



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

Dated Lahore the *9th* April, 2014.

D.G. OFFICE LDA.	
No.	3281
Date	3-4-14

NOTIFICATION

AJGHQ/MGH/MDW

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

1. Short title, commencement and jurisdiction.-(1)These rules may be cited as the Lahore Development Authority (Miscellaneous) Rules 2014.

(2) They shall come into force at once.

2. Imposition of rates and fees.-(1)The Authority may, by notification in the official Gazette, levy the rates, fees, charges, surcharge, penalties or fines in the area.

(2) In addition to rates, fees, charges, surcharge, penalties or fines specified in the Act or any other rules, the Authority may, in like manner, levy the following rates, fees, charges, surcharge or fines:

- (a) transfer fee;
- (b) placement of documents fee;
- (c) permission to mortgage fee;
- (d) power of attorney fee;
- (e) copying fee;
- (f) processing fee;
- (g) no objection certificate fee;
- (h) development charges;
- (i) augmentation charges;
- (j) water conservancy charges;
- (k) emission charges;
- (l) congestion charges;
- (m) toll; and
- (n) parking fee.

(3) The Authority may, by notification in the official Gazette, increase or decrease the rates, fees, charges, surcharge, penalties or fines.

(4) For purposes of assessing the increase in the value of property for charging betterment fee in accordance with sections 23 and 24 for the Act, the approved assessor of the Authority shall assess such increase in the value of the property.

(5) The Authority may undertake development of infrastructure and may levy toll on such infrastructure and, for the purpose, the Authority may, in accordance with law, enter into a joint venture or concession agreement with private parties in accordance with law.

(6) The Authority may outsource or sublet the collection of rates, fees, charges, surcharge, penalties or fines.

(7) Where the owner of property or person liable to pay, defaults in payment of any rate, fee, other charges, surcharge, penalty or fine, the Authority, Director General or the person so authorized in this regard may, subject to notice, take one or more of the following actions:

- (a) withhold the transaction of the property of such person such as transfer or sanction of building plan till such time as the default continues;
- (b) seal the property of such person;
- (c) impose surcharge on the defaulted amount at a rate to be determined by the Authority; and
- (d) declare the defaulted amount to be recoverable as arrears of land revenue.

3. Approval of schemes.—(1) The Authority may plan and develop schemes such as the projects approved for urban development, redevelopment or renewal, larger area plan, areas specified and notified for specific use, traffic control plans, classification and reclassification plans, housing or zoning schemes and other schemes.

(2) Subject to such restrictions on the value of the housing scheme as the Government may determine, the Authority in the case of housing schemes, and the person or authority duly authorized by the Authority in this behalf in case of development projects may accord administrative approval.

(3) The layout plan of a housing scheme shall be in accordance with the planning standards as applicable to private housing schemes approved by the Authority.

(4) The Authority shall decide the mode or combination of modes of procuring the land, which may include acquisition, purchase, negotiation, exchange or lease.

(5) The Authority shall decide the mode or combination of modes of compensation to be paid to the owners of land or property as provided in section 25B of the Act.

(6) The Authority may appoint agents and enter into joint ventures for purposes of procuring land, developing a scheme or any other allied purpose.

(7) The Authority shall determine the price of plots including development charges of various sizes and categories of plots in the housing scheme and also determine the payment plan.

4. Land purchase, exchange and lease.—(1) For purposes of the Act, the Authority may acquire property, by way of purchase or exchange or lease.

(2) In the event where negotiations are required to be undertaken with the property owners, the Authority shall constitute a Negotiation Committee and approve the terms and conditions under which the negotiations are to take place.

(3) All negotiations shall be in public interest and shall meet the requirements of transparency and fair play.

(4) The Negotiation Committee shall submit to the Authority, the final report of the negotiations with the property owners, for decision.

5. Building period.—(1) The Authority may levy a fine on vacant developed plots to be known as 'building period fine'.

(2) The building period shall be the grace period permitted to a property owner for construction of a building after taking over possession of

the developed plot from the Authority, or any other government agency or developer, as the case may be.

(3) The Authority may determine the building period in general or specific to any particular housing scheme and categories of plots.

(4) All persons having property in private or public schemes shall be liable to pay fine on incremental basis on delay in construction beyond the building period.

(5) The building period shall either be calculated on completion of scheme or on the date of delivery of possession whichever is earlier and the liability to pay the building period fine shall be a charge both on the property and the present owner.

(6) The Authority or Director General or the person so authorized in this regard shall recover the building period fine from the present owner of plot or person so interested at such rate as the Authority determines.

(7) Where the owner of property or person so interested defaults in payment of the building period fee, the Authority or Director General or the person so authorized in this regard shall take one or more of the following actions:

- (a) with hold transaction of the said property such as transfer or sanction of the building plan till such time as the default continues;
- (b) withhold transaction of any other property of the owner of the said property or person so interested such as transfer or sanction of the building plan till such time as the default continues
- (c) seal any other property of owner of the said property or person so interested;
- (d) impose surcharge on the defaulted amount at the rate determined by the Authority; and
- (e) declare the defaulted amount to be recoverable as arrears of land revenue.

6. Extraction of ground water.-(1) No person or Government agency shall install a tube-well or a water pump, to extract water from the aquifer, except with the prior permission in writing of the Authority or any person or agency authorized in this regard.

(2) The Authority may determine the rates for such installation and usage.

(3) Water conservancy charges may be calculated on presumptive basis as per capacity of the installation or on actual basis as per metered consumption.

(4) In case of nonpayment, the installation shall be sealed till such time that the payment along with surcharge, if any, imposed by the Authority, is paid to the Authority.

(5) Where any person defaults in payment of the water conservancy charges, the Authority, Director General or the person so authorized in this regard shall take one or more of the following actions:

- (a) withhold transaction of any property of the owner of the said property or person so interested such as transfer or

sanction of the building plan till such time as the default continues

- (b) seal any the property of the defaulter;
- (c) impose surcharge on the defaulted amount at the rate determined by the Authority; and
- (d) declare the defaulted amount to be recoverable as arrears of land revenue.

7. Meetings of Authority. - (1) A Meeting of the Authority shall be held on such date and at such time and place as the Chairman may determine.

(2) A written notice of the meeting shall be circulated among the members.

(3) Majority of members shall constitute the quorum for the meeting of the Authority.

(4) Each member shall have one vote but in case of equality votes, the Chairman shall have another vote.

(5) The Director General shall maintain the record of the minutes of every meeting.

(6) The Director General shall submit the minutes of a meeting to the person who presided that particular meeting and shall, within seven days, provide a copy of the approved minutes to all the members of the Authority including the Chairman.

Wm
01.04.2014

SECRETARY,

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

No. & Date Even:

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

Tar Afzal

SECTION OFFICER (H-II)

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