

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

Dated Lahore March 17, 2008

NOTIFICATION

No.SO(H-II)5-2/81/Vol-II. In exercise of powers conferred by section 44 of the Lahore Development Authority Act 1975 (XXX of 1975), the Governor of the Punjab makes the following rules:

**CHAPTER I
INTRODUCTION**

1. Short title and commencement. – (1) These rules may be cited as the Lahore Development Authority Land Use Conversion Rules 2008.

(2) These shall come into force at once.

2. Definitions.– In these rules:

- (a) “approved scheme” means a scheme approved by the Government, the Authority, a local government or any other public authority;
- (b) “Authority” means the Lahore Development Authority established under Lahore Development Authority Act, 1975 (XXX of 1975);
- (c) “building regulations” means the building and zoning regulations of the Authority;
- (d) “controlled area” means the area notified by the Authority as the controlled area;
- (e) “Director” means the Director Town Planning (Commercialization) of the Authority;
- (f) “educational institution” includes a school, college, university, research or training center, library or a madrassah;
- (g) “Government” means the Government of the Punjab housed in the Housing, Urban Development and Public Health Engineering Department;
- (h) “healthcare institution” includes a hospital, health centre, dispensary, clinic, polyclinic, clinical laboratory, medical training center, nursing home, dental centre, homeopathic or acupuncture center, recognized as such by any law for the time being in force;
- (i) “Table” means a table appended to the rules; and
- (j) “valuation table” means a valuation table notified under the Stamp Act 1899 (II of 1899).

3. Terms not defined.— A word or term used in these rules but not defined shall have the same meaning as in the Lahore Development Authority Act 1975.

CHAPTER II

CONVERTED AREAS

4. Enlistment and survey of declared roads.— (1) The Authority shall, within thirty days from the notification of these rules, prepare a list of roads or segment of roads declared as commercial by the Authority under any law for the time being in force.

(2) The Authority shall conduct survey of the listed roads and prepare list “A” and list “B” of such roads in the following manner:

- (a) list A on Form A: where more than fifty percent plots facing the road have been converted on payment of commercialization fee; and
- (b) list B on Form B: where less than fifty percent of plots facing the road have been converted on payment of commercialization fee.

5. Scrutiny. — The Director shall submit the lists to the Director General of the Authority for scrutiny.

6. Approval. — After the scrutiny of the lists, the Director General shall submit the lists to the Authority for approval.

7. Notification.— (1) The Director shall sign and certify the approved lists, in triplicate.

(2) The Director General shall, within seven days from the date of approval, notify the approved lists.

8. Circulation.— (1) The Director shall retain two copies of the notified lists in the office for record and display on the notice board.

(2) The Director shall forward the third copy of the notified lists to the Government.

(3) The Authority shall publish the notified lists on its website.

(4) A person may, subject to payment of fee, obtain a certified copy of a notified list from the Authority.

9. Conversion status.— (1) The Authority shall deem a building, plot or land facing the road mentioned in the notified list “A” as converted to the commercial use.

(2) Subject to any legal restrictions imposed under any law for the time being in force, an occupant of a building, plot or land facing the road mentioned in a notified list “A”, may use the building, plot or land, without any structural change, for a commercial purpose without payment of conversion fee.

(3) Subject to sub-rule (4), a person shall apply to the Authority for construction, alteration or reconstruction of a building, plot or land facing the road mentioned in a notified list “A”, for commercial use.

(4) The Authority shall not entertain an application for construction, reconstruction or alteration of a building, plot or land facing the road mentioned in a notified list “A”, unless the applicant has paid the conversion fee in accordance with these rules as applicable on the date of submission of the application.

(5) The Authority shall not entertain any application for conversion of land use of a building, plot or land facing the road mentioned in the list B.

(6) Nothing in these rules shall affect the status of a building, plot or land which has been converted on payment of conversion fee under any law for the time being in force.¹

¹Missing in the Gazette Notification

10. Prohibition.— The Authority shall not allow conversion of a building, plot or land reserved for educational institution, healthcare institution, post office, police station, place of worship or any other plot sold by a public authority at reserve price for a specific use.

CHAPTER III TEMPORARY COMMERCIALIZATION

11. Enlistment of temporary commercialization.— (1) The Authority shall, within thirty days from the notification of these rules, prepare a list of buildings which have been granted permission for temporary commercial use by the Authority under any law for the time being in force.

(2) The Director shall prepare list “C” and list “D” of the buildings in the following manner:

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

12. Scrutiny.— The Director shall submit the lists to the Director General of the Authority for scrutiny.

13. Approval.— After the scrutiny of the lists, the Director General shall submit the lists to the Authority for approval.

14. Notification.— (1) The Director shall sign and certify the approved lists, in triplicate.

(2) The Director General shall, within seven days from the date of approval, notify the approved lists.

15. Circulation.— (1) The Director shall retain two copies of the notified lists in the office for record and display on the notice board.

(2) The Director shall forward the third copy of the notified lists to the Government.

(3) The Authority shall publish the notified lists on its website.

(4) A person may, subject to payment of fee, obtain a certified copy of a notified list from the Authority.

16. Conversion status.— (1) Subject to the land use classification of an area or any general or special direction of the Government, the Authority shall, within ten years from the notification of these rules, phase out temporary commercialization of a building mentioned in list “C”.

(2) The Director shall, within two months from the notification of the list “D”, issue demand notice to all the defaulters for payment of outstanding dues of temporary commercialization.

(3) In case a defaulter fails to deposit the outstanding dues within thirty days from the date of issuance of the demand notice, the Director shall cancel the permission for temporary commercialization and shall take action in accordance with the law.

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

17. Prohibition.— The Authority shall not entertain or approve any application for temporary commercialization.

CHAPTER IV

CONVERSION FEE

18. Fee for conversion of land use.— (1) The Authority shall levy conversion fee for the change of residential or open area to commercial use at the rate of ten percent of the value of the commercial land as per valuation table, or ten percent of the average sale price of preceding twelve months of commercial land in the vicinity, if valuation table is not available.

(2) The Authority shall not levy conversion fee for the conversion of land use to educational or healthcare institutional use.

19. Fee for temporary conversion of land use.— The Authority shall levy the following fee for temporary conversion of land use permission granted:

- (a) in accordance with the List C at the rate of three percent per annum of the conversion fee; and
- (b) for an educational or healthcare institution in accordance with List C at the rate of three percent per annum of the conversion fee.

CHAPTER V

MISCELLANEOUS

20. Income from conversion.— The Authority shall keep income from conversion of land use in a separate head and shall spend the income on the provision or development of infrastructure.

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

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

23. Repeal.— The Commercialization Rules 2001 made vide notification No.SO(D-II) 5-2/81/Vol-II are hereby repealed.

BY THE ORDER OF THE GOVERNOR OF THE PUNJAB

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

Table A
ADMINISTRATION AND EFORCEMENT
(see rule 21)

ACTIVITY	PREPARATION AND ENFORCEMENT ²
i. list A under rule 4;	i. Director Town Planning (Commercialization)
ii. list B under rule 4;	ii. Deputy Director Town Planning (Commercialization)
iii. list C under rule 11; and	iii. Assistant Director Town Planning (Commercialization)
iv. list D under rule 11.	iv. Building Inspectors (Commercialization)

² Printed in the Gazette Notification as “EFORCEMENT”

(see rule 4)

Roads or segment of roads declared as commercial having more than fifty percent converted plots

Lahore Development Authority

List of Roads:

Sr. No.	Name of Roads	Starting Point	Ending Point	Total Width	Road Declared on Date	Total Converted Plots
1.						
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						

Prepared by³:

Name of Deputy Director Town Planning (Commercialization)	
Signature	
Stamp	
Date	

³ Printed in the Gazette Notification as "By"

Certified by⁴:

Name of Director Town Planning (Commercialization)	
Signature	
Stamp	
Date	

⁴ Printed in the Gazette Notification as "By"

(see rule 4)

**Roads or segment of roads declared as commercial having
less than fifty percent converted plots**

Lahore Development Authority

List of Roads:

Sr. No.	Name of Roads	Starting Point	Ending Point	Total Width	Road Declared on Date	Total Converted Plots
1.						
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						

Prepared by⁵:

Name of Deputy Director Town Planning (Commercialization)	
Signature	
Stamp	
Date	

⁵ Printed in the Gazette Notification as "By"

Certified by⁶:

Name of Director Town Planning (Commercialization)	
Signature	
Stamp	
Date	

⁶ Printed in the Gazette Notification as “By”

(see rule 11)

**List of plots for which temporary commercialization fee has
been deposited**

Lahore Development Authority

List of Plots

Sr. No.	Plot number	Scheme & block	Permission granted on	Last fee deposited on	Permission Valid up to
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Prepared by

Name of Deputy Director Town Planning (Commercialization)	
Signature	
Stamp	
Date	

Certified by⁷:

Name of Director Town Planning (Commercialization)	
Signature	
Stamp	
Date	

⁷ Printed in the Gazette Notification as “By”

(see rule 11)

**List of plots for which temporary commercialization fee
has not been deposited**

Lahore Development Authority

List of Plots

Sr. No.	Plot number	Scheme & block	Permission granted on	Last fee deposited on	Permission valid up to
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Prepared by

Name of Deputy Director Town Planning (Commercialization)	
Signature	
Stamp	
Date	

Certified by⁸:

Name of Director Town Planning (Commercialization)	
Signature	
Stamp	
Date	

⁸ Printed in the Gazette Notification as "By"
