



کے نام سے شروع جو بڑا مہربان نہایت رحم والا ہے

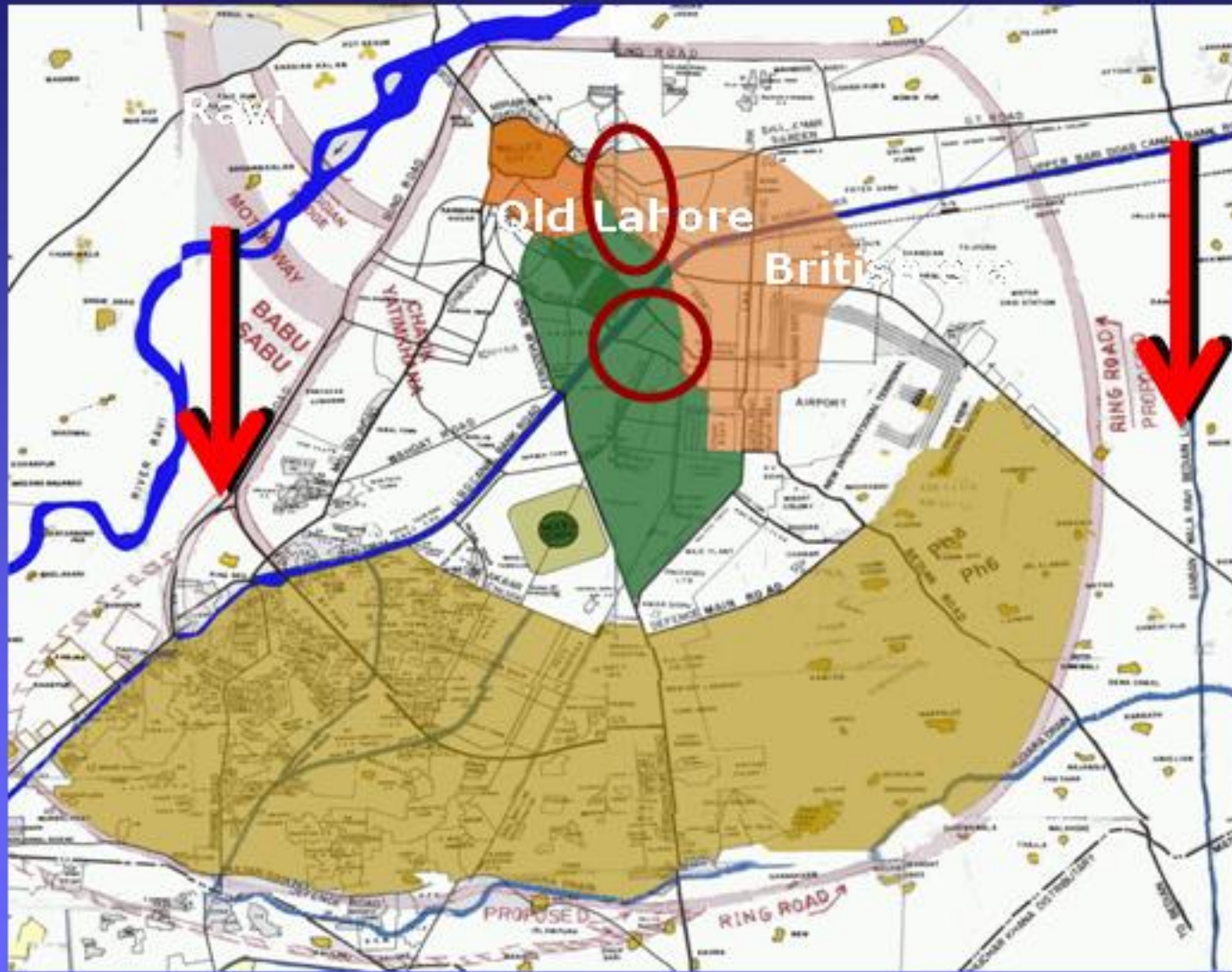
In the name of Allah, the Beneficent, the Merciful

بِسْمِ اللّٰهِ الرَّحْمٰنِ الرَّحِیْمِ

LDA BUILDING BYE-LAWS, ENFORCEMENT STRATEGIES & MONITORING MECHANISM



NEW DEVELOPMENTS AND GROWTH OF CITY



SCOPE OF PRESENTATION

- Existing Building Control mechanism.
- Existing Monitoring Mechanism.
- Legal framework under LDA Act-1975 and Building Regulations.
- Current problems and issues.
- Lack of coordination of building control agencies.
- Suggestions.

BACKGROUND

- Lahore been dynamic in its physical as well functional growth, but has usually developed in a piecemeal fashion independently with little or no planning / coordination.
- This has resulted in the intermixture of incompatible land-uses and numerous civic problems including traffic hazards, lack of community facilities / services and haphazard growth.
- These problems are likely to worsen with the passage of time. Because of urbanization at rate of 7% per annum, all parts of the city is affected. The present state of living environment in the city is also result of non availability of proper planning agencies, weak enforcement, absence of scientific and technical research, disrespect of law and oblivious community. The cities environment is deteriorating and threatening the sustainable development.

BACKGROUND

- There is a need to improve the quality of environment and ensure development of environmentally sustainable and healthy city.
- Prior to the establishment of LDA in 1975, Lahore Improvement Trust was responsible for building and development control in Lahore.
- There are two main agencies responsible for building and development control in Lahore. In addition to these Lahore Cantonment Board and DHA are also performing building control in their respective areas.
- LDA exercise its building control within its approved housing schemes, notified controlled area and private housing schemes, whereas CDG Lahore within its area of jurisdiction.

NOTIFIED LAND-USE PLANS TO GUIDE DEVELOPMENT IN LAHORE

- Master Plan for Greater Lahore-1972.
- Govt. Notification for General and Special Commercial areas-1975.
- Lahore Structure Plan-1981.
- Integrated Master Plan for Lahore-2021.

Master Plan for Greater Lahore-1972

- Second Five Year Plan envisaged the preparation of the Master Plan.
- A Master Plan Committee was set-up under the Chairmanship of the Commissioner Lahore Division Lahore.
- The Master Plan was sanctioned on 24-07-1972 and came into force w.e.f 01-09-1972.
- Under this plan, the Lahore Metropolitan Area was divided into the following 6 use zones:
 - I. Residential.
 - II. Commercial.
 - III. Institution.
 - IV. Industrial.
 - V. Industrial and Manufacturing.
 - VI. Recreational.

LAHORE STRUCTURE PLAN-1981

- Lahore Structure Plan –1981 was approved by LDA to guide and control future growth of the city.
- It was principally based on broader guideline for future expansion of the city with emphasis on proposed road network.
- It was not based on land-use control policy for the existing built up area or new growth of the city, therefore the change of land-use was not documented.
- The rapid change of land-use during the period was neither anticipated nor controlled or regularized properly.

INTEGRATED MASTER PLAN FOR LAHORE-2021

- The Master Plan was approved by LDA Authority Lahore in 2004.
- It provides land-uses control policy for the existing built-up area as well as for proposed extension of the city.
- The central commercial area has been increased in the Master Plan and extended up-to Qartaba Chowk along Queens Road.
- The Commercialization Rules-2001 was incorporated in the Master Plan and the extended commercial activity against the permitted uses, was recommended to be regularized under the enforced commercialization policy .

EXISTING ENFORCEMENT MECHANISM

- Notified LDA Building Regulations enforced time to time:
 - i. Building Regulations-1976.
 - ii. Building Regulations-1984.
 - iii. Building Regulations-1997.
 - iv. Building Regulations-2005.
 - v. Building Regulations-2006.
 - vi. Building Regulations-2007.
 - vii. LDA Building & Zoning Regulations-2008.

EXISTING ENFORCEMENT MECHANISM

- LDA performs its duties under LDA Act-1975 and pursuant Building Regulations notified to regulate the building control activity.
- Powers to approve the building plans have been entrusted to different tiers with overall control of the authority.
- Levy of fee / fine and other administrative decisions is also within the ambit of the authority.
- Residential Building plans up-to 07 Marlas is approved by Assistant Director (TP).
- Residential Building plans up-to one Kanal is approved by Deputy Director (TP) and commercial up-to 10 Marlas.
- Residential / Apartment /Farm houses plans above one Kanal is approved by Director (TP) and commercial above 10 Marlas.

EXISTING ENFORCEMENT MECHANISM

- Building plans of Multi-storey buildings, Public buildings and Industrial Buildings etc are approved by Chief Town Planner.
- In order to have strict enforcement, the approval of commercial buildings are released in phases.
- Chief Town Planner is responsible for building control in LDA assisted by Director (TP), Deputy Director (TP) and Assistant Directors.
- Action against illegal and unauthorized construction activities are initiated by Assistant Directors (TP).
- Legal proceedings including issuance of notices and submission of challans in the court of Senior Judicial Magistrate are forwarded by Deputy Director (TP).

CURRENT PROBLEMS

- Lack of coordination of different building control agencies in the city.
- Non provision of police force and demolition machinery for timely operation against illegal and unauthorized constructions.
- Weak and slow legal proceedings / action against the defaulters.
- Non cooperation of local police station for registration of cases against defaulters.
- Disrespect of law, building regulation and oblivious community.

SUGGESTIONS

- Proper and regular coordination of all building control agencies.
- Effective and fully equipped mechanism for efficient action against illegal and unauthorized construction activity.
- Efficient and prompt action by local police station.
- Preferably establishment of separate police station in LDA exclusively for enforcement of provisions of LDA Act and LDA Building Regulations.
- NOC may be considered mandatory from LDA for commercial plazas for transfer of property by registration authority.
- Provision of approved plans for approval of utilities connections including electricity, gas, water supply and telephone etc.

THANK YOU