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OFFICE OF THE CHIEF METROPOLITAN PLANNER
LAHORE DEVELOPMENT AUTHORITY

LAHORE

NOTIFICATION

Land Use Re-classification Plan of Gulberg Scheme

Under Rule-42 of Land Use (Classification, Re-classification and Re-development) Rules 2009

TP/LDA/S90-S/CMP/152

Dated: 01-2-12

District Planning & Design Committee duly constituted under Rule 51 of the Lahore Development Authority Land Use (Classification, Re-classification and Re-Development) Rules 2009, on submission of Land use Re-classification Plan of Gulberg Scheme by the Director General LDA, under Rule 40, on 10.01.2012, has been pleased to approve and recommended Land Use Re-classification Plan of the Gulberg Scheme for final approval of the Authority. Now the Authority, in its meeting held on 12.1.2012, after due consideration of Re-classification Plan of Gulberg Scheme and other related documents, under Rule 41 has been further pleased to approve the Land Use Re-classification Plan of the Gulberg Scheme. The Land Use Re-classification Plan of the Gulberg Scheme, so approved, is attached as Annexure-A and the same shall be subject to the following.

- (1) The general restrictions/terms of this Re-classification scheme shall apply on the respective roads/commercial corridors and in institutional Zones permitted for future commercial/institutional use, in addition to any restrictions specifically imposed on these roads (commercial corridors) and institutional zones.


- (2) Nothing in this notification 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.
- (3) 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 Re-classification Plan on payment of the conversion fee.
- (4) Subject to sub-rule (4), a person shall apply to the appropriate authority for construction, alteration or re-construction of a building, plot or land in accordance with the land use re-classification scheme.
- (5) The appropriate authority shall not entertain an application for construction, re-construction or alteration of a building, plot or land in land use re-classification scheme (Gulberg Scheme) unless the applicant has paid the conversion fee in accordance with Land Use (Classification, Re-classification and Re-development) Rules 2009 as applicable on the date of submission of the application.
- (6) The authority may also levy the betterment fee with the prior approval of the Government, under section 23 of the LDA Act, 1975 (XXX of 1975).
- (7) The Notification does not cure or condone any violation of LDA Laws in respect of commercial land use or otherwise, all of which shall be dealt with in accordance with the applicable law.
- (8) All the LDA Building Regulations shall remain applicable except where they conflict with any express provision of this Notification, in which case the latter shall prevail.
- (9) A uniform building line/set back of minimum 30 ft shall be provided on roads (commercial corridors)/institutional zones in accordance with the land use re-classification plan of Gulberg Scheme. However, the Authority reserves the right to increase the width of setback for any given commercial corridor(s) & institutional zone(s).

- (10) All commercial activities are allowed ~~on the roads~~ (commercial corridors) except the followings:
- Transportation terminal / stand
 - Marriage/Banquet hall at plots less than 4 kanals
 - Warehouses and godowns
 - Schools / colleges at plots less than 4 kanals
 - Car / motor cycle showrooms at plots less than 4 kanals
- (11) On the roads (commercial corridors) and in institutional zones, all size of plots shall be considered as per re-classification plan of Gulberg Scheme.
- (12) Floor area ratio (FAR), height, mandatory open spaces and parking requirements shall be according to the building regulations in force with respect to plot size and road width.
- (13) Amalgamation of plots on the roads (commercial corridors) and in institutional zones (side by side or back to back) shall be allowed subject to the condition that all the plots were owned by the same owner.
- (14) On the roads (commercial corridors) and in institutional zones approved for commercial land use, at the time of the submission of the building plan, the right to use to the prescribed front, rear and side setbacks of the plot/property shall be unilaterally ceded by the owner of the plot/property to LDA through a written legal instrument for the provision of civic amenities and inter-back and inter-block access for emergency and services. The finished floor level of the setbacks shall be determined by LDA. No variation of levels between different adjoining properties shall be allowed. The property parameter may be marked by paving or paint or any other prescribed means.
- (15) The construction of septic tank shall be mandatory for all buildings/ projects on roads (commercial corridors)/institutional zones approved for commercial/institutional land use. The building/ projects having covered area of more than fifty thousand (50,000) square feet (excluding parking area) shall be required to set up a Sewerage Treatment Plant in accordance with International Plumbing Code and International Building Code in the premises to treat to Bio-chemical Oxygen Demand (BOD) level twenty (20) or lower. No untreated sewage shall be allowed to enter the City Main sewer line.

(16) The owner of a plot/property situated on roads (commercial corridors)/institutional zones approved for commercial/institutional land use shall be required to plant prescribed number of trees of specified height, girth and specie, on the plot/property before the issuance of the completion certificate.

(17) The industrial plots abutting the commercial corridors can be converted into commercial land use subject to the approval and recommendation of industrial area scrutiny committee constituted under Rule 52 of Land Use Rules 2009 and final approval by the Authority.

Besides above, all Rules of Land Use (Classification, Re-Classification & Re-Development) Rules 2009 shall be applicable.


Chief Metropolitan Planner,
LDA, Lahore

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