



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

Dated Lahore the 9th April, 2014.

D.G. OFFICE LDA.
No. 3283
Date 3-4-14
ARTMENT

NOTIFICATION

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

CHAPTER I PRELIMINARY

1. Short title and commencement.— (1) These rules may be cited as the Lahore Development Authority Master Plan Rules 2014.

(2) They shall come into force at once.

2. Definitions.—(1) In these rules:

- (a) "approved scheme" means a scheme approved by the Government, Authority, a local government or any other public authority;
- (b) "area" means the area of Lahore Division to which the Lahore Development Authority Act, 1975 (XXX of 1975) applies.
- (c) "Authority" means Lahore Development Authority;
- (d) "established built-up area" means the built-up area other than the area in an approved scheme;
- (e) "Government" means Government of the Punjab.
- (f) "land use plan" means a plan which typically separates uses such as residential, commercial, industrial and such like other uses that are incompatible with each other for that area;
- (g) "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.
- (h) "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;

- (i) "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;
- (j) "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;
- (k) "project area" means an area selected by the Authority to prepare an amendment plan;
- (l) "scrutiny committee" means a committee constituted under these rules; and
- (m) "special development zone" means a zone where only specific land uses and provisions of development are allowed.

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

CHAPTER II MASTER PLAN

3. Preparation.—The Authority shall, from time to time, prepare the master plan for the area.

4. Components.—The Authority, for preparation of master plan or any part thereof, may consider the following:

- (a) vision for growth and development;
- (b) objectives containing demands of various segments of economy;
- (c) strategy for area development;
- (d) land use plan;
- (e) peri-urban structure plan;
- (f) proposed projects and programs; and
- (g) proposed institutional arrangements and implementation framework.

5. Process.—The following process may be adopted by the Authority for preparation of master plan:

- (a) undertake surveys, studies and analysis on different aspects such as demography, housing, environment, trade and commerce, industries, conservation of heritage, transportation, health, infrastructure, education facilities, disaster management, sports facilities, infrastructure

development, economy and employment and such like other factors;

- (b) preparation of draft master plan including:
 - (i) draft peri-urban structure plan;
 - (ii) regional economic development plan;
 - (iii) land use plan;
 - (iv) strategic short, medium, and long term projects; and
 - (v) institutional framework and financial plans etc.
- (c) Public Consultation:
 - (i) the Authority shall invite objections or suggestions by giving public notice indicating salient features of the draft master plan on its website, to the key stakeholders of the area and in at least two leading national Urdu and one national English newspapers;
 - (ii) the Authority shall arrange public hearing on a specified date, time and place;
 - (iii) the Authority shall maintain record of the proceedings for a minimum period of five years after the approval of draft master plan;
 - (iv) the Director Metropolitan Planning shall prepare, sign and stamp the draft master plan; and
 - (v) the Chief Metropolitan Planner shall countersign the draft master plan.
- (d) The Director General shall forward the draft master plan to the Scrutiny Committee which may either recommend the plan for approval or propose amendments in the draft master plan.
- (e) After the recommendation of the Scrutiny Committee, the Director General shall submit the draft master plan and observations of Scrutiny Committee to the Authority for approval and the Authority may approve, amend, defer or refer back the master plan for amendments.
- (f) The Chief Metropolitan Planner shall sign and certify the approved master plan, in triplicate and the Authority shall, within seven days from the date of approval, notify the approved master plan and publish it on the website of the Authority.
- (g) The Chief Metropolitan Planner shall retain a copy of the notified master plan in the office for record and display on the notice board, and shall forward the other copies of the notified master plan to the Government;

- (g) Any person may, on payment of the requisite fee, obtain a certified copy of the notified master plan from the Authority.

6. Land use plan.—In the master plan, the area shall be classified into various land use classes, such as:

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

7. Peri-urban boundary and structure plan.— (1) The Authority shall mark the 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.

(2) After the boundary of the peri-urban area is marked, the peri-urban structure plan shall be prepared 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.

(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) After the peri-urban boundary is notified but until the land uses for various blocks under clause (c) of sub-rule (3) are allocated, the peri-urban area shall be considered as residential.

8. Scrutiny Committee.— (1) The Scrutiny Committee shall consist of the following:

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

(g) Chief Metropolitan Planner
of the Authority.

Secretary

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

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

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

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

CHAPTER III AMENDMENT IN MASTER PLAN

9. Amendment.-(1) During the currency of a master plan, the Authority may amend or review the master plan or part thereof.

(2) The Authority, for purposes of amendment in the master plan, may prepare an amendment plan for the area or any part thereof, to be known as a project area.

(3) The Authority shall select the project area proposed for amendment 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) social, environmental or urban development problems due to the existing master plan;
- (e) any other reasons which the Authority may consider necessary for the selection of the project area.

(4) After the selection of the project area, the Authority shall prepare an amendment plan by:

- (a) demarcating the boundaries of the project area;
- (b) undertaking survey of the project area including:
 - (i) a topographic survey;
 - (ii) land use survey;
 - (iii) documentation of the existing infrastructure and design capacities;
 - (iv) collection of secondary data regarding utility services, traffic and transportation.

(5) A proposed amendment plan shall include following documents:

- (a) location plan of the project area;
- (b) site plan, giving details of the project area;
- (c) notified existing land use plan of the project area; and
- (d) proposals for land use amendment of the project area.

10. Consultation and process.-(1) The Authority shall:

- (a) invite objections or suggestion by giving public notice indicating salient features of the draft amended plan of a project area on its website, to the key stakeholders of the area and in at least two leading national Urdu and one national English newspapers;
- (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 amendment plan;

(2) The Director Metropolitan Planning shall prepare, sign and stamp the draft amendment plan, and the Chief Metropolitan Planner shall countersign the draft amendment plan.

(3) The Director General shall forward the draft amendment plan to the Scrutiny Committee which may either recommend the plan for approval or propose changes in the draft amendment plan.

(4) The Director General shall submit the draft amendment plan and observations of Scrutiny Committee to the Authority for approval, and the Authority may approve, amend, defer or refer back the amendment plan for changes.

(5) The Chief Metropolitan Planner shall sign and certify the approved draft of amendment plan, in triplicate, and the Authority shall, within seven days from the date of approval, notify the approved draft amendment plan.

(6) The Chief Metropolitan Planner shall retain a copy of the notified amended plan in the office for record and display on the notice board, and forward the other copies of the notified amended plan to the Government and the local government in the area.

(7) The Authority shall publish the notified amended plan on its website.

(8) Any person may, on payment of the requisite fee, obtain a certified copy of the notified amended plan from the Authority.

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

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

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

CHAPTER IV ENFORCEMENT AND CONTINUATION

12. Permission of the Authority.—A public or private sector sponsor of a housing scheme shall seek no objection certificate from the Authority before planning or executing the housing scheme but the no objection certificate shall be limited to ensuring compliance of the master plan.

13. Existing master plan.—(1) Master Plan 2021 Lahore along with its provisions and amendments shall continue to be in force till the preparation of new master plan by the Authority or any amendment by the Authority.

(2) The existing outline development plans, agro-ville development plan, land use plans and other development plans, if any in the area notified by other Government agencies shall remain in force till such time the new master plan for Lahore Division is prepared or the same are amended by the Authorities.

(3) The fees and charges contained in Lahore Master Plan and outline development plan on land uses shall continue to apply.

14. These rules to prevail.—In case of any conflict or inconsistency in respect of the permitted and permissible uses in the existing master plan or outline development plan or such other similar plans or the Lahore Development Authority Land Use (Classification, Reclassification and Redevelopment) Rules 2009 and these rules, the provisions of these rules shall prevail to the extent of such conflict or inconsistency.

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

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

(3) Any proceedings regarding master plan pending before any authority, on the commencement of these rules, shall be transferred to the Authority for proceeding further under these rules.

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

WS
01.04.2014

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

No. & Date Even:

1. The Commissioner, Lahore Division, Lahore.
2. The District Co-ordination Officers, Lahore, Kasur, Sheikhupura & 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.


SECTION OFFICER (H-II)

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