [VC05]:** Explanation is required.

**Comment [VC06]:** What level of facility is offered by BHU? Minimum level of health care facilities. Include a small clinic with pharmacy.

upto 40 Kanal (for area above 40 kanals the coverage will not be more than 30% of 40 Kanal).

- (xvii) **Warehouse on land parcel measuring area up to 10,000 sft, with ROW not less than 60-feet used for general storage activities of agricultural goods which are non-hazardous in nature;**

(b) **Permissible use:**

- (i) brick kiln, milk chilling and pasteurization;
- (ii) animal husbandry clinic;
- (iii) country club;
- (iv) zoo or wildlife park;
- (v) CNG station, petrol pump, LPG or LNG storage or filling station.
- (vi) BTS tower;
- (vii) community facility or public utility;
- (viii) 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);
- (ix) fruit and vegetable market;
- (x) grain market;
- (xi) cattle market;
- (xii) education and health institution (not less than 8 Kanal);
- (xiii) Oil Depot or Storage;
- (xiv) **Rice Mills;**
- (xv) **Flour Mills;**
- (xvi) **Cold Storage;**
- (xvii) **Power Plant**
- (xviii) **Waste Treatment Plant / dumping sites (in deserted areas)**
- (xix) **Incineration Plant (in deserted areas)**
- (xx) **Special Provision in Agriculture area for industrial**

**projects both in Public and Private Sector which are referred by Industries Deptt, Government of Punjab to boost investment:**

The government through formal request, if ask for conversion of Landuse in agriculture area for special development projects pertaining to Industrial and Public Sector Institutions subject to fulfilment of following requirements:

- o **Minimum Area:** land not less than 30 acres (240 Kanals).
- o **Conversion Charges:** The conversion charges shall be applied as per Valuation table for the intended use of the project. No instalments shall be given.
- o **Investment Criteria:** On the basis of investment (excluding land costs). The investment would be directly proportional or more than the ratio defined as follows.
  - Minimum investment: 1 Billion Rupees for 30 acres
- o **Type of Industry:** Industries/Industrial estate made would not be hazardous. It would involve the concepts of industrial ecology and minimize waste production to biodegradable wastes which may be used for power generation and to be used as fertilizers for the adjacent agriculture areas.
- o **Building Plan Approval:** The sponsor shall have the building plan approved within 2-year time from the

Competent Authority. An extension of one year may be granted on the request of the concerned/client department.

- o **Forfeiture:** After lapse of 3 years, if the building plans are not submitted to the competent Authority for approval, 20% of the conversion charges will be forfeited and remaining would be released back to the sponsor/department. The landuse of the project area would be reverted back to the original use as defined in the master plan.

**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.

(3) 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;

**14. Powers of the Government.** – (1) in case of any ambiguity in the classification of land use, the matter shall be referred to the Governing body of Authority.

(2) The Governing body of Authority shall, within thirty days, decide the reference

(3) The Governing body of Authority, 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

**15. Land use classification map.** – The Authority shall:

- (a) prepare a land use classification map of the built up area scheme 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.

**16. Preparation of 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.

**Comment [VCO7]:** Temporary commercialization is to be banned.

(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.

**Comment [VCO8]:** Ban on Temporary Commercialization

(3) The Director (Metropolitan Planning) and Director Town Planning (Commercialization) shall prepare, sign and stamp the land use classification map/ urban area.

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

#### CHAPTER IV LAND USE RE-CLASSIFICATION

**17. Land use re-classification.** – (1) 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'.

**18. 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) Identification of issues and needs of the area;
- (b) trend of changes in the existing land uses;
- (c) market demand for the change of land use in the area;
- (d) compatibility with adjoining uses;
- (e) potential for upgradation of serving road network; and
- (f) 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.

**19. 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 studies/survey of the project area, including:

**Comment [VCO9]:** Security measures?

- (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;
  - (vi) Environment Impact Assessment;**
  - (vii) Traffic Impact Assessment of the area including parking;**
  - (viii) Assessment of Water and Sanitation;**
- 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 kachi abadi or slum area; and
  - (vi) Open space and park;
  - (vii) proposals for better Environment;**
  - (viii) proposals for Water conservation and water recharge i.e. water metering system , smart sanitation system etc.;**
  - (ix) Proposals for dedicated storm water system on the main roads/boulevards and for green belts/medians for aquifer recharging;**
  - (x) Proposals for improvement in the façade of commercial building and to attain uniform skyline;**

**Comment [VCO10]:** How will we achieve Smart sanitation system and metering system?

**Comment [VCO11]:** This is a very difficult task. How will we accomplish it?

(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) The Director Metropolitan Planning and Director Town Planning (Commercialization) shall prepare, sign and stamp the draft re-classification scheme.
- (c) The Chief Town Planner and Chief Metropolitan Planner shall countersign the draft re-classification scheme.
- (d) **All such Reclassifications shall be deemed to be part of existing Master Plan;**

**Note: Reclassified plans and approved notified roads from time to time shall be deemed to be incorporated in the Master Plan.**

## **CHAPTER V REDEVELOPMENT PLAN**

**20. 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 including parking plazas to address the need of parking. etc.**
    - (v) Pedestrian and cycling facilities, if required; and
    - (vi) Bus, taxi, rickshaw and Tanga 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) Provision of public toilets;
    - (ix) up-gradation of firefighting 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.
- (h) To streamline the infrastructure, traffic and environmental issues and urban regeneration of the existing built up areas, the procedure of redevelopment plan may be adopted.

## **CHAPTER VI**

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

**21. Scrutiny.** – After the draft of a classification map, re-classification scheme or re-development plan is prepared, it will be forwarded to the Planning and Design Committee which may either recommend for approval or propose amendments in the draft.

**22. Approval.** – After the recommendations of the planning and 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 planning and design 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.

**23. Notification.** – (1) The Chief Town Planner and 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 Town 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.

**24. Circulation.** – (1) The Chief Town Planner shall retain a copy of the notified land use classification map or re-classification scheme or re-development plan.

(2) The Chief Town 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 Town 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 Town Planner.

**25. Planning and Design Committee.** – (1) The planning and design committee shall consist of the following:

- (a) Director General, LDA; Chairman

- (b) Managing Director (WASA); Member
- (c) Managing Director, TEPA; Member
- (d) Chief Metropolitan Planner, LDA; Member
- (e) Chief Town Planner of the Authority; Member
- (f) Director Law (Supreme Court Section), LDA / Legal Advisor; Member
- (g) Director Town Planning (Commercialization), LDA; Secretary
- (h) Chief Officers, Sheikhpura, Nankana, Kasur, LG&CD
- (i) Any member(s) co-opted by the committee.

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

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

**Comment [VCO12]:** Timing should be defined.

(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.

(7) Grievance Redressal Committee: A grievance committee consisting of the following members is constituted to recommend the cases of time barred, forfeiture issues, cases of hardships of the applicants and chronic litigation cases

- (a) Chief Town Planner, LDA; Convener
- (b) Chief Metropolitan Planner, LDA; Member
- (c) Director Commercialization, LDA; Member
- (d) Director Recovery, LDA; Member
- (e) Director Finance, LDA; Member
- (f) Director Law (Supreme Court Section); Member
- (g) Director Revenue LDA; Member

On the recommendation of the above committee, the Director General, LDA may allow, disallow or send it to the Authority for necessary decision

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

(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 Authority, shall decide the appeal within sixty days and communicate its decision to the parties.

## CHAPTER VII CONVERSION, COMMERCIALIZATION AND PERMISSIBILITY FEE

**27. Fee for conversion of land use.–**

**Comment [VCO13]:** What is the difference between the charges taken by LG and LDA.

(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 and properties falling on List-A roads permitted for commercial uses 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
<p>I. On the approved roads as mentioned in list A of the Gazette Notification <b>approved by Competent Authority, Lahore Division.</b></p> <p>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:</p> <p>a. From Peri Urban, Residential, Agricultural Areas to Commercial.</p> <p>b. From Residential, Agricultural, Peri Urban to Industrial, Institutional (Subject to height restriction), Intercity Service Area.</p> <p>c. From Institutional and Intercity Service Area to Commercial.</p> <p>d. From industrial to commercial.</p>	<p>I. 15% of the commercial value of the total area of ownership, as provided in the valuation table. In valuation table the column existing about covered area charges are not applicable.</p> <p>II. As mentioned at I. above.</p> <p>a. 15% of the commercial value of the total area of ownership, as provided in the valuation table.</p> <p>b. 15% 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>d. 15% of the commercial value of the total area of ownership, as provided in the valuation table.</p>
<p>III. Upon Declaration of Peri-Urban Area:</p>	

**Comment [VCO14]:** 20% instead of 25% existing landuse

**Comment [VCO15]:** Should be charged at 20%

<p>a. From agriculture area to residential area</p> <p>b. From agriculture area to commercial area</p> <p>c. From agriculture area to industrial, institutional, intercity services.</p>	<p>a. 5% of the residential value of the total area of ownership, as provided in the valuation table.</p> <p>b. 15% 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 3(2)(b)</p>	<p>a) 15% of the commercial value of the total area of ownership, as provided in the valuation table.</p> <p>b) Notwithstanding anything contained in the provision mentioned at Sr No. 1, five percent of the prevailing sale price of the land as per valuation table of the relevant category for the permissible use of heavy industry under sub clause (i) of clause (b) of sub rule (2) of Rule (6).</p> <p>Explanation</p> <p>(i) For determination of value as mentioned under clause (b), the matter shall be referred to the concerned District Collector for assessment of land price on case to case basis.</p> <p>(ii) If valuation table is not available for the purposes mentioned under clauses (a) and (b), the average sale price of preceding twelve months of commercial land in vicinity shall be considered.</p> <p>(iii) If the owner of the premises has already paid the conversion fee for intuitional uses and intends to get the property commercialized subject to provision of rules, he shall pay only ten percent commercialization fee on prevailing rates.</p> <p>(iv) If the owner of the premises has already paid the conversion fee and seeks permission for permissible uses, the conversion fee shall not be applicable.</p>

In the draft landuse rules on which the public opinion was sought on 16.09.2019, it was proposed that the conversion fees may be enhanced

from 20% to 25%. This draft was examined by the LDA landuse Rules review committee which has given their opinion as under:

- i. The existing fee of 20% may be reduced to 15% in the interest of public at large

OR

- ii. The 20% fee may be levied on the present or existing landuse shown in any approved scheme plan or Master Plan.

Scrutiny fee shall be levied as follows.

(a) Upto	1 Kanal	Rs. 5,000
(b) Upto	2 Kanal	Rs. 10,000
(c) Above	2 Kanal	Rs. 20,000

(2) The Authority shall not levy conversion fee except scrutiny 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 8 installments over a period of two years, (50% lump sum and 7 equal quarterly installments).

(4) The building plan of the proposed commercial building may be sanctioned and released upto plinth level on payment of first installment of commercialization fee. The plans upto 38 feet height may be released after payment of further three installments and the plans above 38 feet height may be released after payment of complete installments of commercialization fee.

(5) The owner may provide Bank guarantee of each installment of commercialization fee in line with the payment schedule and get the release of sanctioned building plan and as soon as the installment of commercialization fee is paid, the bank guarantee may be released in proportionate to the fee deposited.

(6) In case of any default in the payment of one or more instalments of land use conversion fee till the due date, the competent Authority shall impose a surcharge @ 1.5% per month, on the outstanding amount of fee from the date of default till the date of payment;

- a. If the owner fails to deposit full conversion fee within stipulated time, may be allowed to pay the remaining outstanding fee, as per prevailing D.C. rate, within extended time which the competent authority may allow as general dispensation up to the period of one year;
- b. In case of failure in payment of outstanding conversion fee till such period mentioned in clause (a) the competent authority besides withdrawal of offer of conversion of land use shall forfeit the deposited fee in following manner:
  - i. The whole amount of fee shall be forfeited if it is less than 25% of the total fee;
  - ii. If the paid amount is above 25% of the total fee it shall be forfeited to the extent of 25% and remaining shall be refunded on demand by the applicant;

**Comment [VCO16]:** What to do of new established NGOs.

**Comment [VCO17]:** Incentive for lumpsum payment, 5% rebate.

**Comment [VCO18]:** Penalty for late fees.

- iii. Nothing in this Sub Rule shall restrain any person from submitting fresh application for change of land use as per prevalent rules and rates.
- iv. The said provisions shall also be applicable to the cases prior to notification of these rules.
- v. In case of failure in payment of outstanding conversion.

**Comment [VCO19]:** Should be made better. Dual charges should not be made. Either Surcharge or clause a. please simplify. Time bar cases should also be utilized. Pending issues

c. In case of delayed payments/time barred/ old cases the following mechanism shall be adopted.

- In case of delayed commercialization fee, mark up of 17.5% per annum. shall be levied on all the cases processed before the notification of amendment made in Rules 28 (6) of LDA Land Use Rules, 2014 vide notification no. SO (H-II)39/2015 dated 13.02.2015. The cases after the above said notification ibid will be dealt as per rule 6(a,b) above. Whereas the cases for annual commercialization where demand has already been raised but is still unpaid, mark up of 17.5% per annum shall be levied on the same analogy.

**Comment [L20]:** Need to be discussed

(7) Notwithstanding anything contained in the rates mentioned under sub-rule (1), the conversion fee for the conversion of land use to educational or healthcare institutional shall be as follows

- (a) Ten percent of the value of the commercial land as per valuation table; or
- (b) Ten percent of the average sale price of commercial land in the vicinity in the preceding twelve months, if valuation table is not available.

**28. Betterment fee.** – The Authority may levy betterment fee in an area under the Act on annual basis.

**29. 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.

(3) The Authority shall not allow commercialization of mortgaged property or property under litigation.

### CHAPTER VIII TEMPORARY COMMERCIALIZATION

**30. Temporary commercialization: –**

- (1) The Authority shall not entertain any new application for grant of temporary/annual commercialization permission.

**Comment [VCO21]:** NOC from neighbours should be compulsory for renewal of annual commercialization

(2) Already approved temporary/annual commercialized properties shall be gradually eliminated. The cut-off date for phasing out temporary/annual commercialization is fixed as 30.06.2024.

(3) The owner/occupant of Temporary/Annual commercialized properties will be required to provide written consent/ undertaking (Annexure-A) that they will eliminate their commercial activity before the expiry of the cut-off date stated in rule above.

(4) The fee for temporary or annual commercialization shall be charged on annual basis at the rate 2.5 % commercial value of the total land owned as per application as per prevailing Valuation Table notified by the DC of Lahore Division.

(5) The fee should be paid in two equal installment in one financial year, in case of non-payment of fee within the stipulated time, a surcharge at the rate of 0.05% per day upto 90 days shall be levied and in case otherwise the permission shall be revoked permanently without any refund and reconsideration of the case.

(6) If any change of use is observed from the original approved use, then the authority shall cancel the permission of temporary commercialization immediately without any refund.

(7) The owner/occupant of Temporary/Annual commercialized properties will be required to fulfil the parking requirements as per building regulations if any. A grace period of one year will be given to the owner/occupant to arrange the parking otherwise, the authority shall cancel the permission immediately.

(8) The owner/occupant of Temporary/Annual commercialized properties shall abide by the decision of authority and it shall not be challengeable in any court of Law.

(9) Payment of temporary/annual commercialization fee will not regularize / neutralize the violation of approved building plan made in the building structure in any way.

(10) The Authority may allow renewal of temporary commercialization in the following manner:

(a) Submission of application seeking Renewal:

Application seeking renewal from the owner along with the ownership documents shall be submitted before the Director Recovery, or any other person authorized by the Director General mentioning specifically the intended use of the building with the following documents:

- (i) NOC from the adjoining neighbours (left, right, rear and front side)
- (ii) Copy of the national identity card; and
- (iii) Pay order of ten thousand rupees as processing fee on renewal.
- (iv) **Site Plan indicating the intended use**

(11) The Authority may allow renewal of temporary commercialization subject to the following conditions:

**Comment [VCO22]:** What is the exact time period?

**Comment [VCO23]:** Challan form should be made clear on it. Demand notice should be checked too.

**Comment [VCO24]:** Challan form should be made clear on it. Demand notice should be checked too.

- (a) Site visit;
- (b) Detailed sketch of the site shall be prepared before approval of temporary commercialization;
- (c) Any change of use from the original approved use shall not be allowed;
- (d) No structural changes shall be allowed in the building after grant of temporary or annual commercialization renewal permission;

(12) The Authority shall not allow the:

- (a) Renewal of temporary/annual commercialization in following cases:
  - (i) Hazardous industries, storage of chemical, explosives 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 boiler or compressors and such like other objects; and
  - (iv) A property or building which fall within 1143 meter radius of any ammunition depot or area;
- (b) Renewal of 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; or allowed for conversion at any point of time by the Authority and
- (d) 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 the authority or any other public body at reserve price of a specific use.; and

**31. Approval.** - The Director General or any other officer authorized by the Authority may grant approval for temporary commercialization subject to these rules.

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

#### **CHAPTER IX MISCELLANEOUS**

**33. 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. Furthermore, there is no classification of Frozen Road/List B roads and they

shall be treated in the same manner as the roads not allowed for commercialization/other than the List A roads. The uses and height limit of already commercialized building on List B roads shall be applicable as per the prevalent policy under which the approval was granted.

(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 under these rules or the Lahore Development Authority Land Use Rules 2009 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 issuance of demand notice or conversion fee.

(3) 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.

(4) Amalgamation: Amalgamation of adjacent plot(s) can be allowed only once either on side(s) or back of the existing commercial / health / educational building falling on List A roads, with the following conditions.

- a. The building regulations shall be applied
- b. The plots to be amalgamated shall be constructed at site and be part of existing building
- c. In case the adjacent plot is at the back of the existing plot, the entry/exit would be allowed from front only.

(5) Area development project may be executed as a single project or sub-divided after the approval from the Metropolitan Planning Wing. Sub-division may be allowed with the following conditions:

- i. The minimum plot size after sub-division shall not be less than 4 marlas
- ii. Internal Road circulation between plots shall not be less than 40 feet
- iii. Parking area of a minimum 30 feet should be given in front of plots
- iv. A minimum of 5% of the areas shall be used for open space
- v. At least 1% of the total area shall be used for public utilities and amenities i.e. mosque etc.
- vi. The building regulations of civic centre will be applicable

(6) Conversion of public building site of Cinema: 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

**Comment [VCO25]:** Why are we dealing with it separately?

- (iii) If the cinema site is located in a peri-urban area, which is classified as commercial, on payment of the conversion fee.
- (7) The Authority may allow conversion of land if required in lieu of the land surrendered for road network subject to the following conditions: -
- a) In case of land acquisition through **conversion** of land in lieu of land surrendered for road network, the Authority shall approve the policy before initiating the work.
  - b) The commercialization of the land shall be notified, if
    - (i) The land is acquired for roads; and
    - (ii) The Authority, as a mode of compensation, offers commercialization of land in lieu of land surrendered for the roads
  - c) The Director Town Planning shall approve the demarcation sketch or plan of land so commercialized
  - d) The owner of land who surrendered his land for the road network shall alone be entitled to get the property commercialized. The surrender deed shall be executed by the Director Estate Management (PHS) and LAC, LDA before issuance of entitlement letter by Director Commercialization, LDA.
  - e) The owner who surrendered **their** land for road free of cost is entitled to get equal land commercialized without **payment of commercialization** fee. The Authority may change this ratio for any road as deemed fit
  - f) The owner of land, if he possesses land in addition **to** the land so commercialized in lieu of the surrendered land, may commercialize his further land in the following manner:
    - (i) Upto 25% for old areas / existing projects
    - (ii) Upto 100% for new schemes/roads (structure plan roads).
  - g) In case where no land is left after surrendering the land with owners or land so left is less than the land surrendered for road, the commercialization rights will be given against such land to the owners. The commercialization rights of the owners are transferable to other persons for commercialization of the land on the same segment of the road.
- (8) **The Authority may allow commercialization on the already declared roads by the concerned authorities as mentioned in the List A until the preparation of classification, reclassification and redevelopment plan.**
- (9) Frozen roads / list b roads or any road may be reviewed/allowed by the Authority for commercialization/conversion as and when required. (Some members were in the favour of the clause and some against it, therefore the committee suggested the Authority may decide further)
- (10) The Authority may declare any area / zone as mixed area as commercial on ground and residential on upper floors in a prescribed manner in an established built-up area whether in approved schemes or other areas.

Comment [L26]: Need to be deleted

Comment [VCO27]:

**34. 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) Maximum prescribed building line of original plot.
- (d) Ten feet along any other road;

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

**36. Repeal.** – (1) The Lahore Development Authority Land Use (Classification, Reclassification and Redevelopment) Rules 2009 and LDA Land Use Rules 2014 are hereby repealed.

DRAFT (UNAPPROVED)