

GOVERNMENT OF THE PUNJAB
LOCAL GOVERNMENT & COMMUNITY DEVELOPMENT
DEPARTMENT

Dated Lahore the 27th June, 2009

NOTIFICATION:

No.SOR(LG)38-18/2009. In exercise of powers conferred by section 191 of the Punjab Local Government Ordinance 2001 (XIII of 2001), the Government of the Punjab makes the following rules:

CHAPTER I
INTRODUCTION

1. Short title and commencement.– (1) These rules may be cited as the Punjab Land Use (Classification, Reclassification and Redevelopment) Rules, 2009.

(2) These shall come into force at once.

(3) These rules shall be applicable to the whole of the Punjab except the controlled area or city area in a City District.

2. Definitions.– In these rules:

- (i) “agricultural area” means land outside the peri-urban area which is predominantly used for the cultivation of crops and includes cropland, pastureland, orchards, nurseries and dairy farms;
- (ii) “approved scheme” means a scheme approved by the Government, a local government or any other public authority;
- (iii) “betterment fee” means the fee levied by a City District Government or a Tehsil Municipal Administration under the Ordinance;
- (iv) “city area” means the area notified under section 3 of the Punjab Development of Cities Act, 1976 (XIX of 1976);
- (v) “building line” means the line beyond which the outer face of a building may not be projected in the direction of an existing or proposed road except the compound wall;
- (vi) “building byelaws” mean the building and zoning byelaws of a local government;
- (vii) “commercial area” means an area which is designated for commercial use as per approved scheme or master plan, or is being used as such in the established built up area;
- (viii) “commercial use” means land use which is predominantly connected with sale and distribution of goods and services;
- (ix) “competent authority” means the authority competent to approve land classification, reclassification or redevelopment;
- (x) “commercial corridor” means a road or a segment of a road, with not less than sixty feet right of way and specified depth of area, which has been designated as commercial by a competent authority;
- (xi) “controlled area” means the area notified under section 18 of the Lahore Development Authority Act 1975 (XXX of 1975);
- (xii) “District Planning and Design Committee” means a District Planning and Design Committee constituted by the Government under rule 56;
- (xiii) “educational institution” includes a school, college, university, research or training center, library or a madrassah;
- (xiv) “established built up area” means built up area other than the built up area in an approved scheme;
- (xv) “environmentally sensitive area” means an area that has been designated as such under Regulation 22 of the Pakistan Environmental Protection Agency (Review of Initial Environmental Examination and Environmental Impact Assessment) Regulations 2000

- (xvi) "Government" means the Government of the Punjab housed in the Local Government and Community Development Department;
- (xvii) "healthcare institution" includes a hospital, health centre, dispensary, clinic, polyclinic, clinical laboratory, medical training center, nursing home, dental centre, homeopathic or acupuncture center, recognized as such by any law for the time being in force;
- (xviii) "historically significant area" means an area designated under any law for the time being in force as historically, architecturally or archeologically significant area;
- (xix) "industrial area" means an area which is designated for industrial use as per approved scheme or master plan, or is being used as such in the established built up area;
- (xx) "Industrial Area Scrutiny Committee" means the Industrial Area Scrutiny Committee constituted by the Government under rule 57;
- (xxi) "industrial use" means land use which is predominantly connected with manufacturing, assembling, processing or storage of goods;
- (xxii) "industrial corridor" means a road or a segment of a road, with not less than sixty feet right of way and has been reclassified as such by a competent authority;
- (xxiii) "industrial plot" means an industrial plot in an industrial estate, approved scheme or master plan;
- (xxiv) "institutional use" means land use which is predominantly connected with education, health, public or private office, hotel, theatre or auditorium;
- (xxv) "intercity service area" means an area designated by the competent authority as service area along the intercity road outside the peri-urban area;
- (xxvi) "katchi abadi" means an area declared by the Government as a katchi abadi under the Punjab Katchi Abadis Act 1992 (VIII of 1992);
- (xxvii) "land use plan" means a plan approved by a competent authority for reclassification, development or redevelopment of an area;
- (xxviii) "master plan" means a land use plan of an area and includes a structure plan, an outline development plan, a spatial plan, peri-urban structure plan and a metropolitan plan;
- (xxix) "non-conforming use" means the land use that does not conform to the permitted or permissible land use but is existing at site;
- (xxx) "notified area" means an area in which special restrictions regarding its development or redevelopment have been imposed under any law for the time being in force;
- (xxxi) "other restricted area" means an area in which the Federal Government, the Government, a local government or any other public body has imposed certain building or area development restrictions.
- (xxxii) "Ordinance" means the Punjab Local Government Ordinance 2001 (XIII of 2001) ;
- (xxxiii) "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;
- (xxxiv) "project area" means an area selected by the competent authority to prepare a land use reclassification scheme;
- (xxxv) "public sector institutional area" means an area reserved for the Federal Government, the Government, a local government or any other public body;
- (xxxvi) "redevelopment" means renewal, reconstruction or up gradation of infrastructure and buildings in an area;
- (xxxvii) "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;
- (xxxviii) "residential use" means land use which is predominantly connected with housing;
- (xxxix) "right of way" means the width of road or street between two opposite properties;

- (xi) "Table" means a table appended to the rules;
- (xii) "valuation table" means a valuation table notified under the Stamp Act 1899 (II of 1899); and
- (xlii) "Zila Council" means the Zila Council of a City District or a District.

3. Terms not defined.— A word or term used in these rules but not defined shall have the same meaning as in the Ordinance.

CHAPTER II LAND USE CLASSIFICATION

4. Land use classes.— (1) A City District Government or a Tehsil Municipal Administration shall classify the land falling within its geographical limits into the following land use classes:

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

(2) A City District Government or a Tehsil Municipal Administration shall sub-classify the land use classes according to the characteristics as provided in the Table A.

5. Residential area.— A City District Government or a Tehsil Municipal Administration shall sub-classify a residential area as follows:

- (a) approved scheme:
 - (i) RA1: means a residential area with size of plots being more than two kanal and right of way of roads ranging from fifty feet to two hundred and twenty feet and a typical right of way of sixty feet;
 - (ii) RA2: means a residential area with size of plots being one kanal to two kanal and right of way of roads ranging from thirty feet to one hundred and eighty feet and a typical right of way of thirty feet;
 - (iii) RA3: means a residential area with size of plots being ten marla to one kanal and right of way of roads ranging from thirty feet to one hundred and twenty feet and a typical right of way of thirty feet; and
 - (iv) RA4: means a residential area with size of plots being less than ten marla and right of way of roads ranging from twenty feet to eighty feet and a typical right of way of thirty feet;
- (b) established built up area:
 - (i) RE1: means a residential area with size of plots being more than one kanal and right of way of roads ranging from forty feet to two hundred and twenty feet and a typical right of way of forty feet;
 - (ii) RE2: means a residential area with size of plots being ten marla to one kanal and right of way of roads ranging from thirty feet to one hundred and twenty feet and a typical right of way of thirty feet;
 - (iii) RE3: means a residential area with size of plots being five marla to ten marla and right of way of roads ranging from twenty feet to sixty feet and a typical right of way of thirty feet; and
 - (iv) RE4: means a residential area with size of plots being less than five marla and right of way of roads up to forty feet and a typical right of way of twenty feet.

6. Land use of residential area.—A City District Government or a Tehsil Municipal Administration shall ensure that the following land use provisions under permitted, permissible and prohibited uses are strictly followed in a residential area:

- (a) permitted uses:

a City District Government or a Tehsil Municipal Administration shall permit following uses in a residential area:

- (i) detached house;
 - (ii) semi- detached house;
 - (iii) town house;
 - (iv) residential apartment;
 - (v) neighborhood level park and playground;
 - (vi) place of worship or prayer;
 - (vii) place of burial or cremation; and
 - (viii) horticultural nursery:
- (b) permissible uses:
subject to rule 18, a competent authority may grant permission for any of the following uses:
- (i) daycare centre or preschool;
 - (ii) primary school;
 - (iii) secondary school;
 - (iv) dispensary with no bed and laboratory facilities;
 - (v) library;
 - (vi) guest house having not more than ten rooms;
 - (vii) small size corner shop at the ground floor; and
 - (viii) office of a professional not exceeding twenty five percent of the floor area, as office associated with resident professional; this facility shall be available to a resident holding both a professional degree, diploma or certificate and a registration with a statutory body established under a law for the time being in force:
- (c) prohibited uses:
a City District Government or a Tehsil Municipal Administration shall not allow a person to use a property in a residential area for a purpose which is neither permitted nor permissible.

7. Commercial area.– A City District Government or a Tehsil Municipal Administration shall sub-classify a commercial area as follows:

- (a) approved scheme:
- (i) CA1: means commercial area with size of plots being more than two kanal and right of way of road ranging from fifty feet to two hundred and twenty feet and a typical right of way of sixty feet;
 - (ii) CA2: means commercial area with size of plots being one kanal to two kanal and right of way of road ranging from thirty feet to one hundred and eighty feet and a typical right of way of thirty feet;
 - (iii) CA3: means commercial area with size of plots being ten marla to one kanal and right of way of road ranging from thirty feet to one hundred and twenty feet and a typical right of way of thirty feet; and
 - (iv) CA4: means commercial area with size of plots being less than ten marla and right of way of road ranging from twenty feet to eighty feet and a typical right of way of thirty feet:
- (b) established built up area:
- (i) CE1: means commercial area with size of plots being more than one kanal and right of way of road ranging from forty feet to two hundred and twenty feet and a typical right of way of forty feet;

- (ii) CE2: means commercial area with size of plots being ten marla to one kanal and right of way of road ranging from thirty feet to one hundred and twenty feet and a typical right of way of thirty feet;
 - (iii) CE3: means commercial area with size of plots being five marla to ten marla and right of way of road ranging from twenty feet to sixty feet and a typical right of way of thirty feet; and
 - (iv) CE4: means commercial area with size of plots being less than five marla and right of way of road ranging upto forty feet and a typical right of way of twenty feet:
- (c) commercial corridors:
- (i) CC1: means commercial corridor with size of plots being more than six kanal and right of way of roads more than one hundred and twenty feet;
 - (ii) CC2: means commercial corridor with size of plots being four kanal to six kanal and right of way of roads ranging from one hundred feet to one hundred and twenty feet;
 - (iii) CC3: means commercial corridor with size of plots being two kanal to less than four kanal and right of way of roads ranging from eighty feet to one hundred feet; and
 - (iv) CC4: means commercial corridor with size of plots being one kanal to less than two kanal and right of way of roads ranging from sixty feet to eighty feet.

8. Land use of commercial area.— A City District Government or a Tehsil Municipal Administration shall ensure that the following land use provisions under permitted, permissible and prohibited uses are strictly followed in a commercial area:

(a) permitted uses:

a City District Government or a Tehsil Municipal Administration shall permit following uses in a commercial area:

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

(b) permissible uses:

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

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

(c) prohibited uses:

a City District Government or a Tehsil Municipal Administration shall not allow a person to use land or building in a commercial area for any purpose which is neither permitted nor permissible.

9. Industrial area.— A City District Government or a Tehsil Municipal Administration shall sub-classify an industrial area as follows:

(a) approved scheme:

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

(b) established built up area:

- (i) IE1: means industrial area with size of plots being above four kanal and right of way of road ranging from forty feet to eighty feet with a typical right of way of forty feet;
- (ii) IE2: means industrial area with size of plots being two kanal to four kanal and right of way of road ranging from thirty feet to sixty feet with a typical right of way of thirty feet;
- (iii) IE3: means industrial area with size of plots being one kanal to less than two kanal and right of way of road ranging from twenty feet to sixty feet with a typical right of way of thirty feet; and
- (iv) IE4: means industrial area with size of plots being less than one kanal and right of way of road up to forty feet with a typical right of way of twenty feet:

(c) industrial corridor:

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

10. Land use of industrial area.– A City District Government or a Tehsil Municipal Administration shall ensure that the following land use provisions under permitted, permissible and prohibited uses are strictly followed in an industrial area:

(1) approved industrial area:

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

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

(a) permitted uses:

a City District Government or a Tehsil Municipal Administration shall permit following uses in a established built up area and IC2 area:

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

(b) permissible uses:

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

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

(c) prohibited uses:

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

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

(3) industrial corridor (IC1)

(a) permitted uses:

a City District Government or a Tehsil Municipal Administration shall permit following uses in an industrial corridor:

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

(b) permissible use:

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

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

(c) prohibited use:

a City District Government or a Tehsil Municipal Administration shall not allow a person to use a property in a industrial area for a purpose which is neither permitted nor permissible.

11. Peri -urban area.—A City District Government or a Tehsil Municipal Administration shall ensure that the area that spans the landscape between contiguous urban development and rural countryside with low population density and is predominantly being used for agricultural activity and is likely to be urbanized in the next twenty years is notified as peri-urban area.

12. Land use in peri-urban area.— A City District Government or a Tehsil Municipal Administration shall ensure that the land use provisions under permitted, permissible and prohibited uses prescribed for residential, commercial, institutional, industrial and notified area land uses are strictly followed in the peri-urban area as follows:

(a) permitted use:

a City District Government or a Tehsil Municipal Administration shall permit land uses in the peri-urban areas in accordance with the approved peri-urban structure plan:

(b) permissible use:

a City District Government or a Tehsil Municipal Administration, subject to rule 18, may grant any of the permissible uses in accordance with the approved peri-urban structure plan:

(c) prohibited use:

a City District Government or a Tehsil Municipal Administration shall not allow a person to use a property in a peri-urban area for a purpose which is neither permitted nor permissible in the approved peri-urban structure plan.

13 Agricultural area.—A City District Government or a Tehsil Municipal Administration shall ensure that the area falling outside the peri-urban area is notified as agriculture area.

14. Land use in agricultural area.— A City District Government or a Tehsil Municipal Administration shall ensure that the following land use provisions under permitted, permissible and prohibited uses are strictly followed in an agricultural area:

(a) permitted use:

a City District Government or a Tehsil Municipal Administration shall permit following land use in an agricultural area:

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

(b) permissible use:

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

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

(c) prohibited use:

a City District Government or a Tehsil Municipal Administration shall not allow a person to use a property in a agricultural area for a purpose which is neither permitted nor permissible.

15. Notified area.– A City District Government or a Tehsil Municipal Administration shall ensure that the notifications issued for the historically significant area, environmentally sensitive area, public sector institutional area ,other restricted area or an intercity service area are strictly complied with.

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

(1) historically significant area:

(a) permitted use:

a City District Government or a Tehsil Municipal Administration shall ensure that land use permitted in a historically significant area is in accordance with any special or general law and the conditions provided in the notification governing the historically significant area:

(b) permissible use:

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

(c) prohibited use:

a City District Government or a Tehsil Municipal Administration shall not allow a person to use a property in a historically significant area for a purpose which is neither permitted nor permissible.

(2) environmentally sensitive area:

(a) permitted use:

a City District Government or a Tehsil Municipal Administration shall ensure that permitted land use in an environmentally sensitive area is in accordance with special or general law and any special conditions applicable in the environmentally sensitive area,:

(b) permissible use:

a City District Government or a Tehsil Municipal Administration may, subject to rule 18, grant any of the permissible use in an environmentally sensitive area subject to any special or general law:

(c) prohibited use:

a City District Government or a Tehsil Municipal Administration shall ensure that no person is allowed to use a property in an environmentally sensitive area for a purpose which is neither permitted nor permissible.

(3) public sector institutional area:

(a) permitted use:

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

(b) permissible use:

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

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

(c) prohibited use:

a City District Government or a Tehsil Municipal Administration shall not allow a person to use a property in a public sector institutional area for a purpose which is neither permitted nor permissible:

(4) other restricted area:

(a) permitted use:

a City District Government or a Tehsil Municipal Administration shall ensure that land use permitted in any other restricted area is in accordance with any special or general law and the conditions provided in the notification governing the restricted area:

(b) permissible use:

a City District Government or a Tehsil Municipal Administration, subject to rule 18, may grant any of the permissible uses in any other restricted area is in accordance with any

special or general law and the conditions provided in the notification governing the restricted area:

(c) prohibited use:

a City District Government or a Tehsil Municipal Administration shall not allow a person to use a property in any other restricted area for a purpose which is neither permitted nor permissible.

(5) intercity service area:

(a) permitted use:

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

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

(b) permissible use:

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

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

(c) prohibited use:

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

17. Clarifications.– (1) If A City District Government or a Tehsil Municipal Administration finds any ambiguity in the classification of land use or its permissibility (permitted, permissible or prohibited use), a City District Government or a Tehsil Municipal Administration shall refer the same to the Government.

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

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

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

18. Approval of permissible use.– A City District Government or a Tehsil Municipal Administration shall not grant permission to a person for a permissible land use unless the District Planning and Design Committee has examined and recommended such permission.

CHAPTER III

PROCEDURE FOR LAND USE CLASSIFICATION

19. Land use classification map.– A City District Government or a Tehsil Municipal Administration shall, within six months from the notification of these rules:

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

20. Preparation of the map.– (1) A City District Government or a Tehsil Municipal Administration shall prepare the land use classification map for an approved scheme by:

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

(2) A City District Government or a Tehsil Municipal Administration shall prepare the land use classification map for an established built up area by dividing an established built up area, falling outside an approved scheme:

- (a) into urban blocks by adopting the following criteria:
 - (i) an urban block shall not cross boundary of a Union Council;
 - (ii) area of a Union Council shall be divided into urban blocks in such a way that the block area falls within range of one hundred and fifty acres to three hundred acres of predominantly residential area;
 - (iii) an existing compact commercial or industrial area shall be considered as an urban block;
 - (iv) an urban block shall be bounded by existing road network, natural or man made barriers;
 - (v) data on various land uses and size of plots for an urban block shall be collected and compiled as prescribed in rule 4;
 - (vi) urban blocks shall be redefined on the basis of predominant land use and plot size;
 - (vii) land use survey and the latest population census blocks shall be taken into consideration;
 - (viii) an urban block shall not be bisected by railway line, primary road or irrigation channels such as canal, river and storm water drains more than forty feet wide;
 - (ix) an existing mohalla may not be divided; and
 - (x) notwithstanding clause (viii), a notified Katchi Abadi shall be treated as a single urban block:
- (b) marking the plot which has been converted from residential land use under any law;
- (c) marking the plot which has been converted from residential land use without approval of the competent authority and declaring it as non-conforming use;
- (d) marking the plot which has been temporarily converted to commercial use with the approval of competent authority and declaring it as non-conforming use; and
- (e) an urban block shall be classified on the basis of predominant land use in accordance with rule 4 and master plan.

(3) A District Officer (Spatial Planning) in case of a City District or a Tehsil Officer (Planning & Coordination) shall prepare, sign and stamp the land use classification map.

(4) An Executive District Officer (Municipal Services) in case of a City District or a Tehsil Municipal Officer shall check and countersign the land use classification map.

- 21. Scrutiny.**– Executive District Officer (Municipal Services) or a Tehsil Municipal Officer shall forward the land use classification map to the District Planning and Design Committee for scrutiny.
- 22. Approval.**– After the scrutiny of the land use classification map, a District Coordination Officer of a City District or a Tehsil Municipal Officer shall submit the map and the minutes of meeting of the District Planning and Design Committee to the Zila Council or the Tehsil Council for approval.
- 23. Notification.**– (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall sign and certify the approved land use classification map, in triplicate.
- (2) A City District Government or a Tehsil Municipal Administration shall, within seven days from the date of approval, notify the approved land use classification map.
- 24. Circulation.**– (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall retain a copy of the notified land use classification map in the office for record and display on the notice board.
- (2) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall forward the other copies of the notified land use classification map to the Government and the concerned District Government.
- (3) A City District Government or a Tehsil Municipal Administration shall publish the notified land use classification map on its website.
- (4) A person may, subject to payment of fee, obtain a certified copy of the notified land use classification map from a City District Government or a Tehsil Municipal Administration
- 25. Peri-urban structure plan.**– A City District Government or a Tehsil Municipal Administration shall, within nine months from the notification of these rules, prepare a structure plan for the peri-urban area falling within its geographical limits
- 26. Preparation of the peri-urban structure plan.**– (1) A City District Government or a Tehsil Municipal Administration shall prepare a peri-urban structure plan by:
- (a) using the satellite imagery;
- (b) conducting field survey; and
- (c) marking boundaries of the established built up area and approved housing schemes on the base map.
- (2) A City District Government or a Tehsil Municipal Administration shall mark external boundary of the peri-urban area on the basis of:
- (a) direction and trend of the urban sprawl;
- (b) population growth rate; and
- (c) requirements of urban development for the next twenty years.
- (3) The peri-urban structure plan shall include:
- (a) proposed road networks;
- (b) division of area into blocks; and
- (c) the proposed land uses for various blocks;
- (4) If the built up area of two or more adjoining Towns or Tehsils is contiguous, the District Coordination Officer may constitute a joint committee of the Town or Tehsil Municipal Administrations to prepare a consolidated peri-urban structure plan.
- 27. Public consultation.**– (1) A City District Government or a Tehsil Municipal Administration shall:
- (a) invite objections or suggestion by giving public notice indicating salient features of the draft peri-urban structure plan on its website and in at least two leading national and one local news papers;
- (b) arrange public hearing on a specified date, time and place; and
- (c) maintain record of the proceedings for a minimum period of five years after the approval of peri-urban structure plan.

(2) An Executive District Officer (Municipal Services) or a Tehsil Municipal Officer shall sign and stamp the draft peri-urban structure plan prepared after taking in to considerations the public objections and suggestions.

28. Scrutiny.– Executive District Officer (Municipal Services) or a Tehsil Municipal Officer shall forward the peri-urban structure plan to the District Planning and Design Committee for scrutiny.

29. Approval.– After the scrutiny of the peri-urban structure plan, a District Coordination Officer of a City District or a Tehsil Municipal Officer shall submit the plan and the minutes of meeting of the District Planning and Design Committee to the Zila Council or the Tehsil Council for approval.

30. Notification.– (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall sign and certify the approved peri-urban structure plan, in triplicate.

(2) A City District Government or a Tehsil Municipal Administration shall, within seven days from the date of approval, notify the approved peri-urban structure plan.

31. Circulation.– (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall retain a copy of the notified peri-urban structure plan in the office for record and display on the notice board.

(2) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall forward the other copies of the notified peri-urban structure plan to the Government and the concerned District Government.

(3) A City District Government or a Tehsil Municipal Administration shall publish the notified peri-urban structure plan on its website.

(4) A person may, subject to payment of fee, obtain a certified copy of the notified peri-urban structure plan from a City District Government or a Tehsil Municipal Administration.

32. Agriculture Area (1) A City District Government or a Tehsil Municipal Administration shall notify the area falling between the external limits of the peri-urban area and the external limits of the area falling within its geographical limits as agriculture area.

33. Preparation of a planning map.– A City District Government or a Tehsil Municipal Administration shall prepare and approve a planning map by combining:

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

34 Notification.– (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall sign and certify the approved planning map, in triplicate.

(2) A City District Government or a Tehsil Municipal Administration shall, within seven days from the date of approval, notify the approved planning map.

35. Circulation.– (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall retain a copy of the notified planning map in the office for record and display on the notice board.

(2) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall forward the other copies of the notified planning map to the Government and the concerned District Government.

(3) A City District Government or a Tehsil Municipal Administration shall publish the notified planning map on its website.

(4) A person may, subject to payment of fee, obtain a certified copy of the notified planning map from a City District Government or a Tehsil Municipal Administration.

36. Preparation of a district planning map.– A City District Government or a District Government shall prepare a district planning map by combining the notified planning maps of the Towns or Tehsils of the district.

37. Circulation.– (1) A District Coordination Officer of a City District or a District shall sign and certify the district planning map in triplicate and shall retain two copies of the map in the office for record and display on the notice board.

- (2) A District Coordination Officer of a City District or a District shall forward the third copy of the district planning map to the Government.
- (3) A City District Government or a District shall publish the district planning map on its website.
- (4) A person may, subject to payment of fee, obtain a certified copy of the district planning map from a City District Government or a District Government.

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

CHAPTER IV

LAND USE RE-CLASSIFICATION

39. Land use re-classification.— A City District Government or a Tehsil Municipal Administration may prepare a land use reclassification scheme for an area, to be known as a project area, after the notification of land use classification map.

40. Selection of project area.— (1) A City District Government or a Tehsil Municipal Administration shall select the project area by identifying and prioritizing an urban block or group of urban blocks proposed for reclassification in accordance with the following criteria:

- (a) trend of changes in the existing land uses;

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

(2) Notwithstanding anything contained in these rules, a City District Government or a Tehsil Municipal Administration shall not select a planned industrial area as a project area unless the same is scrutinized and recommended by the Industrial Area Scrutiny Committee as per rule 57.

41. Scrutiny.– Executive District Officer (Municipal Services) or a Tehsil Municipal Officer shall submit the proposed project area to the District Planning and Design Committee for scrutiny.

42. Approval.– After the scrutiny of the proposed project area, a District Coordination Officer of a City District or a Tehsil Municipal Officer shall submit the proposed project area and the minutes of meeting of the District Planning and Design Committee to the Zila Council or the Tehsil Council for approval.

43. Preparation of re-classification scheme.– (1) After the approval of the project area a City District Government or a Tehsil Municipal Administration shall prepare a re-classification scheme by:

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

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

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

44. Public consultation.– (1) A City District Government or a Tehsil Municipal Administration shall:

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

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

(2) Executive District Officer (Municipal Services) or a Tehsil Municipal Officer shall sign and stamp the draft land use re-classification scheme prepared after taking in to considerations the public objections and suggestions.

45. Scrutiny.– Executive District Officer (Municipal Services) or a Tehsil Municipal Officer shall forward the draft land use re-classification scheme to the District Planning and Design Committee for scrutiny.

46. Approval.– After the scrutiny of the draft land use reclassification scheme, a District Coordination Officer of a City District or a Tehsil Municipal Officer shall submit the draft scheme and the minutes of meeting of the District Planning and Design Committee to the Zila Council or the Tehsil Council for approval.

47. Notification.– (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall sign and certify the approved land use re-classification scheme, in triplicate.

(2) A City District Government or a Tehsil Municipal Administration shall, within seven days from the date of approval, notify the approved land use re-classification scheme.

48. Circulation.– (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall retain a copy of the notified land use re-classification scheme in the office for record and display on the notice board.

(2) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall forward the other copies of the notified land use re-classification scheme to the Government and the concerned District Government.

(3) A City District Government or a Tehsil Municipal Administration shall publish the notified land use re-classification scheme on its website.

(4) A person may, subject to payment of fee, obtain a certified copy of the notified land use re-classification scheme from a City District Government or a Tehsil Municipal Administration.

49. Reclassification prohibition.– Notwithstanding any thing contained in this Chapter a City District Government or a Tehsil Municipal Administration shall not reclassify:

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

CHAPTER V
REDEVELOPMENT PLAN

50. Redevelopment plan.— A City District Government or a Tehsil Municipal Administration shall prepare a redevelopment plan within one year after the notification of the land use reclassification scheme.

51. Preparation of redevelopment plan.— (1) A City District Government or a Tehsil Municipal Administration shall prepare a redevelopment plan on the basis of proceedings undertaken and data collected during the preparation of a land use reclassification scheme.

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

52. Scrutiny.– Executive District Officer (Municipal Services) or a Tehsil Municipal Officer shall forward the draft redevelopment plan to the District Planning and Design Committee for scrutiny.

53. Approval.– After the scrutiny of the draft redevelopment plan, a District Coordination Officer of a City District or a Tehsil Municipal Officer shall submit the draft redevelopment plan and the minutes of meeting of the District Planning and Design Committee to the Zila Council or the Tehsil Council for approval.

54. Notification.– (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall sign and certify the approved redevelopment plan, in triplicate.

(2) A City District Government or a Tehsil Municipal Administration shall, within seven days from the date of approval, notify the approved redevelopment plan.

55. Circulation.– (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall retain a copy of the notified redevelopment plan in the office for record and display on the notice board.

(2) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall forward the other copies of the notified redevelopment plan to the Government and the concerned District Government.

(3) A City District Government or a Tehsil Municipal Administration shall publish the notified redevelopment plan on its website.

(4) A person may, subject to payment of fee, obtain a certified copy of the notified redevelopment plan from a City District Government or a Tehsil Municipal Administration

CHAPTER VI SCRUTINY COMMITTEE

56. District Planning and Design Committee.– (1) The Government shall constitute a District Planning and Design Committee for a district.

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

- | | |
|---|-------------|
| (a) Concerned District Coordination Officer; | Chairperson |
| (b) Director General of the concerned Development Authority; | Member |
| (c) Concerned Town or Tehsil Municipal Officers; | Member |
| (d) Concerned Incharge District Traffic Police; | Member |
| (e) Concerned District Officer (Punjab Housing and Town Planning Agency); | Member |
| (f) Concerned District Officer (Roads); | Member |
| (g) Concerned Executive Engineer Punjab Highways; | Member |
| (h) Concerned District Officer (Revenue); | Member |
| (i) Concerned Town or Tehsil Officers (Planning & Coordination); | Member |
| (j) A Town Planner who is member of the Pakistan Council of Architects and Town Planner with at least ten years experience; | Member |
| (k) An Architect who is member of the Pakistan Council of Architects and Town Planners with at least ten years experience; | Member |
| (l) A Structural Engineer who is member of the Pakistan Engineering Council with at least ten years experience; | Member |
| (m) Representatives of Association of Builders | |

and developers and civil society. Member

(n) Concerned District Officer (Spatial Planning). Secretary

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

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

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

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

(2) The Industrial Area Scrutiny Committee shall consist of:

- (a) Secretary to the Government
Industries Department; Convener
- (b) Secretary to the Government
Housing Urban Development and
Public Health Engineering Department; Member
- (c) Secretary to the Government
Environmental Protection Department; Member
- (d) Additional Secretary (L.G.) to the
Government Local Government and Community
Development Department; Member
- (e) representative of the Planning and
Development Department of the Government; Member
- (f) Concerned District Coordination Officer ; Member
- (g) Director General of concerned
Development Authority. Member

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

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

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

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

CHAPTER VII

APPEAL

59. Appeal.— (1) An aggrieved person may, within thirty days of the issuance of a notification under these rules by a City District Government or a Tehsil Municipal Administration, file an appeal before the Government under section 190 of the Ordinance.

(2) An appeal under these rules may be addressed to the Secretary to the Government, Local Government and community Development Department.

(3) The Secretary to the Government, Local Government and community Development Department, or any other officer nominated by the Government for hearing of the appeal shall, within ninety days from the date of filing of the appeal, decide the same whose decision on such appeal shall be final.

(4) An appeal under these rules shall include:

(a) an application signed by the appellant;

(b) a copy of the national identity card of the appellant;

(c) a copy of the impugned notification; and

(d) any other document relevant to the appeal.

(5) The Government may issue an interim direction to a City District Government or a Tehsil Municipal Administration during the pendency of an appeal

CHAPTER VIII

CONVERSION AND BETTERMENT FEE

60. Fee for conversion of land use.— (1) A City District Government or a Tehsil Municipal Administration shall levy following fee for conversion of land use:

(a) the conversion fee for the conversion of residential, industrial, peri-urban area or intercity service area to commercial use shall be twenty percent of the value of the commercial land as per valuation table, or twenty percent of the average sale price of preceding twelve months of commercial land in the vicinity, if valuation table is not available;

(b) the conversion fee for the conversion of industrial area to residential use shall be five percent of the value of the commercial land as per valuation table or five percent of the average sale price of preceding twelve months of commercial land in the vicinity, if valuation table is not available;

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

(d) the conversion fee for the conversion of peri-urban area or intercity service area to industrial use shall be five percent of the value of the commercial land as per valuation table or five percent of the average sale price of preceding twelve months of commercial land in the vicinity, if valuation table is not available.

(e) the conversion fee for the conversion of land use to educational or healthcare institutional use shall be ten percent of the value of the commercial land as per valuation table or ten

percent of the average sale price of preceding twelve months of commercial land in the vicinity, if valuation table is not available.

(2) A City District Government or a Tehsil Municipal Administration shall not levy conversion fee for the conversion of land use to an educational or a healthcare institutional use if the proposed educational institution or healthcare institution is:

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

61. Betterment fee.– (1) A City District Government or a Tehsil Municipal Administration may, with the prior approval of the Government, levy betterment fee in an area under the Ordinance.

(2) A City District Government or a Tehsil Municipal Administration shall assess the betterment fee keeping in view the following criteria:

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

CHAPTER IX

REVIEW OF DECLARED ROADS & TEMPORARY COMMERCIALIZATION

62. Enlistment and survey of declared roads.– (1) A City District Government or a Tehsil Municipal Administration shall, within thirty days from the notification of these rules, prepare a list of roads or segment of roads declared as commercial under any law for the time being in force.

(2) A City District Government or a Tehsil Municipal Administration shall conduct survey of the listed roads and identify the properties legally or illegally converted to commercial use.

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

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

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

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

(5) A City District Government or a Tehsil Municipal Administration shall prepare on the recommendation of the District Planning and Design Committee:

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

(6) A City District Government or a Tehsil Municipal Administration shall ensure that preparation of list A and list B is only a one time activity after notification of these Rules.

63. Scrutiny.- Executive District Officer (Municipal Services) or a Tehsil Municipal Officer shall, after scrutiny, submits the lists to the District Planning and Design Committee for approval.

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

65. Notification.- (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall sign and certify the approved lists, in triplicate.

(2) A City District Government or a Tehsil Municipal Administration shall, within seven days from the date of approval, notify the approved lists.

66. Circulation.- (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall retain a copy of the notified lists in the office for record and display on the notice board.

(2) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall forward the other copies of the notified lists to the Government and the concerned District Government.

(3) A City District Government or a Tehsil Municipal Administration shall publish the notified lists on its website.

(4) A person may, subject to payment of fee, obtain a certified copy of a notified list from a City District Government or a Tehsil Municipal Administration.

67. Conversion status.- (1) A City District Government or a Tehsil Municipal Administration shall deem a building, plot or land facing the road mentioned in the notified list A as converted to the commercial use.

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

(3) A City District Government or a Tehsil Municipal Administration shall not entertain any application for conversion of land use of a building, plot or land facing the road mentioned in the list B.

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

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

68. Prohibition.- A City District Government or a Tehsil Municipal Administration 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.

69. Enlistment of temporary commercialization.- (1) A City District Government or a Tehsil Municipal Administration shall, within thirty days from the notification of these rules, prepare a list of buildings which have been granted permission for temporary commercial use under any law for the time being in force.

(2) A City District Government or a Tehsil Municipal Administration shall prepare list C and list D of the buildings in the following manner:

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

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

(c)

(d)

70. Scrutiny.– Executive District Officer (Municipal Services) or a Tehsil Municipal Officer shall, after scrutiny, submit the lists to the District Planning and Design Committee for approval.

71. Approval.– The District Planning and Design Committee shall approve the lists.

72. Notification.– (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall sign and certify the approved lists, in triplicate.

(2) A City District Government or a Tehsil Municipal Administration shall, within seven days from the date of approval, notify the approved lists.

73. Circulation.– (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall retain a copy of the notified lists in the office for record and display on the notice board.

(2) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall forward the other copies of the notified lists to the Government and the concerned District Government.

(3) A City District Government or a Tehsil Municipal Administration shall publish the notified lists on its website

(4) A person may, subject to payment of fee, obtain a certified copy of a notified list from a City District Government or a Tehsil Municipal Administration.

74. Conversion status.– (1) Subject to the land use classification of an area, a City District Government or a Tehsil Municipal Administration shall, within three years, phase out the permission for temporary commercialization of a building.

(2) A City District Government or a Tehsil Municipal Administration shall, within two months from the notification of the list D, issue demand notice to defaulter for payment of outstanding dues of temporary commercialization.

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

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

75. Fee for temporary conversion of land use.– A City District Government or a Tehsil Municipal Administration shall levy the conversion fee at the following rates for temporary conversion of land use:

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

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

(c) twelve percent of the conversion fee for the period from 1st January 2011 till 31st December 2011.

76. Prohibition.– A City District Government or a Tehsil Municipal Administration shall not entertain or approve any application for temporary commercialization.

77. Re-classification.– Nothing contained in this chapter shall limit the authority of a City District Government or a Tehsil Municipal Administration to reclassify an area including a listed road in accordance with these rules.

CHAPTER X MISCELLANEOUS

78. Payment of conversion fee.– (1) A City District Government or a Tehsil Municipal Administration shall deem a building, plot or land in a notified land use reclassification scheme as converted to the land use as per the notified scheme.

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

(3) Subject to sub-rule (4), a person shall apply to a Town or Tehsil Municipal Administration for construction, alteration or reconstruction of a building, plot or land in accordance with notified land use reclassification scheme.

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

79. Income from conversion.— A City District Government or a Tehsil Municipal Administration shall keep income from conversion of land use and the betterment fee in a separate head of account and shall spend the income on the provision or development of infrastructure.

80. Building line.— A City District Government or a Tehsil Municipal Administration 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 bye laws;
- (b) thirty feet along a road with right of way of eighty feet and above; and
- (c) ten feet along any other road.

81. Master plan.— A City District Government or a Tehsil Municipal Administration shall prepare a master plan or zoning plan in accordance with these rules.

82. Conversion of cinema site.— A City District Government or a Tehsil Municipal Administration may allow conversion of a cinema *site*:

- (a) in an approved scheme or on land allotted on reserved price subject to the following conditions:
 - (i) conversion fee shall be charged as applicable to conversion of a residential plot to commercial use; and
 - (ii) a cinema or a projection theater with at least one third seating capacity of the existing cinema shall be provided in the new building;
- (b) on private land other than the site on land specified in clause (a), subject to the following conditions:
 - (i) if the cinema is located in an area which is not a commercial area than it shall not be allowed to be converted to any other use;
 - (ii) if the cinema is located in an established built up area which is classified as commercial, on payment of the conversion fee; and
 - (iii) if the cinema site is located in a peri-urban area, which is classified as commercial, on payment of the conversion fee.

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

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

85. Repeal.— The Punjab Land Use (Classification, Reclassification and Redevelopment) Rules 2008 are hereby repealed..

(HASSAN NASIR JAMY)
SECRETARY TO THE GOVERNMENT,
LOCAL GOVERNMENT AND
COMMUNITY DEVELOPMENT DEPARTMENT

No. & Date Even.

A copy is forwarded for information and necessary action to:

1. The Secretary, Prime Minister's Secretariat, National Reconstruction Bureau, Islamabad.
2. The Principal Secretary to Governor Punjab.
3. The Secretary to Chief Minister, Punjab.
4. The Chief Secretary/Additional Chief Secretary, Punjab.
5. All Administrative Secretaries in the Punjab.
6. All District Coordination Officers in the Punjab.
7. All Tehsil/Town Municipal Officers in the Punjab.
8. The Director General (I&M), LG&CD Department.
9. The Director General, LG&CD Department.
10. The Provincial Director, Local Fund Audit, Lahore.
11. The Secretary, Punjab Local Government Board, Lahore.
12. The Director, Punjab Local Government Academy, Lala Mousa.
13. The Superintendent, Government Printing Press Punjab, Lahore for publication in the official gazette.

SECTION OFFICER (REG:)

TABLE A
LAND USE CLASSIFICATION CHARACTERISTICS

(see rule 4)

Ref Rule #	Land use Classes	Plot Size	Road Width	
			RANGE	TYPICAL
RESIDENTIAL*				
Approved Scheme				
5	RA1	> 2k	50 - 220ft	60ft
	RA2	1k to 2k	30 - 180ft	30ft
	RA3	10m to 1k	30ft to 120ft	30ft
	RA4	< 10m	20ft to 80ft	30ft
Established Built Up Area				
5	RE1	> 1k	40ft to 220ft	40ft
	RE2	10m to 1k	30ft to 120ft	30ft
	RE3	5m to 10m	20ft to 60ft	30ft
	RE4	< 5m	up to 40ft	20ft
COMMERCIAL				
Approved Scheme				
7	CA1	> 2k	50ft to 220ft	60ft
	CA2	1k to 2k	30ft to 180ft	30ft
	CA3	10m to 1k	30ft to 120ft	30ft
	CA4	< 10m	20ft to 80ft	30ft
Established Built Up Area				
7	CE1	> 1k	40ft to 220ft	40ft
	CE2	10m to 1k	30ft to 120ft	30ft
	CE3	5m to 10m	20ft to 60ft	30ft
	CE4	< 5m	up to 40ft	20ft
Commercial Corridor				
7	CC1	> 6k	> 120ft	-
	CC2	4k to 6k	100ft to 120ft	-
	CC3	2k to < 4k	80ft to 100	-
	CC4	1k to < 2k	60ft to 80ft	-
INDUSTRIAL				
Approved Scheme				
9	IA1	5 acre & above	80ft to 200 ft	-
	IA2	1 acre to less than 5 acre	60ft to 140 ft	-
	IA3	4k to less than 1 acre	50ft to 120 ft	-
	IA4	Less than 4k	up to 80ft	-
Established Built Up Area				
9	IE1	Above 4 k	40ft to 80ft	40ft