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(PART - I)

PUNJAB GOVERNMENT NOTIFICATIONS AND ORDERS

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**GOVERNMENT OF THE PUNJAB
LOCAL GOVERNMENT AND COMMUNITY DEVELOPMENT
DEPARTMENT**

Dated Lahore March 11th, 2008

Notification:

No. SOR(LG)35-1/2003. In exercise of powers conferred by section 191 of the Punjab Local Government Ordinance 2001 (XIII of 2001), 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 Punjab Land Use (Classification, Reclassification and Redevelopment) Rules 2008.

(2) These shall come into force at once.

2. Definitions.— In these rules:

- (i) "agricultural area" means land outside the peri-urban area which is predominantly used for the cultivation of crops and includes cropland, pastureland, orchards, nurseries, dairy farms;
- (ii) "approved scheme" means a scheme approved by the Government, a local government or any other public authority;
- (iii) "betterment fee" means the fee levied by a local government as a consequence of a scheme, re-development scheme or provision of infrastructure;
- (iv) "building line" means the line beyond which the outer face of a building may not project in the direction of an existing or proposed road except the compound wall;
- (v) "building byelaws" mean the building and zoning byelaws of a local government;
- (vi) "commercial area" means an area which is designated for commercial use as per approved scheme or a master plan, or is being used as such in the established built up area;
- (vii) "commercial use" means land use which is predominantly connected with sale and distribution of goods and services;
- (viii) "competent authority" means the authority competent to approve land classification, reclassification or redevelopment;
- (ix) "commercial corridor" means a road or a segment of a road, with not less than sixty feet right of way and specified depth of area, which has been reclassified as commercial by a competent authority;
- (x) "District Planning and Design Committee" means a District Planning and Design Committee constituted by the Government under rule 53;
- (xi) "educational institution" includes a school, college, university, research or training center, library or a madrassah;
- (xii) "established built up area" means built up area other than the built up area in an approved scheme;
- (xiii) "environmentally sensitive area" includes a natural park, wild life park, forest, mountainous terrain, mining area or a watershed area;

- (xiv) "Government" means the Government of the Punjab housed in the Local Government and Community Development Department;
- (xv) "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;
- (xvi) "historically significant area" means an area designated under any law for the time being in force as historically, architecturally or archeologically significant area;
- (xvii) "industrial area" means an area which is designated for industrial use as per approved scheme or a master plan, or is being used as such in the established built up area;
- (xviii) "Industrial Area Scrutiny Committee" means the Industrial Area Scrutiny Committee constituted by the Government under rule 54;
- (xix) "industrial use" means land use which is predominantly connected with manufacturing, assembling, processing or storage of goods;
- (xx) "industrial corridor" means a road or a segment of a road, with not less than sixty feet right of way and has been reclassified as such by a competent authority;
- (xxi) "industrial plot" means an industrial plot in an industrial estate, approved scheme or master plan;
- (xxii) "intercity service area" means an area designated by a City District Government or a Tehsil Municipal Administration as service area along the intercity road outside the peri-urban area;
- (xxiii) "katchi abadi" means an area declared by the Government as a katchi abadi under the Punjab Katchi Abadis Act 1992 (VIII of 1992);
- (xxiv) "land use plan" means a plan approved by a competent authority for reclassification, development or redevelopment of an area;
- (xxv) "master plan" means a land use plan of an area and includes a structure plan, an outline development plan, a spatial plan, peri-urban structure plan and a metropolitan plan;
- (xxvi) "non-conforming use" means the use that does not conform to the permitted or permissible land use but is existing at site;
- (xxvii) "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;
- (xxviii) "other restricted area" means an area in which the Federal Government, the Government, or a local government has imposed certain building or area development restrictions.
- (xxix) "Ordinance" means the Punjab Local Government Ordinance 2001 (XIII of 2001) ;
- (xxx) "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;
- (xxxi) "public sector institutional area" means an area reserved for Federal, Government, Government, local government or any other public body;

- (xxxii) "redevelopment" means renewal, reconstruction or up gradation of infrastructure and buildings in an area;
- (xxxiii) "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;
- (xxxiv) "residential use" means land use which is predominantly connected with housing;
- (xxxv) "right of way" means the width of road or street between two opposite properties;
- (xxxvi) "Table" means a table appended to the rules; and
- (xxxvii) "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 Ordinance.

CHAPTER II

LAND USE CLASSIFICATION

4. **Land use classes.**— (1) A City District Government or a Tehsil Municipal Administration shall, within one year of the notification of these rules, classify land falling within its geographical limits into the following land use classes:

- (a) residential;
- (b) commercial (including institutional);
- (c) industrial;
- (d) peri-urban;
- (e) agricultural; and
- (f) notified area.

(2) A City District Government or a Tehsil Municipal Administration shall sub-classify the land use classes according to the characteristics as provided in the Table A.

5. **Residential area.**— A City District Government or a Tehsil Municipal Administration shall sub-classify a residential area as follows:

- (a) approved scheme:
 - (i) RA1: means a residential area with size of plots being more than two kanal and right of way of roads ranging from fifty feet to two hundred and twenty feet and a typical right of way of sixty feet;
 - (ii) RA2: means a residential area with size of plots being one kanal to two kanal and right of way of roads ranging from thirty feet to one hundred and eighty feet and a typical right of way of thirty feet;
 - (iii) RA3: means a residential area with size of plots being ten marla to one kanal and right of way of roads ranging from thirty feet to one hundred and twenty feet and a typical right of way of thirty feet; and
 - (iv) RA4: means a residential area with size of plots being less than ten marla and right of way of roads ranging from twenty feet to eighty feet and a typical right of way of thirty feet.
- (b) established built up area:
 - (i) RE1: means a residential area with size of plots being more than one kanal and right of way of roads ranging from forty feet to two hundred and twenty feet and a typical right of way of forty feet;

- (ii) RE2: means a residential area with size of plots being ten marla to one kanal and right of way of roads ranging from thirty feet to one hundred and twenty feet and a typical right of way of thirty feet;
- (iii) RE3: means a residential area with size of plots being five marla to ten marla and right of way of roads ranging from twenty feet to sixty feet and a typical right of way of thirty feet; and
- (iv) RE4: means a residential area with size of plots being less than five marla and right of way of roads up to forty feet and a typical right of way of twenty feet.

6. Land use of residential area.— A City District Government or a Tehsil Municipal Administration shall ensure that the following land use provisions under permitted, permissible and prohibited uses are strictly followed in a residential area:

(a) permitted uses:

a City District Government or a Tehsil Municipal Administration shall permit following uses in a residential area:

- (i) detached house;
- (ii) semi-detached house;
- (iii) town house;
- (iv) residential apartment;
- (v) neighborhood level park and playground;
- (vi) place of worship or prayer;
- (vii) place of burial or cremation; and
- (viii) horticultural nursery.

(b) permissible uses:

subject to rule 15, a competent authority may grant permission for any of the following uses:

- (i) day care centre or preschool;
- (ii) primary school;
- (iii) secondary school;
- (iv) dispensary with no bed and laboratory facilities;
- (v) library;
- (vi) guest house having not more than ten rooms;
- (vii) small size corner shop at the ground floor; and
- (viii) office of a professional not exceeding twenty five percent of the floor area, as office associated with resident professional; this facility shall be available to a resident holding both a professional degree, diploma or certificate and a registration with a statutory body established under a law for the time being in force.

(c) prohibited uses:

a City District Government or a Tehsil Municipal Administration shall not allow a person to use a property in a residential area for a purpose which is neither permitted nor permissible.

7. Commercial area.— A City District Government or a Tehsil Municipal Administration shall sub-classify a commercial area as follows:

(a) approved scheme:

- (i) CA1: means commercial area with size of plots being more than two kanal and right of way of road ranging from fifty feet to two hundred and twenty feet and a typical right of way of sixty feet;

- (ii) CA2: means commercial area with size of plots being one kanal to two kanal and right of way of road ranging from thirty feet to one hundred and eighty feet and a typical right of way of thirty feet;
 - (iii) CA3: means commercial area with size of plots being ten marla to one kanal and right of way of road ranging from thirty feet to one hundred and twenty feet and a typical right of way of thirty feet; and
 - (iv) CA4: means commercial area with size of plots being less than ten marla and right of way of road ranging from twenty feet to eighty feet and a typical right of way of thirty feet:
- (b) established built up area:
- (i) CE1: means commercial area with size of plots being more than one kanal and right of way of road ranging from forty feet to two hundred and twenty feet and a typical right of way of forty feet;
 - (ii) CE2: means commercial area with size of plots being ten marla to one kanal and right of way of road ranging from thirty feet to one hundred and twenty feet and a typical right of way of thirty feet;
 - (iii) CE3: means commercial area with size of plots being five marla to ten marla and right of way of road ranging from twenty feet to sixty feet and a typical right of way of thirty feet; and
 - (iv) CE4: means commercial area with size of plots being less than five marla and right of way of road ranging upto forty feet and a typical right of way of twenty feet:
- (c) commercial corridors:
- (i) CC1: means commercial corridor with size of plots being more than six kanal and right of way of roads more than one hundred and twenty feet;
 - (ii) CC2: means commercial corridor with size of plots being four kanal to six kanal and right of way of roads ranging from one hundred feet to one hundred and twenty feet;
 - (iii) CC3: means commercial corridor with size of plots being two kanal to less than four kanal and right of way of roads ranging from eighty feet to one hundred feet; and
 - (iv) CC4: means commercial corridor with size of plots being one kanal to less than two kanal and right of way of roads ranging from sixty feet to eighty feet.

8. Land use of commercial area.— A City District Government or a Tehsil Municipal Administration shall ensure that the following land use provisions under permitted, permissible and prohibited uses are strictly followed in a commercial area:

(a) permitted uses:

a City District Government or a Tehsil Municipal Administration shall permit following uses in a commercial area:

- (i) multi storey building;
- (ii) apartment;
- (iii) plaza;
- (iv) residential flat on upper floor;
- (v) market, shopping mall, departmental store;
- (vi) business facility;
- (vii) private office;

- (viii) government or semi-government office;
- (ix) court or tribunal;
- (x) financial institution;
- (xi) cultural institution such as park, memorial and monument;
- (xii) hotel up to three star;
- (xiii) motel having not more than twenty rooms;
- (xiv) showroom and shop;
- (xv) boutique;
- (xvi) restaurant;
- (xvii) social welfare institution such as community centre, art gallery & museum;
- (xviii) parking plaza;
- (xix) taxi stand and bus halt;
- (xx) police station, post office, fire station; and
- (xxi) place of worship or prayer:

(b) permissible uses:

subject to rule 15, a competent authority may grant permission for any of the following uses:

- (i) educational institution;
- (ii) research institution with a minimum plot size of four kanal;
- (iii) marriage or banquet hall with a minimum plot size of four kanal;
- (iv) cinema;
- (v) theater, auditorium, concert hall or exhibition hall with a minimum plot size of four kanal;
- (vi) seasonal commercial fare site;
- (vii) stadium or play land;
- (viii) petrol pump or gas station;
- (ix) bus or truck terminal;
- (x) loading and unloading requirements of all uses;
- (xi) weighbridge;
- (xii) private hospital;
- (xiii) hotel three star or above;
- (xiv) television or other studio;
- (xv) auto workshop;
- (xvi) whole sale storage place;
- (xvii) printing press;
- (xviii) athletic club, gymnasium, fitness centre or indoor sport facility; and
- (xix) base trans receiver station or communication tower:

(c) prohibited uses:

a City District Government or a Tehsil Municipal Administration shall not allow a person to use land or building in a commercial area for any purpose which is neither permitted nor permissible.

9. Industrial area.— A City District Government or a Tehsil Municipal Administration shall sub-classify an industrial area as follows:

(a) approved scheme:

- (i) IA1: means industrial area with size of plots being five acre and above and right of way of road ranging from eighty feet to two hundred feet;

- (ii) IA2: means industrial area with size of plots being one acre to less than five acre and right of way of road ranging from sixty feet to one hundred forty feet;
 - (iii) IA3: means industrial area with size of plots being four kanal to less than one acre and right of way of road ranging from fifty feet to one hundred and twenty feet; and
 - (iv) IA4: means industrial area with size of plots being less than four kanal and right of way of road up to eighty feet:
- (b) established built up area:
- (i) IE1: means industrial area with size of plots being above four kanal and right of way of road ranging from forty feet to eighty feet with a typical right of way of forty feet;
 - (ii) IE2: means industrial area with size of plots being two kanal to four kanal and right of way of road ranging from thirty feet to sixty feet with a typical right of way of thirty feet;
 - (iii) IE3: means industrial area with size of plots being one kanal to less than two kanal and right of way of road ranging from twenty feet to sixty feet with a typical right of way of thirty feet; and
 - (iv) IE4: means industrial area with size of plots being less than one kanal and right of way of road up to forty feet with a typical right of way of twenty feet:
- (c) industrial corridor:
- (i) IC1: means industrial corridor with size of plots being more than two kanal located along the provincial high ways outside the peri-urban areas; and
 - (ii) IC2: means industrial corridor with size of plots being one kanal to one acre located along the intercity road in side the peri-urban area.

10. Land use of industrial area.— A City District Government or a Tehsil Municipal Administration shall ensure that the following land use provisions under permitted, permissible and prohibited uses are strictly followed in an industrial area:

- (1) approved industrial area:
the permitted, permissible and prohibited land uses shall be in accordance with the approved scheme of an industrial area;
- (2) established built-up area and industrial corridor (IC2)
- (a) permitted uses:
a City District Government or a Tehsil Municipal Administration shall permit following uses in a established built up area and IC2 area:
- (i) cottage or light industry;
 - (ii) construction equipment;
 - (iii) warehouse, storage or distribution centre;
 - (iv) building material store;
 - (v) fire station; and
 - (vi) loading and unloading place:
- (b) permissible uses:
subject to rule 15, a competent authority may grant permission for any of the following uses:
- (i) medium industry;
 - (ii) petrol pump or gas station;

(iii) essential residential, commercial or educational facility for laborers or employees; and

(iv) police station, post office:

(c) prohibited uses:

a person shall not do any of the following acts in an established built up area and IC2:

(i) storing, packing, pursing, cleaning, preparing, and manufacturing of blasting powder, ammunition, fire works, gun powder, sulphur, mercury, gases, nitro-compounds, phosphorous, dynamite;

(ii) storing explosives, petrol, oil, lubricants, and other inflammable materials including coal, chemicals, liquids or otherwise cleaning dying, preparing and manufacturing of cloth or yarn in indigo or other colour;

(iii) storing, processing, cleaning, crushing, melting, preparing or manufacturing and dealing in bombs, tallow, offal, fat blood, soap, raw or dry hide or skin, washing or dying wool or hair; and

(iv) casting of heavy metals, electro plating, welding, marble cutting and polishing, manufacturing of cement or pipes, burning or grinding of lime stone, metal or use of any other obnoxious or hazardous material:

(3) industrial corridor (IC1)

(a) permitted uses:

a City District Government or a Tehsil Municipal Administration shall permit following uses in an industrial corridor:

(i) light, medium or heavy industry including manufacturing, production, processing, cleaning, servicing and repair of materials, goods or products;

(ii) ancillary office or place for industry;

(iii) petrol pump or gas station;

(iv) essential residential, commercial or educational facility for employees;

(v) police station, post office or fire station;

(vi) loading and unloading place;

(vii) construction equipments;

(viii) warehouse, storage or distribution center; and

(ix) building material store:

(b) permissible use:

subject to rule 15, a competent authority may grant permission for any of the following uses:

(i) storing, packing, pursing, cleaning, preparing, and manufacturing of blasting powder, ammunition, fire works, gun powder, sulphur, mercury, gases, nitro-compounds, phosphorous, dynamite;

(ii) storing explosives, petrol, oil, lubricants, and other inflammable materials including coal, chemicals, liquids or otherwise cleaning dying, preparing and manufacturing of cloth or yarn in indigo or other colour;

(iii) storing, processing, cleaning, crushing, melting, preparing or manufacturing and dealing in bombs, tallow, offal, fat blood, soap, raw or dry hide or skin, washing or dying wool or hair; and

- (iv) casting of heavy metals, electro plating, welding, marble cutting and polishing, manufacturing of cement or pipes, burning or grinding of lime stone, metal or use of any other obnoxious or hazardous material:

(c) prohibited use:

a City District Government or a Tehsil Municipal Administration shall not allow a person to use a property in a industrial area for a purpose which is neither permitted nor permissible.

11. Land use in peri-urban area.— A City District Government or a Tehsil Municipal Administration shall ensure that land use in a peri-urban area is in accordance with the peri-urban area structure plan.

12. Land use in agricultural area.— A City District Government or a Tehsil Municipal Administration shall ensure that the following land use provisions under permitted, permissible and prohibited uses are strictly followed in an agricultural area:

(a) permitted use:

a City District Government or a Tehsil Municipal Administration shall permit following land use in an agricultural area:

- (i) crop;
- (ii) orchard;
- (iii) pasture land;
- (iv) livestock such as dairy or poultry farm;
- (v) forest;
- (vi) nursery or a green house; and
- (vii) tube well:

(b) permissible use:

subject to rule 15, a competent authority may grant permission for any of the following uses:

- (i) rural settlement, hamlet or village;
- (ii) place of worship or prayer;
- (iii) place of burial or cremation;
- (iv) corner shop;
- (v) agricultural machinery workshop;
- (vi) brick kiln;
- (vii) basic health unit;
- (viii) animal husbandry clinic;
- (ix) country club;
- (x) farm house;
- (xi) public or private recreational park; and
- (xii) zoo or wildlife park:

(c) prohibited use:

a City District Government or a Tehsil Municipal Administration shall not allow a person to use a property in a agricultural area for a purpose which is neither permitted nor permissible.

13. Land use in notified area.— A City District Government or a Tehsil Municipal Administration shall ensure that the following land use provisions under permitted, permissible and prohibited uses are strictly followed in a notified area:

(1) historically significant area:

a competent authority shall ensure that land use in a historically significant area is in accordance with any special or general law.

(2) environmentally sensitive area:

(a) permitted use:

a City District Government or a Tehsil Municipal Administration shall permit following land use in an environmentally sensitive area:

- (i) park;
- (ii) play ground;
- (iii) katcha access track; and
- (iv) ancillary use in an existing settlement:

(b) permissible use:

subject to rule 15, a competent authority may grant permission for any of the following uses:

- (i) information and visitor center;
- (ii) tube well;
- (iii) farm house;
- (iv) hut;
- (v) biological garden;
- (vi) wet land;
- (vii) observatory;
- (viii) labor colony; and
- (ix) any ancillary use:

(c) prohibited use:

a City District Government or a Tehsil Municipal Administration shall not allow a person to use a property in a environmentally sensitive area for a purpose which is neither permitted nor permissible:

(3) public sector institutional area:

(a) permitted use:

a competent authority shall ensure that permitted land use in a public sector institutional area is in accordance with any special or general law:

(b) permissible use:

subject to rule 15, a competent authority may grant permission for any of the following uses:

- (i) public office including a Federal Government, Government, local government office or an office of any public body or authority;
- (ii) official residence;
- (iii) educational institution;
- (iv) religious institution;
- (v) mess or club;
- (vi) healthcare institution;
- (vii) diplomatic premises;
- (viii) jail or prison; and
- (ix) any ancillary use:

(c) prohibited use:

a City District Government or a Tehsil Municipal Administration shall not allow a person to use a property in a public sector institutional area for a purpose which is neither permitted nor permissible:

(4) other restricted area:

a competent authority shall ensure that land use in any other restricted area is in accordance with any special or general law governing the restricted area:

(5) intercity service area:

(a) permitted use:

a City District Government or a Tehsil Municipal Administration shall permit following land use in an intercity service area:

- (i) commercial use;
- (ii) residential use; and
- (iii) any ancillary use:

(b) permissible use:

subject to rule 15, a competent authority may grant permission for any of the following uses:

- (i) petrol pump or gas station;
- (ii) bus or truck terminal;
- (iii) loading and unloading place;
- (iv) service station or workshop; and
- (v) weighbridge:

(c) prohibited use:

a City District Government or a Tehsil Municipal Administration shall not allow a person to use a property in an intercity service area for a purpose which is neither permitted nor permissible.

14. Clarifications.— (1) If a City District Government or a Tehsil Municipal Administration finds any ambiguity in the classification of land use or its permissibility (permitted, permissible or prohibited use), the local government shall refer the same to the Government.

(2) The Government shall, within thirty days, decide the reference and the decision of the Government on such reference shall be final.

(3) The Government 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.

(4) Subject to these rules, various classified land uses are summarized in the Table B.

15. Approval of permissible use.— A City District Government or a Tehsil Municipal administration shall not grant permission to a person for a permissible land use unless the District Planning and Design Committee has examined and recommended such permission.

CHAPTER III

PROCEDURE FOR LAND USE CLASSIFICATION

16. Land use classification map.— A City District Government or a Tehsil Municipal Administration shall, within one year from the notification of these rules:

- (a) prepare a land use classification map of the approved schemes and established built up area in a district or tehsil in accordance with the land use classification and sub-classification under rule 4;

- (b) prepare a land use classification map using satellite imagery of the area; and
- (c) digitize the satellite imagery of the area and use it as a base map for the required field survey to complete the land use classification map.

17. Preparation of the map.— (1) A City District Government or a Tehsil Municipal Administration shall prepare the land use classification map for an approved scheme by:

- (a) collecting the approved scheme plans from the relevant authority;
- (b) dividing the scheme area into various classes and sub classes of land use under rule 4;
- (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 competent authority and declaring it as non-conforming use.

(2) A City District Government or a Tehsil Municipal Administration 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 by adopting the following criteria:
 - (i) an urban block shall not cross boundary of a Union Council;
 - (ii) area of a Union Council shall be divided into urban blocks in such a way that the block area falls within the range of one hundred and fifty acres to three hundred acres of predominantly residential area;
 - (iii) an existing compact commercial or industrial area shall be considered as an urban block;
 - (iv) an urban block shall be bounded by existing road network, natural or manmade barriers;
 - (v) data on various land uses and size of plots for an urban block shall be collected and compiled as prescribed in rule 4;
 - (vi) urban blocks shall be redefined on the basis of predominant land use and plot size;
 - (vii) land use survey and the latest population census blocks shall be taken into consideration;
 - (viii) an urban block shall not be bisected by railway line, primary road or irrigation channels such as canal, river and storm water drains more than forty feet wide;
 - (ix) an existing mohalla may not be divided; and
 - (x) notwithstanding clause (viii), a notified Katchi Abadi shall be treated as a single urban block:
- (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) an urban block shall be classified on the basis of predominant land use in accordance with rule 4 and a master plan.

(3) A City District Government or a Tehsil Municipal Administration shall incorporate land use classification map for an approved scheme and established built up area on the satellite imagery of the area which shall be known as consolidated land use classification map.

(4) The District Officer (Spatial Planning) in case of a City District, or the Tehsil Officer (Planning & Coordination) shall prepare, sign and stamp the consolidated land use classification map.

(5) The Executive District Officer Municipal Services or the Tehsil Municipal Officer shall check and countersign the consolidated land use classification map.

18. Scrutiny.— The Executive District Officer Municipal Services or the Tehsil Municipal Officer shall submit the consolidated land use classification map to the District Planning and Design Committee for scrutiny.

19. Approval.— After the scrutiny of the consolidated land use classification map, a District Coordination Officer of a City District or a Tehsil Municipal Officer shall submit the map and the minutes of meeting of the District Planning and Design Committee to the Tehsil Council or the Zila Council for approval.

20. Notification.— (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall sign and certify the approved consolidated land use classification map, in triplicate.

(2) The City District Government or the Tehsil Municipal Administration shall, within seven days from the date of approval, notify the approved consolidated land use classification map.

21. Circulation.— (1) The District Coordination Officer or the Tehsil Municipal Officer shall retain two copies of the notified consolidated land use classification map in an office of the City District Government or the Tehsil Municipal Administration for record and display on the notice board.

(2) The District Coordination Officer or the Tehsil Municipal Officer shall forward the third copy of the notified consolidated land use classification map to the Government.

(3) The City District Government or the Tehsil Municipal Administration shall publish the notified consolidated land use classification map on its website.

(4) A person may, subject to payment of fee, obtain a certified copy of the notified consolidated land use classification map from the City District Government or the Tehsil Municipal Administration.

22. Peri-urban structure plan.— A City District Government or a Tehsil Municipal Administration shall, within two years from the notification of these rules, prepare a structure plan for the peri-urban area of the district or the tehsil.

23. Preparation of the peri-urban structure plan.— (1) A City District Government or a Tehsil Municipal Administration shall prepare a peri-urban structure plan by:

- (a) using the satellite imagery as base map;
- (b) conducting field survey; and
- (c) marking boundaries of the established built up area on the base map.

(2) A City District Government or a Tehsil Municipal Administration shall mark external 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.

- (3) The peri-urban structure plan shall include:
- (a) the proposed road networks;
 - (b) the urban blocks;
 - (c) the proposed land uses for various blocks; and
 - (d) the permissible size of plots in a block.

(4) If the built up area of two or more adjoining Tehsils is contiguous, the District Coordination Officer may constitute a joint committee of the Tehsil Municipal Administrations to prepare a consolidated peri-urban structure plan.

24. Public consultation.— (1) A City District Government or a Tehsil Municipal Administration shall:

- (a) invite objections or suggestion by giving public notice indicating salient features of the draft peri-urban structure plan on its website and in at least two leading national and one local news papers.
- (b) arrange public hearing on a specified date, time and place.
- (c) maintain record of the proceedings for a minimum period of five years after the approval of peri-urban structure plan.

(2) The Executive District Officer Municipal Services or the Tehsil Municipal Officer shall sign and stamp the draft peri-urban structure plan prepared after taking in to considerations the public objections and suggestions.

25. Scrutiny.— The Executive District Officer Municipal Services or the Tehsil Municipal Officer shall submit the peri-urban structure plan to the District Planning and Design Committee for scrutiny.

26. Approval.— After the scrutiny of the peri-urban structure plan, a District Coordination Officer of a City District or a Tehsil Municipal Officer shall submit the plan and the minutes of meeting of the District Planning and Design Committee to the Tehsil Council or the Zila Council for approval.

27. Notification.— (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall sign and certify the approved peri-urban structure plan, in triplicate.

(2) The City District Government or the Tehsil Municipal Administration shall, within seven days from the date of approval, notify the approved peri-urban structure plan.

28. Circulation.— (1) The District Coordination Officer or the Tehsil Municipal Officer shall retain two copies of the notified peri-urban structure plan in an office of the City District Government or the Tehsil Municipal Administration for record and display on the notice board.

(2) The District Coordination Officer or the Tehsil Municipal Officer shall forward the third copy of the notified peri-urban structure plan to the Government.

(3) The City District Government or the Tehsil Municipal Administration shall publish the notified peri-urban structure plan on its website.

(4) A person may, subject to payment of fee, obtain a certified copy of the notified peri-urban structure plan from the City District Government or the Tehsil Municipal Administration.

29. Preparation of a planning map.— A City District Government or a Tehsil Municipal Administration shall prepare a planning map by combining:

- (a) the notified consolidated land use classification map;
- (b) the notified peri-urban structure plan; and
- (c) the agricultural area.

30. Scrutiny.— The Executive District Officer Municipal Services or the Tehsil

Municipal Officer shall submit the planning map to the District Planning and Design Committee for scrutiny.

31. Approval.— After the scrutiny of the planning map, a District Coordination Officer of a City District or a Tehsil Municipal Officer shall submit the planning map and the minutes of meeting of the District Planning and Design Committee to the Tehsil Council or the Zila Council for approval.

32. Notification.— (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall sign and certify the approved planning map, in triplicate.

(2) The City District Government or the Tehsil Municipal Administration shall, within seven days from the date of approval, notify the approved planning map.

33. Circulation.— (1) The District Coordination Officer or the Tehsil Municipal Officer shall retain two copies of the notified planning map in an office of the City District Government or the Tehsil Municipal Administration for record and display on the notice board.

(2) The District Coordination Officer or the Tehsil Municipal Officer shall forward the third copy of the notified planning map to the Government.

(3) The City District Government or the Tehsil Municipal Administration shall publish the notified planning map on its website.

(4) A person may, subject to payment of fee, obtain a certified copy of the notified planning map from the City District Government or the Tehsil Municipal Administration.

34. Preparation of district planning map.— A District Government shall prepare a district planning map by combining the notified planning maps of the Tehsils of the district.

35. Periodic review.— Subject to a general or a special order of the Government, a City District Government, a Tehsil Municipal Administration or a District Government shall periodically review and revise the notified consolidated land use classification map, notified peri-urban structure plan, notified planning map and district planning map at least once every five years.

CHAPTER IV

LAND USE RE-CLASSIFICATION

36. Land use re-classification.— A City District Government or a Tehsil Municipal Administration shall prepare a land use reclassification scheme after the notification of consolidated land use classification map.

37. Selection of project area.— (1) A City District Government or a Tehsil Municipal Administration shall select the project area by:

(a) reclassifying the land use of an urban block in accordance with the Table C; and

(b) identifying and prioritizing an urban block or group of urban blocks proposed for reclassification in accordance with the following criteria:

(i) trend of changes in the existing land uses;

(ii) market demand for the change of land use in the area;

(iii) compatibility with adjoining uses;

(iv) potential for up-gradation of serving road network; and

(v) prospects for redevelopment.

(2) The urban block or blocks proposed for land use re-classification scheme shall be known as the project area.

(3) Notwithstanding anything contained in these rules, a City District Government or a Tehsil Municipal Administration shall not select a planned

industrial area as a project area unless the same is scrutinized and recommended by the Industrial Area Scrutiny Committee.

38. Scrutiny.— The Executive District Officer Municipal Services or the Tehsil Municipal Officer shall submit the proposed project area to the District Planning and Design Committee for scrutiny.

39. Approval.— After the scrutiny of the proposed project area, a District Coordination Officer of a City District or a Tehsil Municipal Officer shall submit the proposed project area and the minutes of meeting of the District Planning and Design Committee to the Tehsil Council or the Zila Council for approval.

40. Preparation of re-classification scheme.— (1) After the approval of the project area, a City District Government or a Tehsil Municipal Administration shall prepare a re-classification scheme by:

- (a) demarcating the boundaries of the project area;
 - (b) under taking survey of the project area including:
 - (i) a topographic survey to prepare a cadastral map;
 - (ii) land use survey of the project area;
 - (iii) documentation of the existing infrastructure and design capacities;
 - (iv) assessment of existing traffic volumes and design capacity of the road network;
 - (v) enlistment of key stakeholders, including local non government organizations, community based organizations, public representatives, traders associations; and
 - (vi) collection of secondary data;
 - (c) compiling and analyzing the collected data;
 - (d) proposing different options of land use reclassification;
 - (e) comparing and evaluating the land use re-classification options; and
 - (f) selecting the preferred option.
- (2) A proposed land use reclassification scheme shall include:
- (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 re-classification of the project area; and
 - (e) proposals for improvement in the project area for:
 - (i) utility service 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) katchi abadi and slum area; and
 - (vi) open space and park.

41. Public consultation.— (1) A City District Government or a Tehsil Municipal Administration shall:

- (a) invite objections or suggestion by giving public notice indicating salient features of the draft land use re-classification scheme of a project area on its website, to the key stakeholders of the area and in at least two leading national and one local news papers.
- (b) arrange public hearing on a specified date, time and place.

(c) maintain record of the proceedings for a minimum period of five years after the approval of draft re-classification scheme.

(2) The Executive District Officer Municipal Services or the Tehsil Municipal Officer shall sign and stamp the draft land use re-classification scheme prepared after taking in to considerations the public objections and suggestions.

42. Scrutiny.— The Executive District Officer Municipal Services or the Tehsil Municipal Officer shall submit the draft land use re-classification scheme to the District Planning and Design Committee for scrutiny.

43. Approval.— After the scrutiny of the draft land use re-classification scheme, a District Coordination Officer of a City District or a Tehsil Municipal Officer shall submit the draft scheme and the minutes of meeting of the District Planning and Design Committee to the Tehsil Council or the Zila Council for approval.

44. Notification.— (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall sign and certify the approved land use re-classification scheme, in triplicate.

(2) The City District Government or the Tehsil Municipal Administration shall, within seven days from the date of approval, notify the approved land use re-classification scheme.

45. Circulation.— (1) The District Coordination Officer or the Tehsil Municipal Officer shall retain two copies of the notified land use re-classification scheme in an office of the City District Government or the Tehsil Municipal Administration for record and display on the notice board.

(2) The District Coordination Officer or the Tehsil Municipal Officer shall forward the third copy of the notified land use re-classification scheme to the Government.

(3) The City District Government or the Tehsil Municipal Administration shall publish the notified land use re-classification scheme on its website.

(4) A person may, subject to payment of fee, obtain a certified copy of the notified land use re-classification scheme from the City District Government or the Tehsil Municipal Administration.

46. Reclassification prohibition.— Notwithstanding any thing contained in this Chapter, a City District Government or a Tehsil Municipal Administration shall not reclassify:

- (a) a land use in an approved scheme or industrial estate for a period of twenty years from the date of its approval;
- (b) commercial or residential area to industrial use;
- (c) plot reserved for educational institution, healthcare institution, police station, post office, place of worship, place for burial or cremation, public park and open space in an approved scheme;
- (d) place of worship, place for burial or cremation and public park in an established built up area or peri-urban area; and
- (e) plots allotted by the Federal Government, the Government, a local government or any other public authority on reserved price for a specific use.

CHAPTER V

REDEVELOPMENT PLAN

47. Redevelopment plan.— A City District Government or a Tehsil Municipal Administration shall prepare and implement a redevelopment plan for a notified land use reclassification scheme.

48. Preparation of redevelopment plan.— (1) After the notification of land use reclassification scheme, a City District Government or a Tehsil Municipal Administration shall prepare a redevelopment plan on the basis of

proceedings undertaken during the preparation of land use reclassification scheme.

- (2) A redevelopment plan shall include:
- (a) environmental impact assessment or initial environmental examination;
 - (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;
 - (v) pedestrian and cycling facilities; and
 - (vi) bus, taxi, rikshaw and tonga parking;
 - (c) street furniture plan for:
 - (i) street lighting;
 - (ii) landscape improvements;
 - (iii) architectural improvements; and
 - (iv) public spaces, open areas and plantation;
 - (d) utility services plan for:
 - (i) up-gradation of electricity, gas and communication networks;
 - (ii) up-gradation of water supply, sewerage and storm water drainage facilities;
 - (iii) storage spaces for solid waste;
 - (iv) public toilets;
 - (v) up-gradation of fire fighting arrangements;
 - (e) financial assessment plan including detailed costs estimates;
 - (f) land consolidation plan including landownership patterns and proposal for land readjustment or land pooling; and
 - (g) implementation framework including:
 - (i) time schedule;
 - (ii) monitoring mechanism;
 - (iii) feed back mechanism; and
 - (iv) completion report.

49. Scrutiny.— The Executive District Officer Municipal Services or the Tehsil Municipal Officer shall submit the draft redevelopment plan to the District Planning and Design Committee for scrutiny.

50. Approval.— After the scrutiny of the draft redevelopment plan, a District Coordination Officer of a City District or a Tehsil Municipal Officer shall submit the draft redevelopment plan and the minutes of meeting of the District Planning and Design Committee to the Tehsil Council or the Zila Council for approval.

51. Notification.— (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall sign and certify the approved redevelopment plan, in triplicate.

(2) The City District Government or the Tehsil Municipal Administration shall, within seven days from the date of approval, notify the approved redevelopment plan.

52. Circulation.— (1) The District Coordination Officer or the Tehsil Municipal Officer shall retain two copies of the notified redevelopment plan in an office of the City District Government or the Tehsil Municipal Administration for record and display on the notice board.

(2) The District Coordination Officer or the Tehsil Municipal Officer shall forward the third copy of the notified redevelopment plan to the Government.

(3) The City District Government or the Tehsil Municipal Administration shall publish the notified redevelopment plan on its website.

(4) A person may, subject to payment of fee, obtain a certified copy of the notified redevelopment plan from the City District Government or the Tehsil Municipal Administration.

CHAPTER VI SCRUTINY COMMITTEE

53. District Planning and Design Committee.— (1) The Government shall constitute a District Planning and Design Committee for a district.

(2) The District Planning and Design Committee shall consist of:

(a) District Nazim;	Chairperson
(b) District Coordination Officer;	Member
(c) Tehsil Nazim of the concerned Tehsil;	Member
(d) Director General of the concerned Development Authority;	Member
(e) Incharge District Traffic Police;	Member
(f) District Officer (Punjab Housing and Town Planning Agency);	Member
(g) District Officer (Roads);	Member
(h) Executive Engineer Punjab Highways;	Member
(i) District Officer (Revenue);	Member
(j) Town Officer (Planning & Coordination);	Member
(k) A Town Planner who is member of the Pakistan Council of Architects and Town Planner with at least ten years of experience;	Member
(l) An Architect who is member of the Pakistan Council of Architects and Towner Planners) with At least ten years of experience;	Member
(m) A Structural Engineer who is member of the Pakistan Engineering Council) with at least ten years of experience;	Member
(n) District Officer (Spatial Planning)	Secretary

(3) The concerned District Nazim shall nominate the Town Planner, the Architect and the Structural Engineer as Members of a District Planning and Design Committee for a period of two years.

(4) The District Planning and Design Committee shall perform functions in accordance with the provisions of these rules.

54. Industrial Area Scrutiny Committee.— (1) The Government shall constitute the Industrial Area Scrutiny Committee for the purposes of these rules.

(2) The Industrial Area Scrutiny Committee shall consist of:

(a) Secretary to the Government Industries Department;	Convener
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- (b) Secretary to the Government
Housing Urban Development and
Public Health Engineering Department; Member
- (c) Secretary to the Government
Environmental Protection Department; Member
- (d) Additional Secretary (Regulation) to the Government
Local Government and Community
Development Department; Member
- (e) representative of the Planning and
Development Department of the Government; Member
- (f) Nazim of the concerned District; Member
- (g) District Coordination Officer of
the concerned District. Member

55. Meeting of a Committee.— (1) The Chairperson of a District Planning and Design Committee or the Convener of the Industrial Area Scrutiny Committee may convene a meeting of the Committee.

(2) A Committee shall take decision by majority of Members present and voting.

(3) One third of the total membership of a Committee shall constitute quorum for a meeting.

(4) A defect in the constitution or composition of a Committee shall not invalidate any proceedings of the Committee.

CHAPTER VII

APPEAL

56. Appeal.— (1) An aggrieved person may, within thirty days of issuance of a notification under these rules by a City District Government or a Tehsil Municipal Administration, file an appeal before the Government.

(2) An appeal under these rules may be addressed to the Secretary to the Government, Local Government and Community Development Department.

(3) The Secretary to the Government, Local Government and Community Development Department or any other officer nominated by the Government for hearing of the appeal shall, within ninety days from the date of filing of the appeal, decide the same whose decision on such appeal shall be final.

(4) An appeal under these rules shall include:

- (a) an application signed by the appellant;
- (b) a copy of the national identity card of the appellant;
- (c) a copy of the impugned notification; and
- (d) any other document relevant to the appeal.

(5) The appellate authority may pass an interim order during the pendency of an appeal.

CHAPTER VIII

CONVERSION AND BETTERMENT FEE

57. Fee for conversion of land use.— (1) A City District Government or a Tehsil Municipal Administration shall levy following fee for conversion of land use:

- (a) the conversion fee for the conversion of residential, industrial, peri-urban area or intercity service area to commercial use shall be 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;

- (b) the conversion fee for the conversion of industrial area to residential use shall be five percent of the value of the commercial land as per valuation table or five percent of the average sale price of preceding twelve months of commercial land in the vicinity, if valuation table is not available;
- (c) the conversion fee for the conversion of peri-urban area or intercity service area to residential use shall be one percent of the value of the commercial land as per valuation table or one percent of the average sale price of preceding twelve months of commercial land in the vicinity, if valuation table is not available; and
- (d) the conversion fee for the conversion of peri-urban area or intercity service area to industrial use shall be five percent of the value of the commercial land as per valuation table or five percent of the average sale price of preceding twelve months of commercial land in the vicinity, if valuation table is not available.

(2) A City District Government or a Tehsil Municipal Administration shall not levy conversion fee for the conversion of land use to educational or healthcare institutional use.

58. Fee for temporary conversion of land use.— A City District Government or a Tehsil Municipal Administration shall levy 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.

59. Betterment fee.— A City District Government or a Tehsil Municipal Administration may, with the prior approval of the Government, levy betterment fee in an area in which:

- (a) redevelopment plan for up gradation of existing infrastructure is being implemented without change of land use; and
- (b) a scheme or a redevelopment plan is being implemented due to which the value of property is likely to increase.

CHAPTER IX MISCELLANEOUS

60. Payment of conversion fee.— (1) A City District Government or a Tehsil Municipal Administration shall deem a building, plot or land in a notified land use reclassification scheme as converted to the use in accordance with the scheme from the notification of the scheme.

(2) Subject to any legal restrictions imposed under any law for the time being in force, an occupant of a building, plot or land may use the building, plot or land, without any structural change, for a purpose permitted under the notified land use re-classification scheme without payment of conversion fee.

(3) Subject to sub-rule (4), a person shall apply to a local government for construction, alteration or reconstruction of a building, plot or land in accordance with notified land use re-classification scheme.

(4) A local government shall not entertain an application for construction, reconstruction or alteration of a building, plot or land in a notified land use re-classification scheme unless the applicant has paid the

conversion fee in accordance with these rules as applicable on the date of submission of the application.

61. Income from conversion.— A City District Government or a Tehsil Municipal Administration shall keep income from conversion of land use in a separate head and shall spend the income on the provision or development of infrastructure.

62. Building line.— A City District Government or a Tehsil Municipal Administration 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 byelaws;
- (b) thirty feet along a road with right of way of eighty feet and above; and
- (c) ten feet along any other road.

63. Master plan.— A local government shall prepare a master plan or zoning plan in accordance with these rules.

64. Conversion of cinema site.— A City District Government or a Tehsil Municipal Administration may allow conversion of a cinema site:

- (a) in an approved scheme or on land allotted on reserved price subject to the following conditions:
 - (i) conversion fee shall be charged as applicable to conversion of a residential plot to commercial use; and
 - (ii) a cinema or a projection theater with at least one third seating capacity of the existing cinema shall be provided in the new building:
- (b) on private land other than the site on land specified in clause (a), subject to the following conditions:
 - (i) if the cinema is located in an area which is not a commercial area than it shall not be allowed to be converted to any other use;
 - (ii) if the cinema is located in an established built up area which is classified as commercial, on payment of the conversion fee; and
 - (iii) if the cinema site is located in a peri-urban area, which is classified as commercial, on payment of the conversion fee.

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

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

67. Repeal.— The Punjab Local Government (Commercialization) Rules 2004 are hereby repealed.

CHAPTER X INTERIM ARRANGEMENTS

68. Enlistment and survey of declared roads.— (1) A City District Government or a Tehsil Municipal Administration shall, within thirty days from the notification of these rules, prepare a list of roads or segment of roads declared as commercial by the City District Government or the Tehsil Municipal Administration under any law for the time being in force.

(2) A City District Government or a Tehsil Municipal Administration 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 A1 or A2: where more than fifty percent plots facing the road have been converted on payment of commercialization fee; and
- (b) list B on Form B1 or B2: where less than fifty percent of plots facing the road have been converted on payment of commercialization fee.

69. Scrutiny.— The Executive District Officer Municipal Services or the Tehsil Municipal Officer shall submit the lists to the District Planning and Design Committee for scrutiny.

70. Approval.— After the scrutiny of the lists, the District Coordination Officer of a City District or the Tehsil Municipal Officer shall submit the lists and the minutes of meeting of the District Planning and Design Committee to the Tehsil Council or the Zila Council for approval.

71. Notification.— (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall sign and certify the approved lists, in triplicate.

(2) The City District Government or the Tehsil Municipal Administration shall, within seven days from the date of approval, notify the approved lists.

72. Circulation.— (1) The District Coordination Officer or the Tehsil Municipal Officer shall retain two copies of the notified lists in an office of the City District Government or the Tehsil Municipal Administration for record and display on the notice board.

(2) The District Coordination Officer or the Tehsil Municipal Officer shall forward the third copy of the notified lists to the Government.

(3) The City District Government or the Tehsil Municipal Administration 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 City District Government or the Tehsil Municipal Administration.

73. Conversion status.— (1) A City District Government or a Tehsil Municipal Administration 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 a local government for construction, alteration or reconstruction of a building, plot or land facing the road mentioned in a notified list A, for commercial use.

• (4) A local government 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) A City District Government or a Tehsil Municipal Administration 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.

74. Prohibition.— A City District Government or a Tehsil Municipal Administration 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.

75. Enlistment of temporary commercialization.— (1) A City District Government or a Tehsil Municipal Administration 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 City District Government or the Tehsil Municipal Administration under any law for the time being in force.

(2) A City District Government or a Tehsil Municipal Administration shall prepare list C and list D of the buildings in the following manner:

- (a) list C on Form C1 or C2: where the temporary commercialization fee has been deposited prior to the notification of these rules; and
- (b) list D on Form D1 or D2: where the temporary commercialization fee was due but the same has not been deposited prior to the notification of these rules.

76. Scrutiny.— The Executive District Officer Municipal Services or the Tehsil Municipal Officer shall submit the lists to the District Planning and Design Committee for scrutiny.

77. Approval.— After the scrutiny of the lists, the District Coordination Officer of a City District or the Tehsil Municipal Officer shall submit the lists and the minutes of meeting of the District Planning and Design Committee to the Tehsil Council or the Zila Council for approval.

78. Notification.— (1) A District Coordination Officer of a City District or a Tehsil Municipal Officer shall sign and certify the approved lists, in triplicate.

(2) The City District Government or the Tehsil Municipal Administration shall, within seven days from the date of approval, notify the approved lists.

79. Circulation.— (1) The District Coordination Officer or the Tehsil Municipal Officer shall retain two copies of the notified lists in an office of the City District Government or the Tehsil Municipal Administration for record and display on the notice board.

(2) The District Coordination Officer or the Tehsil Municipal Officer shall forward the third copy of the notified lists to the Government.

(3) The City District Government or the Tehsil Municipal Administration 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 City District Government or the Tehsil Municipal Administration.

80. Conversion status.— (1) Subject to the land use classification of an area, a City District Government or a Tehsil Municipal Administration shall, within ten years from the notification of these rules, phase out temporary commercialization of a building mentioned in list C.

(2) A City District Government or a Tehsil Municipal Administration 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 City District Government or the Tehsil Municipal Administration 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.

81. Prohibition.— A City District Government or a Tehsil Municipal Administration shall not entertain or approve any application for temporary commercialization.

82. Re-classification.— Nothing contained in this chapter shall limit the authority of a City District Government or a Tehsil Municipal Administration to reclassify an area including a listed road in accordance with these rules.

BY THE ORDER OF THE GOVERNOR OF THE PUNJAB

SECRETARY TO THE GOVERNMENT,
LOCAL GOVERNMENT AND
COMMUNITY DEVELOPMENT DEPARTMENT

Table A
LAND USE CLASSIFICATION CHARACTERISTICS
 (see rule 4)

Ref Rule #	Land use Classes	Plot Size	Road Width	
			RANGE	TYPICAL
RESIDENTIAL*				
Approved Scheme				
5	RA1	> 2k	50 - 220ft	60ft
	RA2	1k to 2k	30 - 180ft	30ft
	RA3	10m to 1k	30ft to 120ft	30ft
	RA4	< 10m	20ft to 80ft	30ft
Established Built Up Area				
5	RE1	> 1k	40ft to 220ft	40ft
	RE2	10m to 1k	30ft to 120ft	30ft
	RE3	5m to 10m	20ft to 60ft	30ft
	RE4	< 5m	up to 40ft	20ft
COMMERCIAL				
Approved Scheme				
7	CA1	> 2k	50ft to 220ft	60ft
	CA2	1k to 2k	30ft to 180ft	30ft
	CA3	10m to 1k	30ft to 120ft	30ft
	CA4	< 10m	20ft to 80ft	30ft
Established Built Up Area				
7	CE1	> 1k	40ft to 220ft	40ft
	CE2	10m to 1k	30ft to 120ft	30ft
	CE3	5m to 10m	20ft to 60ft	30ft
	CE4	< 5m	up to 40ft	20ft
Commercial Corridor				
7	CC1	> 6k	> 120ft	-
	CC2	4k to 6k	100ft to 120ft	-
	CC3	2k to < 4k	80ft to 100	-
	CC4	1k to < 2k	60ft to 80ft	-
INDUSTRIAL				
Approved Scheme				
9	IA1	5 acre & above	80ft to 200 ft	-
	IA2	1 acre to less than 5 acre	60ft to 140 ft	-
	IA3	4k to less than 1 acre	50ft to 120 ft	-
	IA4	Less than 4k	up to 80ft	-
Established Built Up Area				
9	IE1	Above 4 k	40ft to 80ft	40ft
	IE2	2k to 4 k	30ft to 60ft	30ft
	IE3	1k to less than 2 k	20ft to 60ft	30ft

Ref Rule #	Land use Classes	Plot Size	Road Width	
			RANGE	TYPICAL
	IE4	Less than 1 k	up to 40ft	20ft
Industrial Corridor				
9	IC1**	> 2k	Provincial highways outside the Peri-Urban Area	
9	IC2***	1k to 1 acre	Intra city roads	
PERI-URBAN AREA				
11		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.		
AGRICULTURAL AREA				
12		Land outside the peri-urban area which is predominantly used for the cultivation of crops and includes cropland, pastureland, orchards, nurseries, dairy farms.		
NOTIFIED AREA				
13	Historically significant area	An area designated under any law for the time being in force as historically, architecturally or archeologically significant area.		
13	Environmentally sensitive area	An area includes a natural park, wild life park, forest, mountainous terrain, mining area or a watershed area.		
13	Public sector institution area	An area reserved for Federal, Government, Government, local government, any other public body or an agency thereof.		
13	Other restricted area	Area in which the Federal Government, the Government, or a local government has imposed certain building or area development restrictions.		
13	Intercity service area****	An area designated by a City District Government or a Tehsil Municipal Administration as service area along the intercity road outside the peri-urban area.		

RA	Residential Area (Approved Scheme)
RE	Residential Area (Established built up area)
CA	Commercial Area (Approved scheme)
CC	Commercial Corridor
CE	Commercial Area (Established built up area)
IC	Industrial Corridor
IE	Industrial Area (Established built up area)
IA	Industrial Area (Approved Scheme)
k	kanal
m	marla
ft	feet

- * While preparing the land use classification map, boundary of a notified katchi abadi shall be specifically marked on the block in the residential area.
- ** The depth of the proposed IC1 shall be five hundred meters from the edge of right of way of a road on one or both sides or up to a road or natural barrier; which ever is less.
- *** The depth of the proposed IC2 shall be calculated as four times the right of way of a road measured from the edge of the road or up to a road or natural barrier; which ever is less.
- **** The depth of the proposed IC3A shall be five hundred meters from the edge of the right of way on one or both sides of a road or up to a road or natural barrier; which ever is less. The length of ICA shall not be more than one kilometer.

Note: Land use classification of an urban block shall be decided on the basis of existing land use, predominant plot size and road width.

Table B
PERMITTED / PERMISSIBLE/PROHIBITED LAND USES
 (see rule 14)

Classification	Permitted	Permissible	Prohibited
Residential			
Approved Scheme			
RA1	(i) detached house;	(i) daycare centre or preschool;	Any use neither permitted nor permissible :
RA2	(ii) semi- detached house;	(ii) primary school;	
RA3	(iii) town house;	(iii) secondary school;	
RA4	(iv) residential apartment;	(iv) dispensary with no bed and laboratory facilities;	
	(v) neighborhood level park and playground;	(v) library;	
	(vi) place of worship or prayer;	(vi) guest house having not more than ten rooms;	
	(vii) place of burial or cremation; and	(vii) small size corner shop at the ground floor; and	
	(viii) horticultural nursery;	office of a professional not exceeding twenty five percent of the floor area, as office associated with resident professional; this facility shall be available to a resident holding both a professional degree, diploma or certificate and a registration with a statutory body established under a law for the time being in force:	

Classification	Permitted	Permissible	Prohibited
Established Built Up Area			
RE1	(i) detached house;	(i) daycare centre or preschool;	Any use neither permitted nor permissible :
	(ii) semi- detached house;	(ii) primary school;	
	(iii) town house;	(iii) secondary school;	
	(iv) residential apartment;	(iv) dispensary with no bed and laboratory facilities;	
RE2	(v) neighborhood level park and playground;	(v) library;	
	(vi) place of worship or prayer;	(vi) guest house having not more than ten rooms;	
	(vii) place of burial or cremation; and	(vii) small size corner shop at the ground floor; and	
RE3	(viii) horticultural nursery:	(viii) office of a professional not exceeding twenty five percent of the floor area, as office associated with resident professional; this facility shall be available to a resident holding both a professional degree, diploma or certificate and a registration with a statutory body established under a law for the time being in force:	
RE4			
Commercial			
Approved Scheme			
CA1	(i) multi storey building;	(i) educational institution;	Any use neither permitted nor permissible:
	(ii) apartment;	(ii) research institution with a minimum plot size of four kanal;	
	(iii) plaza;		

Classification	Permitted	Permissible	Prohibited
	(iv) residential flat on upper floor;	(iii) marriage or banquet hall with a minimum plot size of four kanal;	
	(v) market, shopping mall, departmental store;	(iv) cinema;	
	(vi) business facility;	(v) theater, auditorium, concert hall or exhibition hall with a minimum plot size of four kanal;	
CA2	(vii) private office;	(vi) seasonal commercial fare site;	
	(viii) government or semi-government office;	(vii) stadium or play land;	
	(ix) court or tribunal;	(viii) petrol pump or gas station;	
	(x) financial institution;	(ix) bus or truck terminal;	
	(xi) cultural institution such as park, memorial and monument;	(x) loading and unloading requirements of all uses;	
CA3	(xii) hotel up to three star;	(xi) weighbridge;	
	(xiii) motel having not more than twenty rooms;	(xii) private hospital;	
	(xiv) showroom and shop;	(xiii) hotel three star or above;	
	(xv) boutique;	(xiv) television or other studio;	
	(xvi) restaurant;	(xv) auto workshop;	
	(xvii) social welfare institution such as community centre, art gallery & museum;	(xvi) whole sale storage place;	
CA4	(xviii) parking plaza;	(xvii) printing press;	
	(xix) taxi stand and bus halt;	(xviii) athletic club, gymnasium, fitness centre or indoor sport facility; and	
	(xx) police station, post office, fire station; and	(xix) base trans receiver station or communication tower;	
	(xxi) place of worship or prayer;		

Classification	Permitted	Permissible	Prohibited
Established Built Up Area			
CE1	(i) multi storey building; (ii) apartment; (iii) plaza; (iv) residential flat on upper floor; (v) market, shopping mall, departmental store;	(i) educational institution; (ii) research institution with a minimum plot size of four kanal; (iii) marriage or banquet hall with a minimum plot size of four kanal; (iv) cinema;	Any use neither permitted nor permissible:
CE2	(vi) business facility; (vii) private office; (viii) government or semi-government office; (ix) court or tribunal; (x) financial institution; (xi) cultural institution such as park, memorial and monument;	(v) theater, auditorium, concert hall or exhibition hall with a minimum plot size of four kanal; (vi) seasonal commercial fare site; (vii) stadium or play land; (viii) petrol pump or gas station; (ix) bus or truck terminal;	
CE3	(xii) hotel up to three star; (xiii) motel having not more than twenty rooms; (xiv) showroom and shop; (xv) boutique;	(x) loading and unloading requirements of all uses; (xi) weighbridge; (xii) private hospital; (xiii) hotel three star or above;	
CE4	(xvi) restaurant; (xvii) social welfare institution such as community centre, art gallery & museum; (xviii) parking plaza;	(xiv) television or other studio; (xv) auto workshop; (xvi) whole sale storage place; (xvii) printing press; (xviii) athletic club, gymnasium, fitness centre	

Classification	Permitted	Permissible	Prohibited
	(xix) taxi stand and bus halt; (xx) police station, post office, fire station; and (xxi) place of worship or prayer:	or indoor sport facility; and (xix) base trans receiver station or communication tower:	
Commercial Corridor			
CC1	(i) multi storey building; (ii) apartment; (iii) plaza; (iv) residential flat on upper floor; (v) market, shopping mall, departmental store;	(i) educational institution; (ii) research institution with a minimum plot size of four kanal; (iii) marriage or banquet hall with a minimum plot size of four kanal; (iv) cinema; (v) theater, auditorium, concert hall or exhibition hall with a minimum plot size of four kanal;	Any use neither permitted nor permissible
CC2	(vi) business facility; (vii) private office; (viii) government or semi-government office; (ix) court or tribunal; (x) financial institution; (xi) cultural institution such as park, memorial and monument;	(vi) seasonal commercial fare site; (vii) stadium or play land; (viii) petrol pump or gas station; (ix) bus or truck terminal; (x) loading and unloading requirements of all uses;	
CC3	(xii) hotel up to three star; (xiii) motel having not more than twenty rooms; (xiv) showroom and shop; (xv) boutique;	(xi) weighbridge; (xii) private hospital; (xiii) hotel three star or above; (xiv) television or other studio;	

Classification	Permitted	Permissible	Prohibited
CC4	(xvi) restaurant; (xvii) social welfare institution such as community centre, art gallery & museum; (xviii) parking plaza; (xix) taxi stand and bus halt; (xx) police station, post office, fire station; and (xxi) place of worship or prayer:	(xv) auto workshop; (xvi) whole sale storage place; (xvii) printing press; (xviii) athletic club, gymnasium, fitness centre or indoor sport facility; and (xix) base trans receiver station or communication tower:	
Industrial			
Approved Scheme			
IA1	the permitted land uses shall be in accordance with the approved scheme of an industrial area:	the permissible land uses shall be in accordance with the approved scheme of an industrial area:	the prohibited land uses shall be in accordance with the approved scheme of an industrial area:
IA2			
IA3			
IA4			
Established Built Up Area			
IE1	(i) cottage or light industry; (ii) construction equipment; (iii) warehouse, storage or distribution centre; (iv) building material store; (v) fire station; and (vi) loading and unloading place:	(i) medium industry; (ii) petrol pump or gas station; (iii) essential residential, commercial or educational facility for laborers or employees; and (iv) police station, post office:	(i) storing, packing, pursing, cleaning, preparing, and manufacturing of blasting powder, ammunition, fire works, gun powder, sulphur, mercury, gases, nitro-compounds, phosphorous, dynamite;

Classification	Permitted	Permissible	Prohibited
IE2			(ii) storing explosives, petrol, oil, lubricants, and other inflammable materials including coal, chemicals, liquids or otherwise cleaning dyeing, preparing and manufacturing of cloth or yarn in indigo or other colour;
IE3			(iii) storing, processing, cleaning, crushing, melting, preparing or manufacturing and dealing in bombs, tallow, offal; fat blood, soap, raw or dry hide or skin, washing or dyeing wool or hair; and
IE4			(iv) casting of heavy metals, electro plating, welding, marble cutting and polishing, manufacturing of cement or pipes, burning or grinding of lime stone, metal or use of any other obnoxious or hazardous material:
Industrial Corridor			
IC1	(i) light, medium or heavy industry including manufacturing, production, processing, cleaning, servicing and repair of materials, goods or products;	(i) storing, packing, pursing, cleaning, preparing, and manufacturing of blasting powder, ammunition, fire works, gun powder, sulphur, mercury, gases, nitro-	Any use neither permitted nor permissible

Classification	Permitted	Permissible	Prohibited
	<ul style="list-style-type: none"> (ii) ancillary office or place for industry; (iii) petrol pump or gas station; (iv) essential residential, commercial or educational facility for employees; (v) police station, post office or fire station; (vi) loading and unloading place; (vii) construction equipments; (viii) warehouse, storage or distribution center; and (ix) building material store: 	<ul style="list-style-type: none"> compounds, phosphorous, dynamite; (ii) storing explosives, petrol, oil, lubricants, and other inflammable materials including coal, chemicals, liquids or otherwise cleaning dying, preparing and manufacturing of cloth or yarn in indigo or other colour; (iii) storing, processing, cleaning, crushing, melting, preparing or manufacturing and dealing in bombs, tallow, offal, fat blood, soap, raw or dry hide or skin, washing or dying wool or hair; and (iv) casting of heavy metals, electro plating, welding, marble cutting and polishing, manufacturing of cement or pipes, burning or grinding of lime stone, metal or use of any other obnoxious or hazardous material: 	
IC2	<ul style="list-style-type: none"> (i) cottage or light industry; (ii) construction equipment; (iii) warehouse, storage or distribution centre; (iv) building material store; (v) fire station; and (vi) loading and unloading place: 	<ul style="list-style-type: none"> (i) medium industry; (ii) petrol pump or gas station; (iii) essential residential, commercial or educational facility for laborers or employees; and (iv) police station, post office: 	<ul style="list-style-type: none"> (v) storing, packing, pursing, cleaning, preparing, and manufacturing of blasting powder, ammunition, fire works, gun powder, sulphur, mercury, gases, nitro-compounds, phosphorous, dynamite; (vi) storing explosives, petrol, oil, lubricants, and other

Classification	Permitted	Permissible	Prohibited
			<p>inflammable materials including coal, chemicals, liquids or otherwise cleaning dying, preparing and manufacturing of cloth or yarn in indigo or other colour;</p> <p>(vii) storing, processing, cleaning, crushing, melting, preparing or manufacturing and dealing in bombs, tallow, offal, fat blood, soap, raw or dry hide or skin, washing or dyeing wool or hair; and</p> <p>(viii) casting of heavy metals, electro plating, welding, marble cutting and polishing, manufacturing of cement or pipes, burning or grinding of lime stone, metal or use of any other obnoxious or hazardous material:</p>
Peri- Urban Area			
	Uses permitted in the peri-urban areas shall be in accordance with the approved peri-urban structure plan:	Uses permissible in the peri-urban areas shall be in accordance with the approved peri-urban structure plan:	Any use prohibited in the approved peri-urban structure plan:

Classification	Permitted	Permissible	Prohibited
Agricultural Area			
	<ul style="list-style-type: none"> (i) crop; (ii) orchard; (iii) pasture land; (iv) livestock such as dairy or poultry farm; (v) forest; (vi) nursery or a green house; and (vii) tube well: 	<ul style="list-style-type: none"> (i) rural settlement, hamlet or village; (ii) place of worship or prayer; (iii) place of burial or cremation; (iv) corner shop; (v) agricultural machinery workshop; (vi) brick kiln; (vii) basic health unit; (viii) animal husbandry clinic; (ix) country club; (x) farm house; (xi) public or private recreational park; and (xii) zoo or wildlife park: 	Any use neither permitted nor permissible
Notified Area			
Historically significant area	a competent authority shall ensure that land use in a historically significant area is in accordance with any special or general law:	a competent authority shall ensure that land use in a historically significant area is in accordance with any special or general law:	Any use neither permitted nor permissible
Environmentally sensitive area	<ul style="list-style-type: none"> (i) park; (ii) play ground; (iii) katcha access track; and (iv) ancillary use in an existing settlement: 	<ul style="list-style-type: none"> (i) information and visitor center; (ii) tube well; (iii) farm house; (iv) hut; (v) biological garden; 	Any use neither permitted nor permissible

Classification	Permitted	Permissible	Prohibited
		(vi) wet land; (vii) observatory; (viii) labor colony; and (ix) any ancillary use:	
Public sector institutional area	land use in accordance with any special or general law:	(i) public office including a Federal Government, Government, local government office or an office of any public body or authority; (ii) official residence; (iii) educational institution; (iv) religious institution; (v) mess or club; (vi) healthcare institution; (vii) diplomatic premises; (viii) jail or prison; and (ix) any ancillary use:	Any use neither permitted nor permissible
Other restricted area	land use permitted in accordance with any special or general law:	land use permissible in accordance with any special or general law:	Any use neither permitted nor permissible
Intercity service area	(i) commercial use; (ii) residential use; and (iii) any ancillary use:	(i) petrol pump or gas station; (ii) bus or truck terminal; (iii) loading and unloading place; (iv) service station or workshop; and (v) weighbridge	Any use neither permitted nor permissible

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- RA Residential Area (Approved Scheme)
- RE Residential Area (Established built up area)
- CA Commercial Area (Approved scheme)
- CC Commercial Corridor
- CE Commercial Area (Established built up area)
- IC Industrial Corridor
- IE Industrial Area (Established built up area)
- IA Industrial Area (Approved Scheme)

Table C
PERMISSIBLE LAND USE RE-CLASSIFICATION
 (see rule 37)

Classification	Proposed	R	R	R	R	R	R	R	R	C	C	C	C	C	C	C	C	C	C	C	I	1	I	I	I	I	I	I	I	P	A	H	E	P	O	I					
	Existing	A	A	A	A	E	E	E	E	A	A	A	A	E	E	E	E	C	C	C	C	A	A	A	A	E	E	E	E	C	C	U	A	S	S	S	R	C			
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	A	A	A	A	A	A				
RESIDENTIAL																																									
Approved Scheme																																									
	RA1		Y							Y	Y								Y	Y	Y	Y															Y		Y		
	RA2			Y							Y	Y										Y																Y		Y	
	RA3											Y										Y																Y		Y	
	RA4												Y																									Y		Y	
Established Built Up Area																																									
	RE1						Y							Y	Y																							Y		Y	
	RE2							Y							Y	Y							Y															Y		Y	
	RE3								Y							Y	Y																						Y		Y
	RE4															Y	Y																					Y		Y	
COMMERCIAL																																									
Approved Scheme																																									
	CA1																																						Y		Y
	CA2										Y																												Y		Y
	CA3											Y																											Y		Y

Classification	Proposed	R	R	R	R	R	R	R	R	C	C	C	C	C	C	C	C	C	C	C	C	I	1	1	1	1	1	1	1	1	P	A	H	E	P	O	I				
	Existing	A	A	A	A	E	E	E	E	A	A	A	A	E	E	E	E	C	C	C	C	A	A	A	A	E	E	E	E	C	C	U	A	S	S	S	R	C			
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	A	A	A	A	A	A	A			
	IE2					Y								Y						Y					Y	■											Y				
	IE3					Y								Y							Y					Y	■											Y			
	IE4						Y							Y													Y	■										Y			
Industrial Corridor																																							Y		
	IC1																																					Y	Y		
	IC2																																						Y		
PERI URBAN AREA																																								Y	
		Y	Y	Y	Y									Y	Y	Y	Y																						Y		
AGRICULTURAL AREA																																								Y	
		As provided under these rules.																																							
NOTIFIED AREA																																									
Historically significant		As provided under these rules.																																							
Environmentally sensitive area		As provided under these rules.																																							
Public sector institutional area		As provided under these rules.																																							
Other restricted area		As provided under these rules.																																							
Intercity service area		As provided under these rules.																																							

T

RA	Residential Area (Approved Scheme)
RE	Residential Area (Established built up area)
CA	Commercial Area (Approved scheme)
CC	Commercial Corridor
CE	Commercial Area (Established built up area)
IC	Industrial Corridor
IE	Industrial Area (Established built up area)
IA	Industrial Area (Approved Scheme)

Table D
ADMINISTRATION AND ENFORCEMENT
(see rule 65)

SR. NO	ACTIVITY	PREPARATION		ENFORCEMENT	
		CITY DISTRICT GOVERNMENT	TEHSIL MUNICIPAL ADMINISTRATION	CITY DISTRICT GOVERNMENT	TEHSIL MUNICIPAL ADMINISTRATION
1	i. land use classification map; ii. peri-urban structure plan; iii. planning map; iv. district planning map; v. land use reclassification scheme; vi. redevelopment plan; vii. list A under rule 68;	<p>District Coordination Officer shall ensure that plans, maps, scheme and lists are prepared within the prescribed time;</p> <p>Executive District Officer (Municipal Services) shall ensure that plans, maps, scheme and lists are prepared within the prescribed time;</p> <p>District Officer (Spatial Planning) shall make all possible arrangements including engagement of Consultants, if necessary, for the timely preparation of plans, maps, scheme and lists;</p> <p>Deputy District Officer (Spatial Planning) shall assist</p>	<p>Tehsil Municipal Officer shall ensure that plans, maps, scheme and lists are prepared within the prescribed time;</p> <p>Tehsil Officer (Planning and Coordination) shall make all possible arrangements including engagement of Consultants, if necessary, for the timely preparation of plans, maps, scheme and lists;</p> <p>Building Surveyors shall assist in survey and data collection for the timely preparation of plans, maps, scheme and lists;</p>	i. District Coordination Officer (DCO); ii. Executive District Officer (Works and Services); iii. Executive District Officer (Municipal Services); iv. District Officer (Spatial Planning); v. Deputy District Officer (Spatial Planning); vi. Town Officer (Planning and Coordination) of	i. Tehsil Municipal Officer; ii. Tehsil Officer (Planning and Coordination); iii. Assistant Tehsil Officer (Planning and Coordination) where available; iv. Tehsil Officer (Infrastructure and Services) v. Tehsil Officer (Regulation); vi. Enforcement Inspectors; vii. Building Inspectors;

SR. NO	ACTIVITY	PREPARATION		ENFORCEMENT	
		CITY DISTRICT GOVERNMENT	TEHSIL MUNICIPAL ADMINISTRATION	CITY DISTRICT GOVERNMENT	TEHSIL MUNICIPAL ADMINISTRATION
	<p>viii. list B under rule 68;</p> <p>ix. list C under rule 75; and</p> <p>x. list D under rule 75.</p>	<p>the District Officer (Spatial Planning) in the timely preparation of plans, maps, scheme and lists;</p> <p>Town Officer (Planning and Coordination) shall assist the District Officer (Spatial Planning) in the timely preparation of plans, maps, scheme and lists;</p> <p>Building Surveyors shall assist in survey and data collection for the timely preparation of plans, maps, scheme and lists;</p> <p>Draftsman shall assist in timely preparation of plans, maps, scheme and lists:</p>	<p>Draftsman shall assist in timely preparation of plans, maps, scheme and lists:</p>	<p>the respective Town;</p> <p>vii. Assistant Town Officer (Planning and Coordination) where available;</p> <p>viii. Town Officer (Infrastructure and Service) of the respective Town;</p> <p>ix. Town Officer (Regulation) of the respective Town;</p> <p>x. Enforcement Inspectors;</p> <p>xi. Building Inspectors;</p> <p>xii. Union Nazim.</p>	<p>Union Nazim.</p>

Form A1

(see rule 68)

**Roads or segment of roads declared as commercial
having more than fifty percent converted plots
(TMA)**

Name of Tehsil Municipal Administration _____

Name of District Government _____

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 By:

Name of Tehsil Officer (Planning & Coordination)	
Signature	
Stamp	
Date	

Certified By:

Name of Tehsil Municipal Officer	
Signature	
Stamp	
Date	

Form A2

(see rule 68)

**Roads or segment of roads declared as commercial
having more than fifty percent converted plots
(CDG)**

Name of City District Government _____

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 By:

Name of District Officer (Spatial Planning)	
Signature	
Stamp	
Date	

Certified By:

Name of Executive District Officer (Municipal Services)	
Signature	
Stamp	
Date	

Form B1

(see rule 68)

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

Name of Tehsil Municipal Administration _____

Name of District Government _____

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 By:

Name of Tehsil Officer (Planning & Coordination)	
Signature	
Stamp	
Date	

Certified By:

Name of Tehsil Municipal Officer	
Signature	
Stamp	
Date	

Form B2

(see rule 68)

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

Name of City District Government _____

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 By:

Name of District Officer (Spatial Planning)	
Signature	
Stamp	
Date	

Certified By:

Name of Executive District Officer (Municipal Services)	
Signature	
Stamp	
Date	

Form C1

(see rule 75)

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

Name of Tehsil Municipal Administration _____

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 Tehsil Officer (Planning & Coordination)	
Signature	
Stamp	
Date	

Certified By:

Name of Tehsil Municipal Officer	
Signature	
Stamp	
Date	

Form C2

(see rule 75)

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

Name of City District Government _____

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 District Officer (Spatial Planning)	
Signature	
Stamp	
Date	

Certified By:

Name of Executive District Officer (Municipal Services)	
Signature	
Stamp	
Date	

Form D1

(see rule 75)

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

Name of Tehsil Municipal Administration _____

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 Tehsil Officer (Planning & Coordination)	
Signature	
Stamp	
Date	

Certified By:

Name of Tehsil Municipal Officer	
Signature	
Stamp	
Date	

Form D2

(see rule 75)

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

Name of City District Government _____

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 District Officer (Spatial Planning)	
Signature	
Stamp	
Date	

Certified By:

Name of Executive District Officer (Municipal Services)	
Signature	
Stamp	
Date	