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GOVERNMENT OF THE PUNJAB LAW AND PARLIAMENTARY AFFAIRS DEPARTMENT

NOTIFICATION (183 of 2021)

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

21 May 2021

NOTIFICATION

No.SO(H-II)4-22/2020.- In exercise of the powers conferred under section 43 of the Punjab Development of Cities Act, 1976 (XIX of 1976), Governor of the Punjab is pleased to make the following rules:

**CHAPTER I
PRELIMINARY**

1. **Short title and commencement.**- (1) These rules shall be cited as the Punjab Development Authority Land Use (Classification, Reclassification and Redevelopment) Rules, 2021.
(2) They shall come into force at once.
2. **Definitions.**- (1) In the rules:
 - (a) "Act" means the Punjab Development of Cities Act, 1976 (XIX of 1976);
 - (b) "agricultural area" means the land outside the peri-urban area, which is predominantly used for the cultivation of crops and includes crop land, pasture land, orchards, nurseries, poultry farm, fish farm and dairy farms; and the area earmarked in the master plan;
 - (c) "approved scheme" means a scheme approved by the Government, Authority, a local government or any other public authority;
 - (d) "area development project" means a project on an area of more than 24 Kanals but less than 200 Kanals in areas other than approved schemes (as mentioned in residential, commercial, institutional and mixed land use classes under the rules) and also in list-A roads wherein all permitted, permissible and mixed use can be allowed except industrial uses and hazardous or environment sensitive uses with certain conditions and standards as prescribed under the rules, Building and Zoning Regulations and planning and design committee to seek approval from the Authority;
 - (e) "banks, offices and financial institutions" means banks and corporate offices;
 - (f) "betterment fee" means the fee levied by the Authority under the Act;
 - (g) "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 and doesn't include setback, if any;

- (h) "building regulations" means the Development Authority Building and Zoning Regulations in field;
- (i) "built-up area" means the existing built up area other than the area in an approved scheme;
- (j) "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;
- (k) "commercial use" means land use which is predominantly connected with sale and distribution of goods and services;
- (l) "controlled area" means any locality or area within development authority notified by the Authority as 'controlled area' under the Act;
- (m) "educational institution" includes a school, college, university, research or training center, library, extracurricular training centers or a madrassah or any other such use;
- (n) "environmentally sensitive or negative area" means an area declared as such under Pakistan Environmental Protection Agency (Review of Initial Environmental Examination and Environmental Impact Assessment) Regulations 2000;
- (o) "farm house" means a dwelling place attached to a farm on a plot of an area not less than 4 kanals and coverage of residential building upto 30% for total area of the site area upto 40 Kanal for area above 40 kanals the coverage shall not be more than 30% of 40 Kanals;
- (p) "hazardous use" means a use that poses threats to public health or the environment and is more explicitly stated to include substances that are explosive, flammable, toxic, infectious, and other such uses as deemed fit by the Authority;
- (q) "healthcare institution" includes a hospital, health centre, dispensary, clinic, polyclinic, clinical laboratory, pharmacy, medical training center, nursing home, dental centre, homeopathic, acupuncture center, or any other health facility provided for people at large, recognized by any law for the time being in force;
- (r) "historically significant area" means an area designated as historically, architecturally or archeologically significant area;

- (s) "industrial area" means an area which is designated for industrial use as per approved industrial scheme or master plan;
- (t) "industrial plot" means an industrial plot in an industrial estate, approved scheme or master plan;
- (u) "industrial use" means land use which is predominantly connected with manufacturing, distributing, assembling, processing or warehouse and provision of industrial services;
- (v) "institutional use" means land use which is predominantly connected with education, health, public or private office, hotel, theatre, auditorium, technology park, hospitality and entertainment or allied uses;
- (w) "intercity service area" means an area designated by the competent authority as 'service area' along the intercity road;
- (x) "katchi abadi" means an area declared as katchi abadi under the Punjab Katchi Abadis Act 1992 (VIII of 1992);
- (y) "land use plan" means a plan which typically separates uses that are incompatible with each other, such as residential, commercial or industrial area;
- (z) "list 'A' roads" means roads or segments of roads, on which commercial use is permitted as per rule 5 and attached with the rules;
- (aa) "list 'B' roads" means roads or segments of roads, on which commercial use is prohibited as per rule 5 and attached with the rules;
- (bb) "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 and a metropolitan plan;
- (cc) "mixed use" means land use which enables a range of land use including residential, commercial and institutional to be co-located in an integrated way under rule 3 of the rules;
- (dd) "non-conforming use" means the land use that does not conform to the permitted or permissible or land use prescribed in the Master Plan but exists at site;
- (ee) "non-hazardous use" means all other uses except

hazardous uses which may be used for storage of agricultural goods in warehouses;

(ff) "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;

(gg) "open space" means park, golf course and theme park;

(hh) "outline development plan" means a plan pertaining to land use, allied matters and may include agro-village development or any other plan duly approved by the competent authority;

(ii) "other restricted area" means an area in which the Federal Government, the Government, the Authority, a local government or any other public body has imposed certain building or area development restrictions;

(jj) "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;

(kk) "project area" means an area selected by the Authority to prepare a land use amendment plan;

(II) "public sector institutional area" means an area reserved for the Federal Government, the Government, the Authority, a local government or any other public authority for offices etc.;

(mm) "redevelopment" means renewal, reconstruction or up gradation of infrastructure and buildings in an area;

(nn) "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;

(oo) "residential use" means land use which is predominantly connected with housing;

(pp) "residential apartment" is a classification of housing where multiple separate dwelling units for residential purpose are contained within one building or several buildings within one complex.

(qq) "right of way" means the width of road or street between two opposite properties and may include right of way of railways, irrigation or any other public infrastructure project;

(rr) "rules" means the Punjab Development Authority

Land Use Rules 2021:

- (ss) "set back area" means an area to be surrendered for road widening as per approved scheme or plan under the relevant master plan of city or provided under any other rule;
- (tt) "planning and design committee" means the committee constituted under rule 27 of the rules;
- (uu) "tree" means a woody perennial plant, typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground (minimum height of 6 feet);
- (vv) "urban farm" means a location where farming or gardening occurs within a city or urban setting; and
- (ww) "valuation table" means the valuation table notified under the Stamp Act, 1899 (II of 1899)

(2) A word used but not defined in the rules shall have the same meaning as assigned to it in the Act.

CHAPTER II

LAND USE CLASSIFICATION

3. Land use classes. - (1) There shall be following land use classes:

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

(2) The land use in each land use class shall be as under:

- (a) **Permitted use:** The land use which is allowed in each land use class under the rules.
- (b) **Permissible use:** The land use, though not permitted, may be allowed by the planning and design committee subject to the payment of the fee.
- (c) **Prohibited use:** The land use, which is neither permitted nor permissible.

(3) The Authority shall ensure that the land use provisions under the permitted, permissible and prohibited use are strictly

followed in each land use class.

(4) The Planning and Design Committee may grant permission for permissible use listed under each land use class subject to the special rules, regulations, restrictions, payment of fee where applicable under the rules and the relevant policy. The Planning and Design Committee may demand no objection certificate where it deems fit.

(5) The Authority shall not allow a person to use a property in any land use class for a purpose which is neither permitted nor permissible.

(6) No person shall be authorized to use land or construct a building except in accordance with the land use approved for that particular land.

4 Land use of residential area

(a) permitted use

- (i) house;
- (ii) apartment building;
- (iii) park and playground;
- (iv) graveyard or place of burial;
- (v) horticultural nursery;
- (vi) urban farm;
- (vii) old age home or orphanage, and
- (viii) urban forest

(b) permissible use

- (i) corner or neighbourhood shop or convenience shop;
- (ii) place of worship or prayer or mosque;
- (iii) day-care centre and pre-school;
- (iv) rehabilitation centre for disabled;
- (v) primary and junior school;
- (vi) coaching centre or academy for educational purpose;
- (vii) secondary and higher secondary schools;
- (viii) dispensary;
- (ix) guest house;
- (x) indoor sports facility;
- (xi) community centre or club;
- (xii) automated teller machine (ATM);
- (xiii) poly-clinic;
- (xiv) parking plaza or parking site;
- (xv) diplomatic enclave or diplomatic office;
- (xvi) area development project;

- (xvii) educational and research institution (college);
- (xviii) educational and research institution (university);
- (xix) library;
- (xx) government or semi-government office;
- (xxi) hospital;
- (xxii) electric vehicle charging station;
- (xxiii) office of a professional not exceeding 25% of total covered area shall be allowed without levy of conversion fee subject to the approval of Committee; and
- (xxiv) post office, fire station, rescue and emergency services offices.

5. Land use of commercial area:

(a) permitted uses:

- (i) multi-storey building;
- (ii) residential apartment;
- (iii) court or tribunal comprising of the land not less than two kanal;
- (iv) mixed use building;
- (v) shopping mall;
- (vi) departmental store;
- (vii) shops or group of shops;
- (viii) coaching centre or academy for educational purpose and extra-curricular activities such as martial-arts, school or health club;
- (ix) office;
- (x) financial institution;
- (xi) park, memorial and monument;
- (xii) hotel or motel;
- (xiii) car showroom;
- (xiv) boutique or garment outlets or beauty parlour;
- (xv) restaurant;
- (xvi) social welfare institutions such as community centre, art gallery and museum;
- (xvii) parking plaza or parking site;
- (xviii) police station, post office, fire station, rescue and emergency services offices;
- (xix) place of worship or prayer;
- (xx) hospital;
- (xxi) hostel or guest house or lodging house;

- (xxii) bakery or confectionery;
- (xxiii) clinic or polyclinic;
- (xxiv) courier service or logistics office;
- (xxv) private telephone exchange or cable operation or mobile franchise offices;
- (xxvi) marriage, banquet hall, marquee as defined in the prevailing Development Authority Building and Zoning Regulations;
- (xxvii) athletic club, gymnasium, fitness centre or indoor sport facility;
- (xxviii) day-care centre or pre-school;
- (xxix) research and development centres or library;
- (xxx) primary and junior school;
- (xxxi) secondary and higher secondary school;
- (xxxii) educational and research institution (college);
- (xxxiii) educational and research institution (university);
- (xxxiv) taxi stand and bus stop such as class 'C' stand not less than 32 kanal in the City and not less than 8 kanal in other districts, class 'D' stand not less than 4 kanal and provision of no objection certificate from the Regional Transport Authority for both 'C' and 'D' class stands;
- (xxxv) electric vehicle charging station;
- (xxxvi) commercial on ground floor and office-cum residential area on upper floor; and
- (xxxvii) Urban forest area.

(b) **permissible use:**

- (i) technical and vocational institution;
- (ii) cinema or Cineplex or multiplex;
- (iii) theatre, auditorium, concert hall or exhibition hall or cultural institution;
- (iv) seasonal commercial fare site;
- (v) stadium;
- (vi) amusement park/play land;
- (vii) petrol pump, gas station, LPG or LNG storage or filling station;
- (viii) bus terminal;
- (ix) loading and unloading in particular permitted or permissible area;
- (x) weighbridge;
- (xi) service industry without nuisance;

- (xii) wholesale market;
- (xiii) second hand goods market;
- (xiv) coal, wood or timber yard;
- (xv) television or other studio;
- (xvi) auto workshop, service garage and service station;
- (xvii) storage place, cold storage and warehouse;
- (xviii) printing press;
- (xix) base trans receiver station or communication tower; and
- (xx) area development project.

6. Land use of industrial area.-(1) For approved industrial scheme or estate, the permitted, permissible and prohibited land use shall be in accordance with the approved scheme of an industrial area.

(2) For declared industrial area, the permitted, permissible and prohibited land use shall be as under:

(a) permitted use:

- (i) cottage, light and medium industry, heavy or large industry;
- (ii) warehouse, storage or distribution centre;
- (iii) building material store;
- (iv) cold storage and ice factory;
- (v) petrochemicals, petroleum and gas products storage or godown;
- (vi) loading and unloading space;
- (vii) parking lot;
- (viii) industrial park or estate;
- (ix) police station, fire station and post office;
- (x) bank or automated teller machine (ATM);
- (xi) industrial research institute;
- (xii) treatment or recycling plant;
- (xiii) grid station;
- (xiv) power plant;
- (xv) vocational training institute; and
- (xvi) urban forest area.

(b) permissible use:

- (i) petrol pump, gas station, LPG or LNG storage or filling station;
- (ii) essential residential, commercial, health and educational facility for workers or employees;

- (iii) oil depot;
 - (iv) restaurant;
 - (v) hospital;
 - (vi) auto workshop, service garage and service station; and
 - (vii) incineration plant.
- (c) **prohibited use:** The land use for storing, packing, pursing, cleaning, preparing, and manufacturing of blasting powder, ammunition, fireworks, gun powder, sulphur, mercury, gases, nitro-compounds, phosphorous, dynamite, explosives, bombs or any other obnoxious or hazardous material shall not be permissible in a declared industrial area.

7. Land use of institutional area:

(a) **permitted use:**

- (i) educational and research institution (college);
- (ii) educational and research institution (university);
- (iii) secondary and higher secondary schools;
- (iv) library;
- (v) language centre;
- (vi) religious institution;
- (vii) park, memorial, monument or play ground;
- (viii) government or semi-government office;
- (ix) social welfare institution such as community centre, art gallery, museum and auditorium;
- (x) local and zonal municipal office;
- (xi) police station, fire station or post office;
- (xii) hospital;
- (xiii) veterinary hospital;
- (xiv) clinical laboratory;
- (xv) shelter home;
- (xvi) pannah gahh;
- (xvii) convention centre;
- (xviii) private office;
- (xix) day-care centre or pre-school;
- (xx) old-age home or orphanage; and
- (xxi) urban forest area.

(b) **permissible use:**

- (i) hotel or motel;

- (ii) guest house;
- (iii) restaurant;
- (iv) athletic club, gymnasium, fitness centre or indoor sport facility;
- (v) bank or automated teller machine (ATM);
- (vi) cinema;
- (vii) petrol pump, gas station, LPG or LNG storage or filling station;
- (viii) departmental store;
- (ix) taxi or bus stand;
- (x) amusement park or play land;
- (xi) hostel;
- (xii) research and development centre;
- (xiii) residential apartment;
- (xiv) marriage, banquet hall or marquee; and
- (xv) area development project.

8. Land use of mixed use:

(a) permitted use:

- (i) commercial on ground floor and offices-cum-residential area on upper floor;
- (ii) place of worship;
- (iii) parking plaza or parking site;
- (iv) amusement park or play land; and
- (v) park, memorial, monument or playground.

(b) permissible use:

- (i) educational institution;
- (ii) health institution;
- (iii) auto workshop;
- (iv) marriage, banquet hall or marquee;
- (v) library;
- (vi) hotel or motel;
- (vii) guest house;
- (viii) petrol pump, gas station, LPG or LNG storage or filling station;
- (ix) shopping mall; and
- (x) area development project.

9. Land use of open space and recreational zone:

(a) permitted uses:

- (i) bird sanctuary;
- (ii) botanical garden;
- (iii) park, memorial, monument or play ground;
- (iv) forest;
- (v) orchard;
- (vi) picnic hut;
- (vii) plant nursery;
- (viii) place of worship;
- (ix) joy land or play land;
- (x) farm;
- (xi) recreational club or resort;
- (xii) shooting range;
- (xiii) swimming pool;
- (xiv) library; and
- (xv) zoological garden.

10. Land use in peri-urban area.- (1) The Authority shall specify land use of various parcels of land falling in a peri-urban area.

(2) The permitted, permissible and prohibited use of the same categories shall strictly apply to the specified land use under provisions of the Master Plan.

(3) The peri-urban area shall be considered residential until the land use is specified.

(4) The conversion, if allowed, shall be subject to payment of conversion fee under the rules.

11. Special development zone.- (1) The Authority shall specify land use of various parcels of land falling under special development zone.

(2) The Authority shall notify the permitted, permissible and prohibited use, restriction and scale of fee as part of the building regulations in a zone.

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

12. Agriculture area.- (1) The Authority shall notify the area falling outside the peri-urban area as agriculture area.

(2) The permitted and permissible land use of the Agriculture is as under:

- (a) **Permitted Use:**
 - (i) crop;
 - (ii) orchard;
 - (iii) pasture land;
 - (iv) livestock such as dairy or poultry farm;

- (v) forest;
- (vi) nursery or a green house, horticulture;
- (vii) tube well;
- (viii) existing rural settlement or village;
- (ix) place of worship or prayer;
- (x) place of burial or cremation;
- (xi) agricultural machinery workshop;
- (xii) basic health unit;
- (xiii) public or private recreational park;
- (xiv) corner shop less than 450 square feet on ground floor;
- (xv) house within and contiguous to rural settlement;
- (xvi) farm house within the boundaries of a farm if the minimum area of the farm is not less than four kanals. Farm house on a plot of an area not less than 4 kanals and coverage of residential building upto 30% for total area of the site area upto 40 kanal (for area above 40 kanals the coverage will not be more than 30% of 40 kanal); and
- (xvii) warehouse on land parcel measuring area up to 10,000 square feet with right of way of road not less than 60feet used for general storage activities of agricultural goods which are non-hazardous in nature.

(b) Permissible Use:

- (i) brick kiln, milk chilling and pasteurization;
- (ii) animal husbandry clinic;
- (iii) country club;
- (iv) zoo or wildlife park;
- (v) petrol pump, gas station, LPG or LNG storage or filling station;
- (vi) base trans receiver station tower;
- (vii) community facility or public utility;
- (viii) bus terminal or truck stand('C' class bus terminal not less than 32kanal in City and 'D' class bus terminal not less than 4 kanal);
- (ix) fruit and vegetable market;
- (x) grain market;
- (xi) cattle market;
- (xii) oil depot;

- (xiii) rice mills;
- (xiv) flour mills;
- (xv) cold storage;
- (xvi) power plant
- (xvii) bird sanctuary;
- (xviii) botanical garden;
- (xix) park, memorial, monument or play ground;
- (xx) picnic hut;
- (xxi) recreational club or resort;
- (xxii) shooting range;
- (xxiii) swimming pool;
- (xxiv) library;
- (xxv) zoological garden;
- (xxvi) waste treatment plant or dumping sites in deserted areas;
- (xxvii) incineration plant in deserted areas;
- (xxviii) industrial project; and
- (xxix) health and educational project.

13. Establishment of industrial project and industrial estate in agriculture area.- The request for establishment of industrial project received from any Government department for conversion of land use in agriculture area, not prone to flooding, for special institutional projects pertaining to public and private sector industrial institutions shall be considered by the Authority subject to the following requirements:

- (a) minimum land not less than twenty acres (160 kanal);
- (b) payment of conversion charges applicable at the rate 10% as per valuation table for the intended use of the project;
- (c) Investment excluding land cost is directly proportional or more than the ratio given below:
 - (i) minimum investment of two billion rupees upto twenty acres in City and one hundred million rupees for each additional acre; and
 - (ii) minimum investment of one billion rupees upto twenty acres in the City and fifty million rupees for each additional acre;
- (d) such industry or industrial estate is not hazardous and involves the concepts of industrial ecology and minimizes waste production to biodegradable wastes (which may be used for power generation or as a fertilizer for the adjacent agriculture areas);

- (e) after conversion for Industrial Project, Building Plan shall be approved by the competent authority within a period of two years and for industrial estates the requirement of approval of layout plan and completion of development work will be fulfilled within 03 years by the applicant. However, an extension of one year may be granted on the request of the concerned Government institution; and
- (f) the Industrial Project/Industrial Estate shall include twenty trees of native fruits having minimum six feet height per acre in the project area. If the requirement mentioned at (e) above are not fulfilled within prescribed time, 20% of the conversion charges shall be forfeited and remaining shall be released back to the sponsor or Government institution and the land use of the project area shall be reverted to the original use as defined in the master plan.

14. Establishment of health and educational project in agriculture area.- The request for establishment of health and educational project received from any Government department for conversion of land use in agriculture area, not prone to flooding, for special development projects pertaining to public and private health and educational institutions shall be considered by the Authority subject to the following requirements:

- (a) minimum land not less than ten acres (80 kanal);
- (b) payment of conversion charges applicable as per valuation table for the intended use of the project and no instalment shall be allowed;
- (c) investment excluding land cost is directly proportional or more than the ratio given below:
 - (i) minimum investment of two hundred million rupees up to ten acres in City and ten million rupees for each additional acre; and
 - (ii) minimum investment of one hundred million rupees up to ten acres in the City and five million rupees for each additional acre;
- (d) after conversion, building plan shall be approved by the competent authority within a period of two years. However, an extension of one year may be granted on the request of the concerned Government institution; and
- (e) the building plan shall include twenty trees of native fruits having minimum six feet height per acre in the project area. After lapse of three years, if the building plan is not submitted to the competent authority for approval, 20% of the conversion

charges shall be forfeited and remaining shall be released back to the sponsor or Government institution and the land use of the project area shall be reverted to the original use as defined in the master plan.

15. Notified area.- (1) The Authority shall ensure strict compliance of the relevant provisions of laws regarding historically significant, environmentally sensitive, public sector institutional, other restricted or an intercity service areas.

(2) The permitted, permissible and prohibited uses and restrictions, if any, of the notified area shall have effect notwithstanding the permitted and permissible uses of other land use classes under Chapter II and provisions of temporary commercialization under Chapter VII.

(3) The Authority shall specify permitted and permissible land uses in the following types of the notified area subject to provisions of notifications issued for such notified area:

- (a) historically significant area;
- (b) environmentally sensitive area;
- (c) public sector institutional area;
- (d) intercity service area; and
- (e) other restricted area.

16. Clearance of Ambiguity.- (1) In case of any ambiguity in the classification of land use, the matter shall be referred to the Chief Minister, Punjab which shall decide the matter.

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

CHAPTER III PROCEDURE FOR LAND USE CLASSIFICATION

17. Land use classification map.- The Authority shall:

- (a) prepare a land use classification map of the built up area scheme or part thereof in accordance with the land use classification under rule 3 of the rules using satellite imagery; and
- (b) digitize the satellite imagery and use it as a base map for the required field survey.

18. Preparation of map.- (1) The Authority shall prepare the land use classification map for an approved scheme by:

- (a) collecting the approved scheme plans;
- (b) dividing the scheme area into various classes of land use under rule 3;
- (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 the competent authority.
- (2) The Authority shall prepare the land use classification map for an established built-up area by dividing an established built-up area, falling outside an approved scheme:
- (a) into urban blocks;
 - (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) classifying an urban block on the basis of predominant land use.
- (3) The Director (Metropolitan Planning) and Director Town Planning (Commercialization) shall prepare, sign and stamp the land use classification map or urban area.
- (4) The Director Town Planning shall check and countersign the land use classification map.

CHAPTER IV

LAND USE RE-CLASSIFICATION

19. Land use re-classification.- The Authority, after the notification of land use classification map, may prepare a land use reclassification scheme for an area which shall be called 'project area'.

20. Selection of project area.- (1) The Authority shall select the project area by identifying and prioritizing a scheme or an urban block proposed for reclassification in accordance with the following criteria:

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

(2) Notwithstanding anything contained in the rules, the Authority shall not select a planned industrial area as a project area unless the same is scrutinized and recommended by the Industries, Commerce, Investment and Skills Development Department of the Government.

21. Reclassification scheme.- (1) After the selection of the project area, the Authority shall prepare a re-classification scheme by:

- (a) demarcating the boundaries of the project area;
- (b) undertaking studies/survey of the project area, including:
 - (i) a topographic survey;
 - (ii) land use survey;
 - (iii) documentation of the existing infrastructure and design capacity;
 - (iv) assessment of existing traffic volume and design capacity of the road network;
 - (v) collection of secondary data regarding utility services; traffic and transportation;
 - (vi) environment impact assessment;
 - (vii) traffic impact assessment of the area including parking; and
 - (viii) assessment of water and sanitation.
- (c) compiling and analyzing the collected data; and
- (d) preparing proposed land use reclassification scheme.

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

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

- (vii) proposal for better environment;
- (viii) proposals for water conservation and water recharge such as water metering system, smart sanitation system;
- (ix) proposals for dedicated storm water system on the main roads or boulevards and for green belts or medians for aquifer recharging; and
- (x) proposals for improvement in the facade of commercial building and to attain uniform skyline.

(3) The Authority, for public consultation, shall:

- (a) invite objections or suggestions by giving public notice indicating salient features of the draft reclassification scheme on its website, 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.

(4) The Deputy Director Town Planning (Commercialization) shall prepare, sign and stamp the draft reclassification scheme.

(5) The Director Town Planning shall countersign the draft reclassification scheme.

(6) All such reclassifications shall be deemed to be part of existing master plan. However, reclassified plans and approved notified roads from time to time shall be deemed to be incorporated in the master plan.

CHAPTER V REDEVELOPMENT PLAN

22. Redevelopment plan.- (1) The Authority may prepare a redevelopment plan after the notification of the land use reclassification scheme.

(2) A redevelopment plan may include:

- (a) environmental impact assessment or initial environmental examination and the traffic impact assessment of the project area;
- (b) transportation plan for:
 - (i) improving and upgrading the road network, to accommodate the increased demand of the proposed land use within the available right of way;
 - (ii) traffic management with detailed assessment and option analysis including traffic signals and intersection improvements;

- (iii) modification and addition of public transport routes;
- (iv) parking facilities including parking plazas to address the need of parking;
- (v) pedestrian and cycling facilities, if required; and
- (vi) bus, taxi, rickshaw and tanga parking;
- (c) street furniture plan for:
 - (i) street lighting;
 - (ii) landscape improvement;
 - (iii) architectural improvement; and
 - (iv) public spaces, open areas and plantation;
- (d) utility services plan for:
 - (i) up-gradation of electricity and gas system;
 - (ii) up-gradation of water supply, sewerage and storm water drainage facilities;
 - (iii) facilities for solid waste management;
 - (iv) provision of public toilets; and
 - (v) up-gradation of firefighting arrangements;
- (e) financial assessment plan including cost estimates and execution of development work in phases;
- (f) Land consolidation plan including landownership patterns and proposal for land readjustment or land pooling, if required; and
- (g) Implementation framework including:
 - (i) time schedule;
 - (ii) monitoring mechanism;
 - (iii) feedback mechanism; and
 - (iv) completion report.

(3) The Authority may adopt the procedure of redevelopment plan to streamline the infrastructure, traffic and environmental issues and urban regeneration of the existing built up areas.

CHAPTER VI

LAND USE CLASSIFICATION MAP, LAND USE RECLASSIFICATION SCHEME AND RE-DEVELOPMENT PLAN

23. Scrutiny. - After the draft of a classification map, reclassification scheme or re-development plan is prepared, it shall be forwarded to the

planning and design committee, which may either recommend for approval or propose amendments in the draft.

24. Approval.— After the recommendations of the planning and design committee, the Director General shall submit the draft of land use classification map or land use reclassification scheme or re-development plan and observations of the planning and design committee, to the Authority for approval. The Authority may approve, amend, defer or refer back the land use classification map or land use reclassification scheme or re-development plan.

25. Notification.— (1) The Director Town Planning shall, sign and certify the approved land use classification map or re-classification scheme or re-development plan, in triplicate.

(2) The Director Town Planning shall, within seven days from the date of approval, notify the approved land use classification map or re-classification scheme or re-development plan.

26. Circulation.— (1) The Director Town Planning shall retain a copy of the notified land use classification map or re-classification scheme or re-development plan.

(2) The Director Town Planning shall forward the other copies of the notified land use classification map or reclassification scheme or redevelopment plan to the Authority.

(3) The Director Town Planning shall also publish the notified land use classification map or reclassification scheme or redevelopment plan on the website of the Authority.

(4) A person may, on payment of the requisite fee, obtain a certified copy of the notified land use classification map or reclassification scheme or redevelopment plan from the office of Director Town Planning.

27. Planning and Design Committee.— (1) The planning and design committee shall consist of the following:

(a) Director General, Development Authority concerned	Chairman
(b) Managing Director WASA concerned	Member
(c) Director TE&TP, Authority concerned	Member
(d) Director Urban Planning, Authority concerned	Member
(e) Deputy Director Legal, Authority concerned	Member
(f) Legal Advisor (High Court), Authority concerned	Member
(g) Director Town Planning, Authority concerned	Secretary
(h) Chief Officer of the concerned district, LG&CD Department	Member
(i) Additional Deputy Commissioner (Revenue) of concerned District	Member
(j) Representative of Secretary (HUD& PHE)	Member
(k) any member co-opted by the committee.	Member

(2) Planning and Design Committee shall perform functions in accordance with the provisions of the rules.

(3) The chairman of planning and design committee may convene a meeting of planning and design committee as he may deem necessary.

(4) The planning and design committee shall take decision by

majority of members present and voting.

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

(6) Any defect in the constitution or composition of the planning and design committee shall not invalidate any proceedings of the planning and design committee.

28. Grievance Redressal Committee.- Any person aggrieved in the matter of fees involving delayed, fortified, chronic litigation cases under Punjab Development Authorities Land Use Rules/Policy can apply to the concerned directorate who shall forward the case to following Grievance Redressal Committee to decide the matter of pending cases:

(a)	DG, Concerned Development Authority	Chairman
(b)	Anyone Member from Governing Body of Authority	Member
(c)	Director Urban Planning,	Member
(d)	Deputy Director Legal,	Member
(e)	Director Finance	Member
(f)	Director Town Planning,	secretary

29. Appeal.- (1) A person aggrieved by an action taken by any committee constituted under the rules, may, within thirty days, file an appeal before the Authority. The Authority shall decide the appeal within sixty days and communicate its decision to the parties.

(2) An appeal under the rules shall consist of an application signed by the aggrieved person and include a copy of the valid computerized national identity card of the aggrieved person, a copy of the impugned order and other relevant documents.

(3) In case if the appeal is against the decision of Director General of concerned Development Authority, he shall not be part of Authority meeting who shall consider and decide on the appeal.

CHAPTER VII

CONVERSION, COMMERCIALIZATION AND PERMISSIBILITY FEE

30. Fee for conversion of land use.- (1) The conversion of land use, by preparation, amendment in the master plan, by declaration of peri-urban area under the Punjab Land Use (Classification, Reclassification and Redevelopment) Rules 2009 or under the rules and properties falling in list A roads permitted for commercial use shall not entitle any person to use the land for such notified, converted, reclassified use unless the conversion fee is paid in a manner given hereinafter:

Land use	Rates
(a) on the approved roads as mentioned in list A approved under the land use rules notified from time to time.	(a) 10% of the commercial value of the total area of ownership as provided in the valuation table.
(b) upon reclassification under the Punjab Development Authorities Land Use Rules 2009 or under the	

rules:	
(i) from peri-urban, residential, agricultural areas to commercial areas.	(i) 10% of the commercial value of the total area of ownership as provided in the valuation table.
(ii) from residential, agricultural, peri-urban to industrial, institutional (subject to height restriction), intercity service area.	(ii) 10% of the (intended land use) value of the total area of ownership as provided in the valuation table.
(iii) from institutional or industrial and intercity service area to commercial area.	(iii) 10% of the commercial value of the total area of ownership as provided in the valuation table.
(c) upon declaration of peri-urban area:	
(i) From agriculture area to residential area.	(i) 20% of the residential value of the total area of ownership as provided in the valuation table.
(ii) From agriculture area to commercial area.	(ii) 10% of the commercial value of the total area of ownership as provided in the valuation table.
(iii) From agriculture area to industrial, institutional, intercity services.	(iii) 10% of the commercial value of the total area of ownership as provided in the valuation table.
(d) On permissible uses under clause (b) of sub-rule (2) of rule 3.	
	(i) 10% of the commercial value of the total area of ownership as provided in the valuation table, furthermore, for the projects or uses mentioned under rules 13 and 14 of the rules, the fee shall be applicable as mentioned in the relevant rules.
	(ii) If valuation table is not available for the purposes mentioned under clause (i) above, the average sale price of preceding twelve months of commercial land in vicinity shall be considered.
	(iii) If the owner of the premises has already paid the conversion fee for intuitional use and intends to get the property commercialized subject to provision of the rules, he shall pay only ten percent commercialization fee on prevailing rates.
	(iv) If the owner of the premises has already paid the conversion fee and seeks permission for permissible use, the conversion fee shall not be applicable.
(e) Upon declaration of residential-cum-commercial zone under sub-rule (12) of rule 37.	10% of the commercial value of the total area of the ownership, as provided in the valuation table.

Note: In valuation table the column existing about covered area charges are not applicable. If the rates are not available in DOR table nor average sale price in vicinity is available then matter will be referred to District Price assessment committee for assessment of value of land

(2) The scrutiny fee for the cases mentioned in sub-rule (1) shall be levied as follows:

(a)	up to 1 kanal	Rs. 5,000
(b)	more than 1 kanal up to 2 kanal	Rs. 10,000
(c)	above 2 kanal	Rs. 20,000
(d)	area development project	Rs. 50,000
(e)	sub-division of area development project	Rs. 100,000 per Kanal

(3) The Authority shall not levy conversion fee except scrutiny fee for the conversion of land use to an educational or a healthcare institutional use if the proposed educational institution or healthcare institution:

- (a) is owned by a philanthropic, charitable or non-profit organization duly registered by the FBR; and
- (b) provide undertaking that the organization shall provide services to the needy or the poor, free of cost or on no profit basis, in case of any violation, the offer shall stand withdrawn and fine/penalty shall be imposed as decided by the Authority

(4) In case, the property is rented, the Authority may, subject to fulfillment of conditions mentioned above and provision of valid lease agreement, allow for use of such property as educational and healthcare institution, orphanage, philanthropic, charitable or not-for-profit organization, without levy of conversion fee. The Authority may also, on the request of the institution and on the production of the valid lease agreement, grant annual renewal of such permission.

(5) After submission of 20% lump sum fee to Authority, the Authority may allow payment of remaining fee in seven equal installments, once over a period of two or three years. In case of three years installment plan, the case shall be forwarded to the Director General, of the Authority for approval and the stipulated time period shall start from the date of issuance of 1st demand challan.

(6) In case of no installment, full conversion fee shall be deposited within one year subject to sub-rules (10), (11) and (12) of this rule. In case of full payment within forty-five days of the issuance of 1st demand challan, a rebate of 5% in the conversion fee shall be given to the applicant. The stipulated time period shall start from the date of issuance of 1st demand challan.

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

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

(9) In case of default of payment of one or more installments of land use conversion fee, the competent authority shall impose a surcharge @ 1.5% per month, on the delayed amount of fee from the date of default till the date of payment.

(10) In case of no instalment plan, if the owner does not deposit any conversion fee within forty-five days mentioned on 1st demand challan, he may be allowed once to pay the fee within extended period of forty-five days. Extension period shall start from the due date as mentioned in the 1st demand challan. If the no payment is made in the extended time period:

(a) no surcharge shall be levied but conversion fee at prevailing DC rate shall be charged, if fiscal year has lapsed; or

(b) surcharge @17.5% per annum shall be levied from due date of issuance of 1st demand challan, if fiscal year has not lapsed.

(11) If owner applies for instalments before the expiry of 1st demand challan, time period passed before such request of instalments shall be deducted from the time mentioned in sub-rule (5) of this rule. After expiry of 1st demand challan, request for instalments shall not be entertained.

(12) In case of payment of full conversion fee in partial manner in the time frame as given in sub-rule (6) of this rule, the surcharge @17.5% per annum shall be levied from the due date mentioned in 1st demand challan.

(13) In case of failure of payment of full conversion fee in the time frame as given in sub-rule (6) of this rule, the competent authority, besides withdrawal of offer of conversion of land use, shall forfeit 20% of the deposited fee and remaining fee shall be refunded on demand by the applicant. However, the owner may submit a fresh application for change of land use as per prevalent rules and in such case the forfeited fee shall not be adjusted in any manner.

(14) The cases of land use conversion in which advance payment has been made prior to enforcement of the rules but not approved by the competent authority, such cases shall be treated on the basis of DC rate prevalent at the time of submission of advance payment. The deposited amount shall be adjusted and a surcharge of 10% per annum shall be levied on the remaining amount till date of issuance of challan. The remaining amount shall be paid within three months from the date of issuance of challan and in case of failure, 20% of already paid amount shall be forfeited.

(15) In case, approval of conversion or permission for land use of a property is granted, the owner or occupier shall display a copy of approval letter on such property.

(16) The following mechanism shall be adopted for the disposal of delayed/default payment, time barred and forfeited cases or any other pending case prior to the rules:

- (a) on submission of application within one year of the enforcement of the rules, the cases processed before the notification of the rules, the owner or applicant shall be required to deposit the remaining original amount applicable at the time of approval along with a surcharge of 10% per annum within three months, and in case of failure, 20% of already paid amount shall be forfeited. Remaining amount, if any, shall be refunded on the request of the owner or applicant. Thereafter, if the owner or applicant intends for conversion, he shall apply afresh subject to payment of the conversion fee as per the prevailing rules. However, forfeited fee shall not be adjusted in any manner.
- (b) the cases for annual commercialization in which demand has already been raised under the repealed the Punjab Development Authorities Land Use Rules 2009 but the payment has not been made, a surcharge of 17.5% per annum shall be levied.

(17) Notwithstanding anything contained in sub-rule (1) of this rule, the fee for conversion of land use for educational or healthcare institutions shall be as under:

- (a) 10% of the commercial value of the total area of ownership as provided in the valuation table; or
- (b) 10% of the average sale price of commercial land in the vicinity during the preceding twelve months, if valuation table is not available; or
- (c) If the rates are not available in DOR table nor average sale price in vicinity is available then matter will be referred to District Price Assessment Committee (DPAC) for assessment of value of land.

31. Action against illegal conversions.- The Authority may take action against illegal conversion of land use as per law for the time being in force.

32. Betterment fee.- The Authority may levy betterment fee in an area under the Act.

33. Prohibition.- (1) The Authority shall not allow conversion of a property under litigation and building, plot or land reserved for educational institution, healthcare institution, post office, police station, place of worship or any other plot sold by a public authority at reserve price for a specific use.

(2) The Authority shall not allow commercialization of mortgaged property without NOC from the mortgagee.

CHAPTER VIII TEMPORARY COMMERCIALIZATION

34. Temporary commercialization.- (1) The Authority shall not entertain any application for grant of temporary or annual commercialization permission.

(2) Already approved temporary or annual commercialized property shall be eliminated gradually and the temporary or annual commercialization shall be phased out till 30.06.2024.

(3) The owner or occupant of temporary or annual commercialized property shall provide consent or undertaking in writing that he shall eliminate the commercial activity before 30.06.2024.

(4) The fee for temporary or annual commercialization shall be charged on annual basis at the rate of 1.25% commercial value of the total land owned as per prevailing valuation table.

(5) The fee shall be payable in two equal installments during a financial year and in case of non-payment of fee within the stipulated time, a surcharge at the rate of 17.5% per annum shall be levied.

(6) The owner or occupant of temporary or annual commercialized property shall fulfil the parking requirements as per building regulations, if any. A grace period of one year may be given to the owner or occupant for arranging the parking, otherwise the Authority shall cancel the permission immediately.

(7) The payment of temporary or annual commercialization fee shall neither regularize nor neutralize the violation of approved building plan made in the building structure and the ownership of the property shall not be claimed mere on the basis such payment.

(8) An application for renewal of the temporary commercialization of the building, specifying its intended use, shall be submitted to the Director Recovery, or any other person authorized by the Director General along with following documents:

- (a) proof of ownership;
- (b) no objection certificate from left, right, rear and front side adjoining neighbors;
- (c) copy of the valid national identity card;
- (d) pay order of ten thousand rupees as processing fee;
- (e) site plan indicating intended use; and
- (f) consentor undertaking under sub-rule (3) of rule 30.

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

- (a) visit the site;
- (b) prepare a detailed sketch of the site;
- (c) inspect that no change has been made to already approved use; and
- (d) inspect that no structural change has been made after the grant of temporary commercialization.

(10) The Authority shall not allow renewal of temporary or annual commercialization of a building in following cases:

- (a) hazardous industry, storage of chemical, explosive and inflammable material;
- (b) use which is a source of nuisance, noise, vibrations, pollution such as printing press, cutting of stone and any other use likely to cause danger to human life and property;
- (c) use which may involve boiler or compressor and such like other objects; and
- (d) a property or building which falls within a radius of 1143 meter of any ammunition depot or area;

(11) The Authority shall not allow renewal of temporary commercialization of a building in the area permitted for commercialization in:

- (a) master plan;
- (b) reclassified area or permitted for commercial use; and
- (c) property along roads mentioned in list A or allowed for conversion at any point of time by the Authority.

(12) The Authority shall not allow conversion of a building, plot or land reserved for educational or healthcare institution, post office, police station, place of worship or any other plot sold by the Authority or any other public body at reserve price for a specific use.

(13) The Authority may cancel permission of annual commercialization in case of any default or structural changes in the building.

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

36. Re-classification.- Nothing contained in this Chapter shall limit the Authority to reclassify an area including a road in accordance with the rules.

CHAPTER IX MISCELLANEOUS

37. General.- (1) A person shall apply to the concerned authority for construction, alteration or reconstruction of a building, plot or land in accordance with, notified land use under re-classification scheme or on roads mentioned in list A or permissible use in different land use classes. Furthermore, there is no classification of frozen road or list 'B' roads and they shall be treated in the same manner as the roads not allowed for commercialization or other than the list 'A' roads. The use and height limit of already commercialized building on list 'B' roads shall be applicable as per the policy under which the approval was granted.

(2) The concerned authority shall not entertain an application for construction, reconstruction or alteration of a building, plot or land in a notified land use under reclassification scheme or on road mentioned in list 'A' under the rules or the Punjab Development Authorities Land Use Rules 2009 or permissible use in different land use classes, unless the applicant has paid the fee in accordance with the rules as applicable on the date of issuance of demand notice or conversion fee.

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

(4) In cases where the commercialization have already been allowed prior to notification of the rules, amalgamation of adjacent plots upto a maximum of equal area may be allowed once either on sides or back of the existing or constructed commercial or health or educational buildings having different land uses falling on list 'A' roads. Similarly, the properties falling on list 'B' roads may be approved by the Authority on case to case basis. The conversion fee shall be applicable along with following conditions:

- (a) the building regulations shall apply;
- (b) in case the adjacent plot is at the back of the existing plot, the entry or exit shall be allowed from front only;
- (c) in case of existing building or structure with illegal land use, it may be allowed to be amalgamated after payment of penalty as determined by the Authority; and
- (d) fee shall be charged at the rate of 20% of the commercial value of the total area of ownership as provided in the valuation table and for educational and healthcare institutions fee shall be charged at the rate of 10% of the commercial value of the total area of ownership as provided in the valuation table.

(5) The area development project may be executed as a single project or sub-divided after submission of case to Metropolitan Planning Wing on payment of scrutiny fee. Sub-division may be allowed once with the following conditions:

- (a) minimum plot size after sub-division is not less than four marla;
- (b) internal road circulation between plots is not less than forty feet;
- (c) parking area of a minimum thirty feet is given in front of plots;
- (d) minimum 5% of the area is used for open space;
- (e) at least 1% of the total area is used for public utilities and amenities;

- (f) building regulations of civic center shall be applicable after leaving mandatory open spaces and building line of the main plot;
- (g) for area or pocket of land falling within the boundary of private housing scheme, no objection certificate from sponsor or management shall be mandatory;
- (h) construction in area development project shall be multi-storey and multi-purpose; and
- (i) commercialization charges for area development project falling in commercial zone shall be payable if not already paid.

(6) Area development project regulations shall be separately presented to Authority.

(7) The Authority may allow conversion of a cinema site in an approved scheme or on land allotted on reserved price subject to the following conditions:

- (a) conversion fee shall be charged at the rate of 10% of the commercial value of the total area of ownership as provided in the valuation table; and
- (b) a cinema or projection theater with at least one third seating capacity of the existing cinema shall be provided in the new building.

(8) The Authority may allow conversion of a cinema site on private land other than the site on land specified in sub-rule (7), subject to the following conditions:

- (a) if the cinema is located in an area which is not a commercial area then it shall not be allowed to be converted to any other use;
- (b) if the cinema is located in an established built-up area which is classified as commercial, on payment of the conversion fee; and
- (c) If the cinema site is located in a peri-urban area, which is classified as commercial, on payment of the conversion fee.

(9) The Authority may allow conversion of land if required in lieu of the land surrendered for road network subject to the following conditions:

- (a) in case of land acquisition through conversion of land in lieu of land surrendered for road network, the Authority shall approve the policy before initiating the work;
- (b) the commercialization of the land shall be notified, if:
 - (i) the land is acquired for roads; and
 - (ii) the Authority, as a mode of compensation,

offers commercialization of land in lieu of land surrendered for the roads;

- (c) the Director Town Planning shall approve the demarcation sketch or plan of land so commercialized;
- (d) the owner of land who surrendered the land for the road network shall alone be entitled to get the property commercialized. The surrender deed shall be executed by the Director Estate and Land Management and Land Acquisition Collector of the Authority before issuance of entitlement letter by Director Town Planning of the Authority;
- (e) the owner, who surrendered the land for road free of cost, is entitled to get maximum of equal land commercialized without payment of commercialization fee. The Authority may change this ratio for any road as deemed fit;
- (f) the owner of land, if he possesses land in addition to the land so commercialized in lieu of the surrendered land, may commercialize his further land maximum 25% for all surrendered roads whether old or new, subject to payment of conversion fee;
- (g) in case where no land is left after surrendering the land with owners or land so left is less than the land surrendered for road, the commercialization rights shall be given against such land to the owners. The commercialization rights of the owners are transferable to other persons for commercialization of the land on the same segment of the road.

(10) The Authority may allow commercialization on the already declared roads by the concerned authorities as mentioned in the list 'A' till the preparation of classification, reclassification and redevelopment plan.

(11) The following special commercialization committee is constituted who shall give its recommendations to the Authority for review of declared frozen road(s) and reclassification of new road(s):

- | | |
|---|-----------|
| (a) Director General, Authority concerned | Chairman |
| (b) Deputy Commissioner of the concerned District | Member |
| (c) Chief Traffic Officer of concerned District | Member |
| (d) Managing Director WASA concerned | Member |
| (e) Director TE&TP, Authority concerned | Member |
| (f) Director Urban Planning | Member |
| (g) Director Town Planning | Secretary |
| (h) Representative of Secretary HUD & PHE not below the rank of BS-18 | Member |

- (i) Representative of Secretary LG & CD Department not below the rank of BS-18 Member
- (j) Any co-opted member(s) to be nominated by the committee. Member

(12) The Authority may declare any area(s) as residential-cum-commercial zone in approved schemes or its controlled area. The properties falling in such zones will be allowed to use building as commercial on lower ground or ground and residential on upper floors. Furthermore the height of building shall not exceed forty-eight feet and provision of parking and other standards shall be decided by the Authority.

(13) No objection certificate from the sponsor or management shall be mandatory for land use conversion or permissible use of plots falling in the private housing schemes.

38. Building line. - The Authority shall fix a building line in a land use reclassification scheme which shall not be less than:

- (a) the building line specified in the building regulations;
- (b) thirty feet along a road with right of way of eighty feet and above; and
- (c) maximum prescribed building line of original plot; and
- (d) ten feet along any other road.

39. Relaxation of Rules. - No provision of the rules shall be relaxed in any circumstances.

40. Repeal and savings. - (1) The Punjab Development Authorities Land Use 2009 (Classification, Reclassification & Redevelopment) are hereby repealed.

(2) Notwithstanding with repeal of the rules under sub-rule (1), anything done or action taken under the repealed rules, shall have the effect as if the thing is done or action taken under the rules.

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

List "A"**ROADS ALREADY DECLARED FOR COMMERCIALIZATION BY THE
DP&DC ON 01-04-2011 WITHIN THE JURISDICTION OF RDA**

Sr. #	Name of Road	Existing RoW	Section	Detail of Segment	
				Start Point	End Point
1.	Adiala Road	115 feet	I	Start of RDA Limits (Jarnhi Mouza)	Gulshan-e-Abad
		150 feet	II	Gulshan-e-Abad	Adiala Jail
		200 feet	II	Adiala Jail	End of RDA Limit
2.	Shahpur Saidan Road	40 feet	I	Adiala Road	Village Shahpur Saidan
3.	GT Road	220 feet	I	Soan Bridge	Toyota Motors
		220 feet	II	PAECHS	Channi Alam Sher Bridge
4.	Airport Road	260 feet	I	Gulzar-e-Quaid More	Flying Club Left Side
5.	High Court Road	80 feet	I	Soan Bridge	Car Chowk
		80 feet	II	Car Chowk	Pakki Gali
6.	Chakri Road	150 feet	I	Start of RDA Limits	Shafaf ki Kassi
		200 feet	II	Shagaf Ki Kassi	End of RDA Limits
7.	Dhamyal Road	105 feet	I	Banaras Market	Upto Jorian
		130 feet	II	Mouza Jorian	Mouza Barrian
		150 feet	II	Mouza Barrian onward	upto RDA lit
8.	Girja Road	105 feet	I	RDA limits	Dhoke Girja
		150 feet	II	Dhoke Girja	Onward
9.	Fateh Jang Road	220 feet	I	Near Motorway Interchange	Choki Dhoke Hameedan
10.	Chakra Road	80 feet	I	Noona Chowk	Ahmy Fort
11.	Chak Beli Road	200 feet	I	Bagga More	Bhambli Stop
12.	Any other Collector Roads and designed from time to time as per action plan				
13.	Saidpur Road	80 feet	I	Asghar Mall Chowk	230 Saidpur Scheme towards JJP Road
14.	Asghar Mall Road	40' to 50'	I	Murree Road	Dosehra Ground
		40' to 50'	II	Dosehra	Ghazni Chowk
15.	Dhoke Khabba Road (Millat Colony)	50 feet	I	Sain G Murgh Pulao	Mohalla Qasim Abad
16.	Mayo Road	100 feet	I	Lucky CNG	Income Tax Office
17.	Declaration of Block of Mohanpura Scheme for commercialization		I	Roundabout Chowk Mohaupura	Same

**ROADS FOR COMMERCIALIZATION APPROVED BY THE AUTHORITY IN ITS
44TH MEETING HELD ON 30.07.2019**

Sr. #	Name of Road	Existing RoW	Detail of Segment	
			Start Point	End Point
18.	Morgah Bargeen Road	30 feet	Smart School	Morgah Refinery Road
19.	Defence Road	40 feet	Osama Street	Askari XIV Gate
20.	Caltex Road	40 Feet	RDA Limit	Askari XIV Gate
21.	Morgah Refinery Road	30 feet	Ibrahim Villas	Askari XIV Gate
22.	Asghar Mall Road	45 feet	TB Hospital Road	4 th B Road
23.	Noona Road	40 Feet	Bhata Chowk	RDA Limits
24.	Kalyal Dhamial Road	40 Feet	Adiala Road	Dhamial Road
25.	Main Road Gulrez (Gate 1, 2 & 3)	60 Feet	Gate No. 1	Gate No. 3
26.	Lakho Road	35 feet	Suzuki Stop	Lakho Village
27.	Link Bajmal Road (Near Dhuma Phatak N-80)	45 feet	Fatehjang Road	Motorway (M-01)
28.	Kallar Syedan Road	66 feet	Bismillah CNG Station	Flour Mill
29.	Sherpan Colony	50 feet	Chaklala Road	Zafar ul haq Road
30.	Mohalla Raja Sultan Road	40 feet	Asghar Mall Road	SPlot No. 222 Saidpur scheme
31.	Jhanda Chichi Road	60 Feet	Rashid Minhas Road	Nallah (Pulli)
32.	Link Road along National Market Connecting 4 th B Road	40 Feet	4 th B Road	4th B Road
33.	Dastagir Road	60 Feet	Umer Road	RDA Limits

LIST-A

**LIST OF ROADS / SEGMENTS PERMITTED FOR FUTURE
COMMERCIAL PHASE - I**

Sr. No.	Description
1	101- Susan Road, Madina Town
2	103 Road Lezan e Madina Masque, Madina Town
3	College road, Madina Town (Extension)
4	Rehman Shaheed Road (RSR), Madina Town
5	Saif-ullah Shaheed Road (SSR), Madina Town
6	Imtiaz Shaheed Road (ISR), Madina Town
7	Rana Road Gulistan Colony No.1-II
8	Kashmir Road, Gulistan Colony No.1
9	50' wide Road in front of Aziz Fatima Hospital, Gulistan No.1
10	Ideal Bakery Road, Gulistan Colony No.2
11	Corumank Pura, Gulberg Colony
12	Main Road Gulberg Colony
13	Main Narwala Road
14	Market Road, Sir Syed Town 212 - III
15	Sardar Abdul Rab Nishtar Road, Sir Syed Town 212 - III
16	Farooq Road, Sir Syed Town 212 - III
17	Usmania Road, Sir Syed Town 212 - III

LIST-A

**LIST OF ROADS / SEGMENTS PERMITTED FOR FUTURE
COMMERCIAL PHASE - II**

Sr. No.	Description
1	Aziz Bhati Shaheed Road, Allama Iqbal Colony
2	Saif-Ullah Shaheed Road, Allama Iqbal Colony
3	57' wide Road Block - N, Allama Iqbal Colony

1	Udail Shahced Road. Allama Iqbal Colony
2	Sauwar Shahced Road. Allama Iqbal Colony
3	30' wide Road Block - J. Allama Iqbal Colony
4	30' - 6" wide Road Block - K. Allama Iqbal Colony
5	Central Road. Nazim Abad
6	40' wide Road Partab Nagar Road. Nazimabad
10	Khalidabad Road Nazimabad.
11	Melad Road Awami Colony
12	50' wide Road Gulshan Colony.
13	Lariq Road. Awami Colony
14	Bakar Mandi Road Gulberg Colony
15	30' wide Road Gulfishan Colony
16	50' wide Main Road Gulfishan Colony
17	5' wide Road Gulfishan Colony
18	ABC Road. Gulfishan Colony
19	Lahir Road. Gulistan Colony - I
20	Akbar Chowk to Negehban Pura Road Gulistan - I
21	50' wide Road Block - G Gulistan Colony - I
22	ISR (Road) Madina Town
23	Abid Shahced Road Madina Town
24	35' wide Road Madina Town Ext.
25	Ajmari Road Sir Syed Town 212 - III
26	Mubark Hajvery Road Sir Syed Town 212 - III
27	60' wide Road Millat Town.

LIST-A

**LIST OF ROADS / SEGMENTS OF ROADS DECLARED FOR CONVERSION OF
LAND USE WITHIN FDA'S COLONIES FAISALABAD. (PHASE - III)**

Sr. No.	Description
1	J Road, Block Z Madina Town
2	102 Road Block W Madina Town

LIST-B

ROADS OR SEGMENT OF ROADS DECLARED AS COMMERCIAL HAVING LESS THAN FIFTY PERCENT CONVERTED PLOTS

Sr. No.	Name of Roads	Name of Colony
1	50' wide road I-Block	Gulistan-I
2	10' wide road G-block (School)	Gulistan-I
3	Nighban pura road	Gulistan-I
4	Sham Shahed	Allama Iqbal Colony
5	Sharah-e Younas Shahed Road (Block C, I)	Allama Iqbal Colony
6	Sharah-e-Minhas Shahed Road	Allama Iqbal Colony
7	Sharah-e-Kaleem Shahed Road	Allama Iqbal Colony
8	32' 38' Wide Road	Allama Iqbal Colony
9	40' Wide Road (K & I)	Allama Iqbal Colony
10	30' Wide Road (Shop 1-E to 277-E)	Allama Iqbal Colony
11	30' Wide Road (Shop 1-E to 51-E)	Allama Iqbal Colony
12	30' Wide Road (Shop 86-D to 430-D)	Allama Iqbal Colony
13	30' Wide Road (Shop 33-K to 382-K)	Allama Iqbal Colony
14	32' 38' wide road	Allama Iqbal Colony
15	40' wide road	Allama Iqbal Colony
16	40' wide road	Allama Iqbal Colony
17	30' wide road	Allama Iqbal Colony
18	30' wide road	Allama Iqbal Colony
19	30' wide road	Allama Iqbal Colony
20	104 Road	Madina Town
21	J. Road	Madina Town
22	Kaleem Shahed Road	Madina Town
23	Ashraf Shahed Road	Madina Town
24	Goushala Road	Nazimabad
25	Premier Road	Nazimabad
26	Sardar Abdur Rab Nishtar Road	Sirsyed Town 212-III
27	Opposite Ganaish Mill Road	Sirsyed Town 212-III
28	Bilal Road	Sirsyed Town 212-III

- 29 Millat Road Part-II
- 30 Narwala Road Part II
- 31 50' wide Road

Millat Town
Gulshan Colony
Gulshan Colony

Form A1

Existing & Proposed Roads or segment of roads permitted for future commercial use with or without any restrictions

Name of Development Authority **Multan Development Authority Multan**

Sr No	Name of Roads	Starting Point	Ending Point	Total Width
1.	Lahore-Multan-Quetta(LMQ) Road.	Malital Chowk (Khad Chowk)	MDA Limits 2 KM away from Qadirpur Rawan Bypass	500 ft on either side from the center of the road
		Aziz Hotel Chowk	Sher Shah road towards Shujah abad Canal (except Cantonment Area) upto MDA Limits	
2.	Vehari Road	17 Kassi Minor	Via Babar Chowk to MDA Limits (19 Kassi)	500 ft on either side from the center of the road
3.	Multan Bypass Road	Jinnah Chowk (Khumran Wala)	General Bus Stand via Bahawalpur Chowk To MDA Limits (Sher Shah Bypass)	500 ft on either side from the center of the road
4.	Bahawalpur Lodhran Road	BCG Chowk	Via Bahawalpur chowk to MDA limits (Gopal Pur Adda)	500 ft on either side from the center of the road
5.	Piran Ghaib Road	Jinnah Chowk (Chowk Kumhran Wala)	Naubhar Canal	500 ft on either side from the center of the road
6.	Multan Public School Road	Bosan Road	Multan Public School	300 ft on either side from the center of the road

7.	Bosan Road	Chungi No 9	MDA limit (Lutaf Abad)	500 ft on either side from the center of the road
8.	MDA Road	Shadab chowk / MDA Chowk	Kalma (Pull Mouj Darya Chowk)	300 ft on either side from the center of the road
9.	Old Shujabad road	Sui Gas Road	MDA Limit (M-4 Interchange)	300 ft on either side from the center of the road
10.	Roads on banks of Wali Muhammad Distributory and Hamid Pur Minor	Head Naubahar	Sher Shah Bypass	300 ft on either side from the center of the road
11.	MA Jinnah Road	Jinnah Chowk (Chowk Khumran Wala)	Northern Bypass	300 ft on either side from the center of the road
12.	Links road along banks of Multan Branch canal from Southern road to Head Naubahar	Southern Bypass Road	Head Naubahar	300 ft on either side from the center of the road
13.	Link road Chah Tali wala to Air Port along banks of Wali Muhammad Distributory (Ghaus ul Azam Road)	Northern Bypass	Air Port Via Khair Pur minor via Pul Wasil excluding Cantonment area	300 ft on either side from the center of the road
14.	Northern Bypass road	LMQ road	Head Muhammad Wala Shujabad Canal	500 ft on either side from the center of the road

15.	Southern Bypass road	Bahawalpur chowk	LMQ road	500 ft on either side from the center of the road
16.	Metro Route Bus	Chungi No 9	BCG chowk via Water Works road, Afshar Chowk, Dolat Gate chowk, Hafiz Jamal Chowk,Chungi No 14,upto BCG Chowk	500 ft on either side from the center of the road
17.	Askariya Bypass Road	LMQ Road	Old Shujabad road (Kayanpur Chowk)	500 ft on either side from the center of the road
18.	Shah Rukn-e-Alam colony Multan	100 feet Roads	100 feet road within the Scheme	
		60 feet Roads	60 feet Road within the Scheme	
19.	Officers colony Multan	60 feet Road	60 feet road within the Scheme	
		30 feet Road	30 feet Road within the Scheme	
20.	Hassan Perwana Colony Multan	60 feet road	60 feet road within the Scheme	
		40 feet road	40 feet Road within the Scheme	
21.	Shamas Abad Colony	80 feet Road	40 feet Road within the Scheme	

Restriction imposed:

Sr. No.	Name Of Road	Restriction Imposed
1	Officer Colony 1. 60 feet Road 2. 30 feet Road	Only Health, Education & Office Use

**GUJRANWALA DEVELOPMENT AUTHORITY**

TRUST PLAZA, G.T. ROAD, GUJRANWALA. Ph: 9201014

LIST-A ROADS

Following roads are declared as List-A roads within controlled area of GDA, Gujranwala:

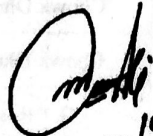
Sr.#	Name of Road	Starting- Ending Point		Right of Way (ft)	Building Line (ft.)
		Starting	Ending		
1	Model Town main Road	Sangum cinema G.T. road	Main market model town	100	20
2	Back road of main market	100 feet road (Shakeeb corner)	Ladies park	60	20
3	Kot Bhullah road	Model town main road	Social security hospital	30	16
4	Jinnah road	Chowk Dhulley	Shesh Mehal Marriage Hall	50	20
5	Gondalanwala road	Chowk Dhulley	End of Model Town Limit	180	20
6	Saeed Ahmad Mudadadi Road	G.T Road	Gondlanwala Road	100	20
7	40' wide Road	Jilani chowk	Primary school	30	16
8	Usmania Road	chandni chowk	Jilani chowk	30	16
9	Main 100' road	Lala sweet chowk	Model town main market	100	20
10	Telephone Exchange road	G.T. Road	Jamia-ul-Binat College	30	16
11	30 feet Road	Service road (plot no. 85-1/B)	saeed ahmad mudadadi mosque (plot no. 85-F/B)	30	16
12	30 feet road	Saeed Ahmad Mudadadi road (plot no. 85-A/B)	Plot No. 85-E/B	30	16
13	100 feet Road	main market model town	Jinnah road	100	20
14	100 feet road	main market model town	Gondalanwala road	100	20
15	50 feet Road	saeed ahmad mudadadi road (Lala sweet chowk)	chandni chown	50	20
16	40 feet Road along comprehensive boy school	General bus stand corner	Main market model town	40	16
17	40 feet Road along ladies park & mini market	Saeed ahmad mudadadi road	main market model town (plot no.595-B)	40	16
18	50 feet Road long bus stand & trust plaza	G.T. road	comprehensive boy school	50	20
19	40 feet Road along general bus stand & trust plaza	model town main (sangum cinema) road	Saeed ahmad mudadadi road	40	16
20	30 feet Road,	Jinnah Hospital, Main Market	Graveyard	30	16

21	30 feet Road	Front Corner of Degree College for Women	Educator School	30	16
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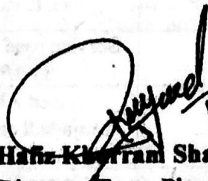
NOTE:

- i. All the Design Parameters against converted plots in prevailing building and zoning regulations will be applicable.
- ii. For the properties / plots of various sizes and right of way, the respective sections of applicable building and zoning regulations / bye-laws will be applicable.
- iii. Conversion fee shall be charged for the conversion of properties / plots abutting on above roads as per Landuse Rules.

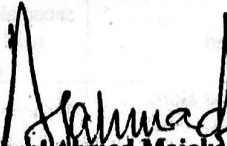
Prepared By:


10/03/2021
Mohsan Ali
Assistant Director (Town Planning-I)
GDA, Gujranwala

Checked By:


11/3/2021
Hafiz Kherran Shahzad
Director (Town Planning)
GDA, Gujranwala

Recommended By:


Maqbool Ahmad Majoka
Director General
GDA, Gujranwala