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FAISALABAD DEVELOPMENT AUTHORITY (UD.WING), FAISALABAD.

NOTIFICATION

No./ 136 /DG/FDA-2022 Dated: 24.03.2022

Subject: - FDA MASTER PLAN REGULATIONS, 2022.

In exercise of the powers conferred under section 44 of the Punjab Development of Cities Act, 1976 (Act XIX of 1976) and Rule-2(bb) of Punjab Development Authority Land Use (Classification, Reclassification & Redevelopment) Rules, 2021, the Governing Body of FDA in its 117th meeting held on 16.03.2022 has approved the following FDA Master Plan Regulations, 2022: -

CHAPTER I

1. Short Title and Commencement. (1) These regulations shall be cited as, Faisalabad Development Authority Master Plan Regulations, 2022.

(2) They shall come into force at once.

2. Definitions.- (1) In these Regulations:

- (a) "approved scheme" means a scheme approved by the Government, Authority, a local government or any other public authority competent to grant approval;
- (b) "authority" means Faisalabad Development Authority;
- (c) "commercial area" means an area which is designated for commercial use as per approved scheme or master plan, or is being used as such in established built-up area or declared commercial area by Competent Authority.

- (d) "controlled area" means an area declared as such through a notification by the Faisalabad Development Authority under the Act.
 - (e) Government means Government of the Punjab;
 - (f) "established built-up area" means the built-up area other than the area in an approved scheme;
 - (g) "commercial use" is as defined in the Punjab Development Authority Land Use (Classification, Reclassification and Redevelopment) Rules 2021.
 - (h) "land use plan" means a plan which typically separates uses such as residential, commercial, industrial and such like other uses that are incompatible with each other for that area;
 - (i) "master plan" means the traditional method for presenting a set of land usage, allocation and control measures in the form of a map in graphical form and is supported by written statement of goals and objectives strategy, financial implications and policies for planning and development for an area and includes a structure plan, peri-urban structure plan and metropolitan plan;
 - (j) "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;
 - (k) "outline development plan" means a plan pertaining to land use, allied matters and may include agro-village development or any other plan duly approved by the competent authority;
 - (l) "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 agriculture activity and is likely to be urbanized in the next twenty years;
 - (m) "project area" means an area selected by the authority to prepare an amendment plan;
 - (n) "Rules" means The Punjab Development Authority Land Use (Classification, Reclassification and Redevelopment) Rules, 2021.
 - (o) "Scrutiny Committee" means a committee constituted under these regulations;
 - (p) "special development zone" means a zone where only specific land uses and provisions of development are allowed.
- (2) The word or term used but not defined in these regulations shall have the same meaning as in the Rules / regulations.

CHAPTER II MASTER PLAN

- 3. Preparation.** The authority shall, from time to time prepare the master plan for the area at its own or on the request of any other authority concerned with the District Development.
- 4. Components.** The Authority, for preparation of master plan or any part thereof, may consider the following:
- (a) vision for growth and development;
 - (b) objectives containing demands of various segments of economy;
 - (c) strategy for area development;
 - (d) land use plan;
 - (e) peri-urban structure plan;
 - (f) proposed project and program; and
 - (g) proposed institutional arrangement and implementation framework.
- 5. Process.** The following process may be adopted by the authority for preparation of master plan:
- (a) undertake surveys, studies and analyses on different aspects such as demography, housing, environment, trade and commerce, industries, conservation of heritage,

transportation, health, infrastructure, education facilities, disaster management, sports facilities, infrastructure development, economy and employment and such like other factors;

(b) Preparation of draft master plan including:

- (i) draft peri-urban structure plan;
- (ii) regional economic development plan;
- (iii) land use plan;
- (iv) strategic short, medium and long term project; and
- (v) institutional framework and financial plans etc.

(c) Public Consultation:

- (i) the Authority shall invite objections or suggestions by giving public notice indicating salient features of the draft master plan on its website, to the key stakeholders of the area and in at least two leading national newspapers.
- (ii) the authority shall arrange public hearing on a specified date, time and place;
- (iii) the Authority shall maintain record of the proceedings for a minimum period of five years after the approval of draft master plan;
- (iv) the draft master plan shall be prepared, signed and stamped by an officer of the authority not below the level of Deputy Director concerned; and
- (v) the draft master plan shall be counter signed by the officer not below the level of a Director concerned and forward it to the Director General.

(d) The Director General shall forward the draft master plan to the Scrutiny Committee which may either recommend the plan for approval or propose amendments in the draft Master Plan.

(e) After the recommendation of the Scrutiny Committee the Director concerned shall submit the draft Master Plan and observations of Scrutiny Committee to the Authority for approval and the Authority may approve, amend, defer or refer back the Master Plan for amendments.

(f) The Additional Director General shall sign and certify the approved master plan, in triplicate and the Authority shall, within seven days from the date of approval, notify the approved master plan and publish it on the website of the Authority.

(g) The Director concerned shall retain a copy of the notified master plan in the office for record and display on the notice board, and shall forward the other copies of the notified master plan to the Government.

(h) Any person may, on payment of the requisite fee, obtain a certified copy of the notified master plan from the Authority.

6. Land use plan.- In the master plan, the area shall be classified into various land use classes, such as:

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

- 7. Peri-urban boundary and structure plan.** (1) The Authority shall mark the boundary of the peri-urban area on the basis of:
- direction and trend of the urban sprawl;
 - population growth rate; and
 - requirements of urban development for the next at least twenty years.
- (2) After the boundary of the peri-urban area is marked, the peri-urban structure plan shall be prepared by:
- using the satellite imagery;
 - conducting field survey; and
 - marking boundaries of the established built-up area and approved housing schemes on the base map.
- (3) The peri-urban structure plan shall include:
- proposed road network;
 - division of area into block; and
 - the proposed land uses for various blocks.
- (4) After the peri-urban boundary is notified but until the land uses for various blocks under clause (c) of sub regulation (3) are allocated, the peri-urban area shall be considered as residential.

8. Scrutiny Committee: (1) The Scrutiny Committee shall consist of the following:

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| a) Commissioner, Faisalabad Division Faisalabad; | Chairman |
| b) Representative of Secretary Housing Urban Development & Public Health Engineering Department, Lahore not below the rank of Additional Secretary; | Member |
| c) Deputy Commissioner, Faisalabad; | Member |
| d) Director General of the Authority; | Member |
| e) Additional Director General; | Secretary |
| f) Managing Director WASA; | Member |
| g) Managing Director TEPA; | Member |
| h) Chief Officer Metropolitan Corporation, Faisalabad; | Member |
| i) Director Town Planning-I of the Authority; | Member |
| j) Director Town Planning-II of the Authority; | Member |
| k) One Member of Governing Body recommended by Chairman, FDA. | Member |
| l) One co-opted member to be nominated by the Chairman Scrutiny Committee i.e. Commissioner, Faisalabad | Member |

- (2) The Committee shall perform functions in accordance with the provisions of these regulations.
- (3) The Chairperson of the Committee may convene a meeting of the Committee.
- (4) The Committee shall take decision by majority of the members present and voting.
- (5) One half of the total membership of the Committee shall constitute quorum for a meeting of the Committee.

CHAPTER III AMENDMENT IN MASTER PLAN

- 9. Amendment.**-(1) During the currency of a master plan, the Authority may, with prior approval of the Government, amend or review the master plan or part thereof.
- (2) The Authority, for purpose of amendment in the master plan, may prepare an amendment plan for the area or any part thereof, to be known as a project area.

- (3) The Authority shall select the project area proposed for amendment in accordance with the following criteria:
 - (a) trend of changes in the existing land uses;
 - (b) market demand for the change of land use in the area;
 - (c) compatibility with adjoining uses;
 - (d) social, environmental or urban development problems due to the existing master plan;
 - (e) any other reason which the Authority may consider necessary for the selection of the project area.
- (4) After the selection of the project area, the Authority shall prepare an amendment plan by:
 - (a) demarcating the boundaries of the project area;
 - (b) undertaking survey of the project area including:
 - (i) a topographic survey;
 - (ii) land use survey;
 - (iii) documentation of the existing infrastructure and design capacity;
 - (iv) collection of secondary data regarding utility services, traffic and transportation.
- (5) A proposed amendment plan shall include following documents:
 - (a) location plan of the project area;
 - (b) site plan, giving details of the project area;
 - (c) notified existing land use plan of the project area; and
 - (d) proposal for land use amendment of the project area.


10. Consultation and process.- (1) The Authority shall:

- (a) invite objections or suggestion by giving public notice indicating salient feature of the draft amended plan of the project area on its website, to the key stakeholder of the area and in at least two leading national newspapers;
 - (b) arrange public hearing on a specified date, time and place; and
 - (c) maintain record of the proceedings for a minimum period of five years after the approval of draft amended plan.
- (2) The draft amendment plan shall be prepared, signed and stamped by an officer of the authority not below the level of Deputy Director concerned and counter signed by an officer not below the level of a Director concerned.
 - (3) The Director General shall forward the draft amendment plan to the Scrutiny Committee, which may either recommend the plan for approval or propose changes in the draft amendment plan.
 - (4) The Director General shall submit the draft amendment plan and observations of scrutiny committee to the Authority which may amend, defer or refer back the amendment plan for changes or otherwise approve the amended plan and observation of scrutiny committee and forward it with its recommendation to the Cabinet through Administrative Department for final approval of the Cabinet. Thereafter, the Authority shall proceed accordingly.
 - (5) The Additional Director General shall sign and certify the approved draft of amendment plan, in triplicate, and the Authority shall, within seven days from the date of approval, notify the approved draft amendment plan.
 - (6) The Additional Director General shall retain a copy of the notified amended plan in the office for record and display on the notice board, and forward the other copies of the notified amended plan to the Government and the local government in the area.
 - (7) The Authority shall publish the notified amended plan on its website.
 - (8) Any person may, on payment of the requisite fee, obtain a certified copy of the notified amended plan from the Authority.

11. **Appeal.** (1) Any person aggrieved by an action taken under these regulations, may, within thirty days, file an appeal before the Secretary Housing Urban Development and Public Health Engineering Department Lahore.
- (2) An appeal under these regulations shall consist of an application signed by the aggrieved person and shall include a copy of the national identity card of the aggrieved person, a copy of the impugned notification or order and any other document relevant to the appeal.
- (3) The Secretary Housing Urban Development & Public Health Engineering Department shall decide the appeal within sixty days and communicate its decision to the parties.

CHAPTER IV ENFORCEMENT AND CONTINUATION

12. **Permission of the Authority.** A public or private sector sponsor of a housing scheme shall seek no objection certificate from the Authority before planning or executing the housing scheme but the no objection certificate shall be limited to ensuring compliance of the master plan.
13. **Existing Faisalabad peri-urban structure plan.** (1) Faisalabad Peri-Urban Structure Plan (FPUSP) 2015-2035 along with its provisions and amendments shall continue to be in force till the preparation of new master plan by the Authority or any amendment by the Authority.
(2) The existing outline development plans, agro-ville development plan land use plan and other development plans, if any in the area notified by other Government agencies shall remain in force till such time the new master plan for Faisalabad District is prepared or the same are amended by the Authority.
(3) The fees and charges contained in Faisalabad Peri-Urban Structure Plan 2035, or land use rules and outline development plan on land uses shall continue to apply.
14. **Saving.**-(1) These regulations shall prevail over all previous orders, notifications, policies and such other documents prepared, issued and notified with regard to the activities mentioned in these regulations.
(2) All the prior actions taken in line with these regulations for the preparation of master plan shall remain valid as if taken under these regulations.
(3) Nothing in these regulations shall absolve any person from payment of any fee or other liability outstanding under any rules or regulations, Master Plan at the commencement of these regulations.


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