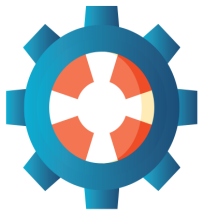




Planning & Development  
Department, Government of the  
Punjab

# EASE OF DOING BUSINESS REFORMS – PUNJAB



EASE OF DOING  
BUSINESS PUNJAB





INDICATOR	REFORMS COMPLETED
Construction Permits	✓ Requirement of No Objection Certificate from Environment Dept. for construction of non-hazardous warehouses has been waived off.
	✓ Reduced building permit issuance period from <b>60 days to 21 days</b> .
	✓ Reduced time to issue completion certificate from <b>60 to 15 days</b> .
	✓ Standardized building by-laws of Metropolitan Corporation Lahore and Lahore Development Authority.
	✓ Issuance of building permit for warehouses from facilitation center at Town Hall
	✓ Final inspections legally mandated through by-laws– Metropolitan Corporation Lahore and Lahore Development Authority.
	✓ Automation of construction permits at LDA, including electronic submission of applications
Reforms In-process	
	✓ Link LDA system with Punjab Land Record Authority to expedite procedure 1 – Obtain letter from the relevant land owning authority confirming the land title from <b>2 to 1 day</b>



# DB2018 versus Current Status

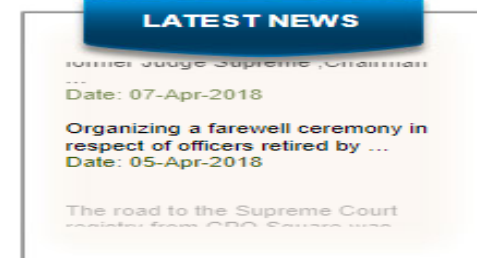
Indicator	DB2018	CURRENT*
Procedures (number)	15	8
Time (days)	262.1	40
Cost (% of warehouse value)	6.6%	As per proposal (However, not as large as 6.6%)
Building quality control index (0-15)	12.0	14

\* On part of Lahore Development Authority



# Reforms b/w 2017 & 2018

- ❑ Integrated the processing of WASA & TEPA with one window system of LDA for smooth and rapid handling of the application



[View All](#)



## Wasa and Tapa

[LDA WASA](#) [LDA TEPA](#)

The Lahore Development Authority has the powers to create Agency for specific task. Immediately after the establishment of LDA, WASA was created as subsidiary Agency of Lahore Development Authority for the Planning, Designing, Development, Maintenance, Water Supply, Sewerage and Drainage System in Lahore. It is divided into various sections in accordance with specific functions and each section is headed by a Senior Officer.



# Reforms b/w 2017 & 2018

- ❑ Provided the information regarding requirements for sanction of warehouse. Please visit <https://www.lda.gop.pk/>
- ❑ Provision of information & checklist regarding construction permits on site of LDA in order to inform general public at large as well as increase transparency. Please visit [https://www.lda.gop.pk/approval\\_of\\_building\\_plan\\_s.zip](https://www.lda.gop.pk/approval_of_building_plan_s.zip)

## DOCUMENTS REQUIRED FOR APPROVAL OF BUILDING PLANS OF COMMERCIAL AND INDUSTRIAL BUILDINGS

Ownership/ Title Document

Building Application on Form BR-2 duly filled and signed by the Architect, Structure Engineer and the Owner

Building Plan along with Site plan      5 copies (one mounted on cloth)

Specification Form BR-3 & BR-4      2 sets

An Undertaking on Stamp Paper of PKR. 1000 for payment of damages caused during the construction      BR-5

Structure Stability Certificate from a qualified Structure Engineer duly registered with PEC on Form BR-6 along with structural drawings and calculations as per section 10.3.3 b of Building Regulations 2007.

ADDITIONAL REQUIREMENTS FOR MULTI-STORY BUILDINGS BEFORE



# Reforms b/w 2017 & 2018

- ❑ Implemented and disseminated Environment Protection Agency (EPA) de-notification of the requirement for obtaining NOC (105 days) to construct non-hazardous and non-toxic DB case study type warehouses.

Please visit [https://www.lda.gop.pk/images/LDA\\_Building.pdf](https://www.lda.gop.pk/images/LDA_Building.pdf) &  
[https://www.lda.gop.pk/images/LDA\\_BR.pdf](https://www.lda.gop.pk/images/LDA_BR.pdf)

## **g. NOC from EPA**

Subject to the provisions of Pakistan Environment Protection Act 1997, every application concerning following buildings shall be accompanied by an EIA and a No Objection Certificate from EPA.

- Industrial Buildings
- Hospitals
- Hotels
- Urban Development Projects
- Complex of buildings on a plot of 20 Kanal or above

LDA will conduct the EIA and cost which will be incurred on the study, shall be charged from the individual/owner at the time of approval of building plan.

- Residential Apartments, educational institutions, restaurants and hotels with a height of upto 70 feet and area upto four Kanals.





## Planning & Development Department, Government of the Punjab

**GOVERNMENT OF THE PUNJAB**  
**ENVIRONMENTAL PROTECTION AGENCY**  
**QADDAFI STADIUM, LAHORE**

**NOTIFICATION**

NO. Dir (EIA)/01/2017. It has been observed that applications for grant of environmental approval of certain projects in terms of section 12 of the Punjab Environmental Protection Act, 1997 are being consistently received in this Agency despite the fact that no explicit provision of the Act ibid or Review of Initial Environmental Examination and Environmental Impact Assessment Regulations, 2000 requires such approval. Accordingly, the matter was referred to the Advisory Committee on Environmental Impact Assessment constituted under section 5(6) of the Act ibid for advice.

2. The Advisory Committee examined the matter in detail in meeting dated 12.05.2017 and advised that the following projects do not have any significant environmental impact or fall in Schedule-I or Schedule-II of the Regulations ibid and therefore they do not require environmental approval in terms of section 12 of the Act ibid:

- Warehouses for storage of non-hazardous materials and having no temperature control system or facility;
- Multistoried buildings except residential apartments, educational institutions, restaurants and hotels with a height of upto 70 feet and area upto four Kanals;
- Residential apartments with a height of upto 40 feet and area upto four Kanals;
- Educational institutions with area up to four Kanals except Medical Colleges, Universities and Research Institutes;
- Restaurant and hotels below Three Star category;
- Marriage halls and event centers;
- Small bakeries, sweet manufacturing units and other similar concerns with total area upto two Kanals, without boiler and project cost of less than Rs. 10 million excluding the cost of land;
- Bus and wagon stands of category C with area upto 8 Kanals;
- Cement block manufacturing factories with area upto two kanals and project cost of less than Rs. 10 million excluding cost of land; and
- Cottage industry units of various types with project cost of less than Rs. 10 million unless otherwise specified by the Agency.

**CTP OFFICE**  
No. 2136  
Date: 28.6.17  
DTP I: ☒  
DTP II: ☒  
DTP III: ☒  
Dir. Co: ☒  
Dir. R: ☒  
Dir. (ARCH): ☒  
AD(L): ☒  
AD(R): ☒  
CTP

**ADCH**  
**ADGUP**  
**CTP**  
**PS**

**5/6**  
**5/6**  
**5/6**  
**5/6**  
**5/6**  
**5/6**  
**5/6**  
**5/6**  
**5/6**  
**5/6**

3. Foregoing in view, it is clarified that the projects mentioned supra do not require environmental approval for construction and operation from this Agency in terms of section 12 of the Act ibid.

4. The above clarification does not preclude the responsibility of proponents of these projects with regards to compliance of other provisions of the Act ibid or any other applicable law and abiding by good environmental practices in general.

**SAIF ANJUM**  
**(SAIF ANJUM)**  
**DIRECTOR GENERAL**

**Dated: 29.05.2017**  
**NO. & DATE EVEN:**

A copy is forwarded for information & necessary action to:


- The Secretary, LG&CD Department, Lahore,
- The Secretary, P&D Department, Lahore
- The Secretary, Industries Department, Lahore
- The Director General, LDA/MDA/FDA/RDA/GDA
- The Directors (ML&I / Legal / EIA / EDH / P&C), EPA Punjab, Lahore
- The Deputy Directors / Assistant Directors (Field), EPA Punjab.

**ASSISTANT DIRECTOR (EIA)**



# Reforms b/w 2017 & 2018

- ☐ Service Level Agreement between LDA & PLRA
- ☐ Draft agreement has been prepared and will be finalized soon



**LAHORE DEVELOPMENT AUTHORITY**  
**OFFICE OF THE DIRECTOR GENERAL, LDA**  
No. LDA/PS/ DG/ 545  
Dated: 11-4-2018

To

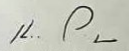
The Director General,  
Punjab Land Record Authority (PLRA)  
Lahore.

Subject: **SERVICE LEVEL AGREEMENT BETWEEN LDA & PLRA**

I am directed to refer on the subject cited above.

2. With reference to Ease of Doing Business, Lahore Development Authority needs to access the digital land record, so that public at large can be facilitated.

3. In view of the above, it is requested that service level agreement between two authorities may be signed at the earliest.

  
(KAMRAN PERVAIZ)  
DIRECTOR DG'S (HQ) LDA

C.C.

1. The Director General, LDA  
2. The Additional Director General (Housing), LDA  
3. The Additional Director General (HQ), LDA  
4. The Additional Director General (UP), LDA  
5. Mr. Faiz ul Hassan, Additional Director, PLRA.





# Reforms b/w 2017 & 2018

- ❑ Preparation and launch of Online Building Permit System in LDA

## SYSTEM INTERFACE

My Cases Logout

Planning Unit (TP)

Dashboard / My Dashboard

26 New Messages! View Details

11 New Tasks! View Details

123 New Orders! View Details

13 New Tickets! View Details

List of Cases

Show 10 entries Search:

OWC#	Case Type	Plot No	Block	Assigned Date	Application Date	Noting	Status
------	-----------	---------	-------	---------------	------------------	--------	--------



# Reforms b/w 2017 & 2018

- ❑ Preparation and launch of Online Building Permit System in LDA

## LOGIN WINDOW

A screenshot of a login window titled 'Login'. It features a light gray header with the title. Below the header, there are two input fields: 'Email address' with the value 'dd-tp' and 'Password' with the value 'Password'. A checkbox labeled 'Remember Password' is located below the password field. At the bottom of the form is a blue button labeled 'login'. The entire form is set against a dark gray background.

Login

Email address

dd-tp

Password

Password

☐ Remember Password

login



# Reforms b/w 2017 & 2018

- ❑ Preparation and launch of Online Building Permit System in LDA

## APPLICATION PROCESSING

My Case	Case Attachments	Case Noting
---------	------------------	-------------

Application Information

Application No	Plot Area (K-M-SQFT)
<input type="text"/>	00-10-00
Plot Category	Is Form C Report Attached?
RESIDENTIAL	<input type="checkbox"/>

Building Plan Violations

<input type="button" value="ADD ROW"/>	<input type="button" value="Enter Violation"/>	<input type="button" value="Enter Charges"/>
--	--	--

Case Forwarding

Department	Role
Town Planning	Mark to DD For Review
User Name	
<input type="text" value="User Name"/>	

Case Noting

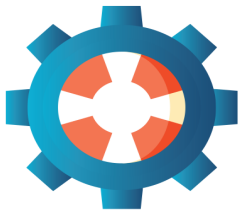
Noting:

Add Attachments



Planning & Development  
Department, Government of the  
Punjab

# THANK YOU!



EASE of DOING  
BUSINESS PUNJAB

