



GOVERNMENT OF THE PUNJAB
LOCAL GOVERNMENT & COMMUNITY DEVELOPMENT
DEPARTMENT

Dated: 17th September 2021

NOTIFICATION

No. SOR(LG)38-19/2021:- In exercise of the power conferred under section 311 (1), the Secretary LG&CD Department, hereby issues Punjab Local Governments Land Use Plan Regulations 2021 with the approval of Minister Local Government & Community Development. The Regulations are intended to give a planning procedure for Peri Urban areas contiguous to urban areas in Punjab. The Regulations will allow proper planning of such areas ensuring contiguous, compact and planned development of such areas.

1. Title and Commencement:

- (1) These regulations shall be cited as the Punjab Local Governments Land Use Plan Regulations 2021.
- (2) They shall come into force at once.

2. Definitions: (1) In the regulations:

- a) "Act" means the Punjab Local Government Act 2019.
- b) "Rules" means the Punjab Local Governments Land Use Plan (Classification, Reclassification and Redevelopment) Rules 2020.

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

3. Master Plan - Master Plans / Outline Development Plan already notified / approved and previously prepared may be construed as approved / extended under Punjab Local Governments Land Use Plan (Classification, Reclassification and Redevelopment) Rules 2020 for the purpose of land use control and regulations till the notification of master plan / new land use plans.

4. Site Development Zone

(1) Only Peri urban areas notified or construed/elaborated in Rule 81 of Punjab Local Governments Land Use Plan (Classification, Reclassification and Redevelopment) Rules 2009, may be considered for development as a Site Development Zone/Zones by a local government.

(2) All future Site Development Zones established by local government will be subject to a Site Development Zone Structure Plan as provided under the rules.

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(3) In addition to the requirements given under the rules for the establishment of a Site Development Zone following parameters shall also be considered when developing the Structure Plan of a Site Development Zone;

- a) The local government shall take into account population growth estimates in the area. It shall also look at patterns of population spread on ground and based upon the future population growth forecast the future housing demand for the next 8 years;
- b) The need for additional land to accommodate future housing units will also take into account higher housing density in the proposed Site Development Zone with the objective to check low density urban sprawl;
- c) Ensuring as far as possible the use of land for compact development within the zone so as to minimize additional land requirement;
- d) While determining the boundary of any Site Development Zones contiguous to an urban area, the local government shall ensure that potential for infill development has been exploited to the maximum;
- e) Number of vacant plots available for construction in already approved housing schemes shall also be taken into account when determining additional land requirement;
- f) The availability of standard service infrastructure and the cost of providing such infrastructure to a Site Development Zone shall also be taken into account;
- g) The existence of prime agriculture land, forests and other environmentally and ecologically important areas including heritage and cultural sites within a Site Development Zone maybe excluded from it.

(4) Local governments shall ensure that the Structure Plans of such Site Development Zones shall be prepared within 6 months from giving effect to these regulations. Provided that Regulation 3 shall be applicable till the master plan / land use plan is prepared and notified.

5. Conversion Fee:

(1) A local government shall assess conversion fee after clearance from District Planning and Design Committee (DPDC) and issue a demand notice to the applicant

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to deposit conversion fee within one month of issuance of demand notice in the notified bank / branch.

(2) In case of failure in payment of conversion fee within the time specified in regulation 5(1), clearance from DPDC shall stand revoked and applicant shall apply afresh for conversion of land use.

(3) All pending cases at the time of promulgation of the rules

- a. where approval of conversion has been accorded under the repealed rules but the conversion fee has not been fully paid, conversion fee shall be assessed afresh and collected under the rules and regulations.
- b. where approval of conversion has not been accorded but the conversion fee has been paid under the repealed rules and any legal requirement is pending at the end of applicant, conversion fee shall be assessed afresh and collected under the rules and regulations.
- c. where approval of conversion has not been accorded but the conversion fee has been paid under the repealed rules and no legal requirement is pending at the end of applicant, conversion fee shall not be assessed afresh.

Dated: 17th September 2021

**SECRETARY
LG&CD DEPARTMENT**

No & Date Even:

A copy is forwarded for information and necessary action to the:

1. All Administrative Secretaries, Punjab.
2. All Commissioners in Punjab.
3. All Deputy Commissioners in Punjab.
4. Additional Secretary (General) to Chief Secretary Punjab.
5. All Administrators of Local Governments.
6. All Assistant Commissioners in Punjab.
7. All Chief Officers of Local Governments.
8. All Officers of Planning Wing of Local Governments.
9. PSO to Chief Secretary, Punjab.
10. PSO to Secretary LG&CD.
11. PS to Principal Secretary to Chief Minister, Punjab.
12. PS to Secretary (Coordination) to Chief Minister, Punjab.


(SAEED AHMAD) 17/9/21.
SECTION OFFICER (REGULATIONS)