



**OFFICE OF THE DIRECTOR GENERAL
LAND USE & BUILDING CONTROL AUTHORITY
KHYBER PAKHTUNKHWA**



No.Dir.(Enforcement)/LUBCA/General File/1-1/2024
Dated Peshawar, the 09th May, 2025

To

The Section Officer (UADAs)
LGE & RDD, Khyber Pakhtunkhwa.

SUBJECT: SUBMISSION OF FINAL APPROVED MASTER PLAN FOR GAZETTE NOTIFICATION.

I am directed to enclose herewith a copy of the approved notifications of the Master Plans of Nowshera, Khar, Kalaya, Charsadda, Ghalani and Parachinar cities on the subject noted above and to request you to forward the above notifications to the Government Printing Press for Gazette notification and furnish the payment bill in the name of Project Director Master Plan Project, Urban Policy and Planning Unit, P&D Department Khyber Pakhtunkhwa please.

Enclosed: As Above.


**DIRECTOR (ENFORCEMENT)
LAND USE & BUILDING CONTROL AUTHORITY
KHYBER PAKHTUNKHWA**

Copy forwarded to the:

1. PS to Secretary, LGE&RDD, Khyber Pakhtunkhwa.
2. PS to Director General, LUBCA, Khyber Pakhtunkhwa.


**DIRECTOR (ENFORCEMENT)
LAND USE & BUILDING CONTROL AUTHORITY
KHYBER PAKHTUNKHWA**



**OFFICE OF THE DIRECTOR GENERAL
LAND USE & BUILDING CONTROL AUTHORITY
KHYBER PAKHTUNKHWA**



Dated Peshawar, the May, 09th 2025

Notification No.Dir.(Planning)/LUBCA/General File/1-1/2024/P. In exercise of powers conferred under Section 4(e & f) of the Land Use and Building Control Act, 2021 (Khyber Pakhtunkhwa Act No. XXXII of 2021), the Provincial Land Use and Building Control Council, under the chairmanship of the Chief Minister, Khyber Pakhtunkhwa, approved the Master Plan of Parachinar Urban Centre-District Kurram during its meeting held on June 03, 2024.

Efforts have been made to incorporate the Plans and Policies of other authorities notified by the government of Khyber Pakhtunkhwa and Local Government (s) after review and fulfilling planning criteria and considering the City's dynamics.

The Land Use Zoning provided in the Plan is based on the Khyber Pakhtunkhwa Land Use and Building Control Act, 2021, and all relevant laws, rules, and regulations of the Provincial Land Use and Building Control Authority, Local Government Elections, and Rural Development Department.

The following main planning features have been adopted as part of the Master Plan of Parachinar Urban Centre-District Kurram, 2042:

- a) The proposed geographical area of the Master Plan of Parachinar Urban Centre-District Kurram is 34.03 sq. km, encompassing seven neighborhood councils with a total population of 52,729 persons (2017 pop census). The projected population of the project area for the plan period (2042) is 76,781 persons, assuming a growth rate of 1.63%.
- b) The Master Plan comprises both existing and proposed land-use zones, including the Central Business District, Mixed Land Use Zone, Economic Activity Zone, Educational and Health Zone, Recreational Zone, Residential Zone, Agriculture Zone, Industrial Zone, Civic Zone, and Livestock Zone.
- c) The Sectoral Action Plans including zoning, intensification/densification and land management, future housing of all income groups, slum upgradation/informal settlements, health and education facilities, Quality of Life, WATSAN and Solid Waste Management (SWM), Transportation and Traffic Management as well as Parking Lots Municipal Services, Environmental Management, Disaster Risk Reduction, Emergency Planning, Rural Urban Fringe and Regional Development, Tourism Development, Cultural and Heritage Conservation /preservation, Economic Development, Commercialization, Industrialization and investment attraction, Security Measures of the city, Legal/Regulatory and Institutional Framework implementing Master Plan, and Behavioral Change Communication (BCC), shall be considered an integral part of the Master Plan of Parachinar Urban Centre-District Kurram for implementation.
- d) The Plan evaluates the impact of urbanization on agriculture and basic services, proposing strategies to preserve valuable agricultural land and upgrade or expand urban infrastructure to match urban growth.
- e) The Plan proposes strategies for affordable housing, livelihood, and recreation facilities for all (both in the existing city and new areas).
- f) It guides and consolidates urban development, directing future population and economic growth into identified urban centers designed to be self-sustainable and interconnected at the regional level, following a defined urban settlement hierarchy within the district.
- g) The Plan proposes strategies for urban regeneration and slum upgradation while encouraging mixed-use, high-density vertical development at suitable locations within the existing urban core and its vicinity.
- h) The Plan enhances connectivity and transit mobility to support and complement mixed-use high-rise development, aiming to reduce the financial and environmental costs of traditional commuting.



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- i) To control unplanned development or sprawl over agricultural land, the Plan proposes a planned extension of urban boundaries and the re-designation of contiguous Village Councils (VCs) into Neighborhood Councils (NCs) to manage development in peri-urban areas effectively. Additionally, it designates residential zones to meet the city's requirements through 2042.
- j) To harmonize land-use zoning, incompatible land uses will be relocated. As a result, existing industries with harmful effects will be gradually moved to the proposed Industrial Zones in the Master Plan of Parachinar Urban Centre-District Kurram. Furthermore, small industries, such as cottage industries with minimal environmental impact, may continue operations upon approval from relevant departments. However, new industries will be developed either in the Economic Zones or the proposed Industrial Zones.
- k) The Plan will be reviewed periodically every five years, or as required by the Council/Authority under Section 17(4) of the LU&BCA, 2021.
- l) Any future development shall comply with the Master Plan of Parachinar Urban Centre-District Kurram and the regulations established under the LU&BCA Act, 2021.
- m) The Master Plan of Parachinar Urban Centre-District Kurram shall be enforced with immediate effect and shall have an overriding effect on the proposals of any other approved plan up to the extent of Land use Zoning.
- n) Any change in the proposed land use of an area or parcel of land shall be done as per sections 18 & 19 of the Land Use and Building Control Act, 2021.

The final Master Plan of Parachinar Urban Centre-District Kurram, approved by the Land use and Building Control Council in its third meeting held on June 03, 2024, under the chairmanship of the Honorable Chief Minister, KP, is attached at Annexure-A.

**Sd/-
SECRETARY, LGE&RDD
KHYBER PAKHTUNKHWA**

Endst No. & date even:

Copy forwarded to the:-

1. The Senior Member Board of Revenue, Khyber Pakhtunkhwa.
2. The Additional Chief Secretary, P&D, Department, Khyber Pakhtunkhwa.
3. All the Administrative Secretaries to the Government of Khyber Pakhtunkhwa.
4. The Principal Secretary to Governor, Khyber Pakhtunkhwa.
5. The Principal Secretary to Chief Minister, Khyber Pakhtunkhwa.
6. The Secretary, Local Council Board, Khyber Pakhtunkhwa.
7. The Director General, Environmental Protection Agency, KP.
8. The Director General, Information & Public Relations Department, KP.
9. The Director General, LGE&RDD, Khyber Pakhtunkhwa.
10. The Commissioner Kohat, Division.
11. The Executive Director, Urban Policy Unit, P&D Department KP.
12. The Regional Municipal Officer Kohat, Region.
13. The Manager Government Stationery & Printing Press Department for Publication in official Gazette.
14. The Deputy Commissioner Kurram/Convener District Land Use Planning & Management Committee, Kurram.
15. All the Tehsil Municipal Officers in Kurram District.
16. Director, IT LGE&RD Department, for uploading on the official website.
17. All the Chief Planning Control Officers, Local Planning & Enforcement Unit in Kurram District.

**DIRECTOR (PLANNING)
LAND USE & BUILDING CONTROL AUTHORITY
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**OFFICE OF THE DIRECTOR GENERAL
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KHYBER PAKHTUNKHWA**



Dated Peshawar, the May 09 2025

Notification No.Dir.(Planning)/LUBCA/General File/1-1/2024/G. In exercise of powers conferred under Section 4(e & f) of the Land Use and Building Control Act, 2021 (Khyber Pakhtunkhwa Act No. XXXII of 2021), the Provincial Land Use and Building Control Council, under the chairmanship of the Chief Minister, Khyber Pakhtunkhwa, approved the Master Plan of Ghalanai Urban Centre-District Mohmand during its meeting held on June 03, 2024.

Efforts have been made to incorporate the Plans and Policies of other authorities notified by the government of Khyber Pakhtunkhwa and Local Government (s) after review and fulfilling planning criteria and considering the City's dynamics.

The Land Use Zoning provided in the Plan is based on the Khyber Pakhtunkhwa Land Use and Building Control Act, 2021 and all relevant laws, rules, and regulations of the Provincial Land Use and Building Control Authority, Local Government Elections, and Rural Development Department.

The following main planning features have been adopted as part of the Master Plan of Ghalanai Urban Centre-District Mohmand, 2042:

The proposed area of the Master Plan of Ghalanai Urban Centre-District Mohmand is 20.61 sq. km, encompassing three neighborhood councils and two village councils with a total population of 28,241 persons (2017 pop census). The projected population of the project area for the plan period (2042) is 63,702 persons, assuming a growth rate of 2.80%.

- a) The Master Plan comprises both existing and proposed land-use zones, including the Central Business District, Mixed Land Use Zone, Economic Activity Zone, Educational and Health Zone, Recreational Zone, Residential Zone, Reserved Agriculture Zone, Industrial Zone, Civic Zone, and Livestock Zone.
- b) The Sectoral Action Plans including zoning, intensification/densification and land management, future housing of all income groups, slum upgradation/informal settlements, health and education facilities, Quality of Life, WATSAN and Solid Waste Management (SWM), Transportation and Traffic Management as well as Parking Lots Municipal Services, Environmental Management, Disaster Risk Reduction, Emergency Planning, Rural Urban Fringe and Regional Development, Tourism Development, Cultural and Heritage Conservation /preservation, Economic Development, Commercialization, Industrialization and investment attraction, Security Measures of the city, Legal/Regulatory and Institutional Framework implementing Master Plan, and Behavioral Change Communication (BCC), shall be considered an integral part of the Master Plan of Ghalanai Urban Centre-District Mohmand for implementation.
- c) The Plan evaluates the impact of urbanization on agriculture and basic services, proposing strategies to preserve valuable agricultural land and upgrade or expand urban infrastructure to match urban growth.
- d) The Plan proposes strategies for affordable housing, livelihood, and recreation facilities for all (both in the existing city and new areas).
- e) It guides and consolidates urban development, directing future population and economic growth into identified urban centers designed to be self-sustainable and interconnected at the regional level, following a defined urban settlement hierarchy within the district.
- f) The Plan proposes strategies for urban regeneration and slum upgradation while encouraging mixed-use, high-density vertical development at suitable locations within the existing urban core and its vicinity.
- g) The Plan enhances connectivity and transit mobility to support and complement mixed-use high-rise development, aiming to reduce the financial and environmental costs of traditional commuting.



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- h) To control unplanned development or sprawl over agricultural land, the Plan proposes a planned extension of urban boundaries and the re-designation of contiguous Village Councils (VCs) into Neighborhood Councils (NCs) to manage development in peri-urban areas effectively. Additionally, it designates residential zones to meet the city's requirements through 2042.
- i) To harmonize land-use zoning, incompatible land uses will be relocated. As a result, existing industries with harmful effects will be gradually moved to the proposed Industrial Zones in the Master Plan of Ghalanai Urban Centre-District Mohmand. Furthermore, small industries, such as cottage industries with minimal environmental impact, may continue operations upon approval from relevant departments. However, new industries will be developed either in the Economic Zones or the proposed Industrial Zones.
- j) The Plan will be reviewed periodically every five years, or as required by the Council/Authority under Section 17(4) of the LU&BCA, 2021.
- k) Any future development shall comply with the Master Plan of Ghalanai Urban Centre-District Mohmand and the regulations established under the LU&BCA Act, 2021.
- l) The Master Plan of Ghalanai Urban Centre-District Mohmand shall be enforced with immediate effect and shall have an overriding effect on the proposals of any other approved plan up to the extent of Land use Zoning.
- m) Any change in the proposed land use of an area or parcel of land shall be done as per section 18 & 19 of the Land Use and Building Control Act, 2021.
- n) The final Master Plan of Ghalanai Urban Centre-District Mohmand approved by the Land use and Building Control Council in its third meeting held on June 03, 2024 under the chairmanship of the Honourable Chief Minister, KP is attached at Annexure-A.

**Sd/-
SECRETARY, LGE&RDD
KHYBER PAKHTUNKHWA**

Endst No.& date even:

Copy forwarded to the:-

1. The Senior Member Board of Revenue, Khyber Pakhtunkhwa.
2. The Additional Chief Secretary, P&D, Department, Khyber Pakhtunkhwa.
3. All the Administrative Secretaries to the Government of Khyber Pakhtunkhwa.
4. The Principal Secretary to Governor, Khyber Pakhtunkhwa.
5. The Principal Secretary to Chief Minister, Khyber Pakhtunkhwa.
6. The Secretary, Local Council Board, Khyber Pakhtunkhwa.
7. The Director General, Environmental Protection Agency, KP.
8. The Director General, Information & Public Relations Department, KP.
9. The Director General, LGE&RDD, Khyber Pakhtunkhwa.
10. The Commissioner Peshawar Division.
11. The Executive Director, Urban Policy Unit, P&D Department KP.
12. The Regional Municipal Officer Peshawar Region.
13. The Manager Government Stationery & Printing Press Department for Publication in official Gazette.
14. The Deputy Commissioner Mohmand/Convener District Land Use Planning & Management Committee, Mohmand.
15. All the Tehsil Municipal Officers in Mohmand District.
16. Director, IT LGE&RD Department, for uploading on the official website.
17. All the Chief Planning Control Officers, Local Planning & Enforcement Unit in Mohmand District.


**DIRECTOR (PLANNING)
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**OFFICE OF THE DIRECTOR GENERAL
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KHYBER PAKHTUNKHWA**



Dated Peshawar, the May 09 2025

Notification No.Dir.(Planning)/LUBCA/General File/1-1/2024/Ch. In exercise of powers conferred under Section 4(e & f) of the Land Use and Building Control Act, 2021 (Khyber Pakhtunkhwa Act No. XXXII of 2021), the Provincial Land Use and Building Control Council, under the chairmanship of the Chief Minister, Khyber Pakhtunkhwa, approved the Master Plan of Charsadda City (2042) during its meeting held on June 03, 2024.

Efforts have been made to incorporate the Plans and Policies of other authorities notified by the government of Khyber Pakhtunkhwa and Local Government (s) after review and fulfilling planning criteria and considering the City's dynamics.

The Land Use Zoning provided in the Plan is based on the Khyber Pakhtunkhwa Land Use and Building Control Act, 2021, and all relevant laws, rules, and regulations of the Provincial Land Use and Building Control Authority, Local Government Elections, and Rural Development Department.

The following main planning features have been adopted as part of the Charsadda City Master Plan (CCMP), 2042:

The proposed geographical area of the CCMP is 44.74 sq. km with Eleven (11) Neighborhood Councils and ten (10) Village Councils with a total population of 209,745 persons (census-2017). The projected population of the project area is 378,326 persons with a 2.33% growth rate for the plan period (2042).

- a) The Charsadda City Master Plan consists of both existing and proposed land-use zones, including Central Business District, Mixed Land Use Zone, Economic Activity Zone, Educational and Health Zone, Recreational Zone, Residential Zone, Commercial Area, Reserved Agriculture Zone, Industrial Zone, Civic Zone, and Livestock Zone, etc.
- b) The Sectoral Action Plans of the CCMP including zoning, intensification/densification and land management, future housing of all income groups, slum up gradation/informal settlements, health and education facilities, Quality of Life, WATSAN and Solid Waste Management (SWM), Transportation and Traffic Management as well as Parking Lots Municipal Services, Environmental Management, Disaster Risk Reduction, Emergency Planning, Rural Urban Fringe and Regional Development, Tourism Development, Cultural and Heritage Conservation /preservation, Economic Development, Commercialization, Industrialization and investment attraction, Security Measures of the city, Legal/Regulatory and Institutional Framework implementing Master Plan, and Behavioral Change Communication (BCC), shall be considered an integral part of the CCMP for implementation.
- c) The Plan assesses the impact of urbanization on agricultural land and basic services and suggests strategies to preserve the precious agricultural land and to upgrade/extend urban infrastructure to keep pace with urban growth.
- d) The Plan proposes strategies for affordable housing, livelihood, and recreation facilities for all (both in the existing city and new areas).
- e) It directs and consolidates urban development and future population and economic growth in identified urban centers, which are planned to be self-sustainable and interconnected at the regional level according to a defined urban settlement hierarchy, within the district.
- f) The Plan proposes strategies for urban regeneration/slum upgradation and to encourage mixed-use high-density vertical development at appropriate locations within the existing urban core and also in close proximity.
- g) The Plan also enhances connectivity and transit mobility to support and complement mixed-use high-rise development to reduce the financial & environmental costs of conventional commuting.



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- h) To manage unplanned development or sprawl over the agricultural land, the Plan proposed a planned extension of the urban boundaries and re-designation of the contiguous VCs into NCs to properly manage development in the peri-urban areas. Furthermore, it proposes designated residential zones considering the requirements of the city till 2042.
- i) To harmonize land use zoning, incompatible land uses shall be relocated; therefore, the existing industries having obnoxious effects shall be gradually shifted to the proposed Industrial Zones. Further, small industries like cottage industries, having no major environmental impact, may continue after approval from relevant departments. However, new industries shall be developed either in the Economic Zones or the proposed Industrial Zone.
- j) The Plan will be reviewed periodically every five (05) years, or as required by the Council/Authority in accordance with Section 17(4) of the LU&BCA, 2021.
- k) Any future development shall comply with the CCMP and the regulations established under the LU&BCA Act, 2021.
- l) The Charsadda City Master Plan shall be enforced with immediate effect and shall have overriding effect on the proposals of the District Land Use Plan of Charsadda and any other approved plan up to the extent of Land Use Zoning.
- m) Any change in the proposed land use of an area or parcel of land shall be done as per sections 18 & 19 of the Land Use and Building Control Act, 2021.
- n) The Master Plan of Charsadda City, approved by the Land Use and Building Control Council in its third meeting held on June 03, 2024, under the chairmanship of the Honorable Chief Minister, KP, is attached at Annexure-A.

**Sd/-
SECRETARY, LGE&RDD
KHYBER PAKHTUNKHWA**

Endst No. & date even:

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4. The Principal Secretary to Governor, Khyber Pakhtunkhwa.
5. The Principal Secretary to Chief Minister, Khyber Pakhtunkhwa.
6. The Secretary, Local Council Board, Khyber Pakhtunkhwa.
7. The Director General, Environmental Protection Agency, KP.
8. The Director General, Information & Public Relations Department, KP.
9. The Director General, LGE&RDD, Khyber Pakhtunkhwa.
10. The Commissioner Peshawar Division.
11. The Executive Director, Urban Policy Unit, P&D Department KP.
12. The Regional Municipal Officer Peshawar Region.
13. The Manager Government Stationery & Printing Press Department for Publication in official Gazette.
14. The Deputy Commissioner Charsadda/Convener District Land Use Planning & Management Committee, Charsadda.
15. All the Tehsil Municipal Officers in Charsadda District.
16. Director, IT LGE&RD Department, for uploading on the official website.
17. All the Chief Planning Control Officers, Local Planning & Enforcement Unit in Charsadda District.

**DIRECTOR (PLANNING)
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**OFFICE OF THE DIRECTOR GENERAL
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Dated Peshawar, the May, 09, 2025

Notification No.Dir.(Planning)/LUBCA/General File/1-1/2024/K. In exercise of powers conferred under Section 4(e & f) of the Land Use and Building Control Act, 2021 (Khyber Pakhtunkhwa Act No. XXXII of 2021), the Provincial Land Use and Building Control Council, under the chairmanship of the Chief Minister, Khyber Pakhtunkhwa, approved the Master Plan of Kalaya Urban Centre-District Orakzai during its meeting held on June 03, 2024.

Efforts have been made to incorporate the Plans and Policies of other authorities notified by the government of Khyber Pakhtunkhwa and Local Government (s) after review and fulfilling planning criteria and considering the City's dynamics.

The Land Use Zoning provided in the Plan is based on the Khyber Pakhtunkhwa Land Use and Building Control Act, 2021 and all relevant laws, rules, and regulations of the Provincial Land Use and Building Control Authority, Local Government Elections, and Rural Development Department.

The following main planning features have been adopted as part of the Master Plan of Kalaya Urban Centre-District Orakzai, 2042:

The proposed geographical area of Master Plan of Kalaya Urban Centre-District Orakzai is 52.95 sq. km, encompassing three neighborhood councils with a total population of 17,575 persons (2017 pop census). The projected population of the project area for the plan period (2042) is 31,930 persons, assuming a growth rate of 2.63%.

- a) The Master Plan comprises both existing and proposed land-use zones, including the Central Business District, Mixed Land Use Zone, Economic Activity Zone, Educational and Health Zone, Recreational Zone, Residential Zone, Reserved Agriculture Zone, Industrial Zone, Civic Zone, and Livestock Zone etc.
- b) The Sectoral Action Plans including zoning, intensification/densification and land management, future housing of all income groups, slum upgradation/informal settlements, health and education facilities, Quality of Life, WATSAN and Solid Waste Management (SWM), Transportation and Traffic Management as well as Parking Lots Municipal Services, Environmental Management, Disaster Risk Reduction, Emergency Planning, Rural Urban Fringe and Regional Development, Tourism Development, Cultural and Heritage Conservation /preservation, Economic Development, Commercialization, Industrialization and investment attraction, Security Measures of the city, Legal/Regulatory and Institutional Framework implementing Master Plan, and Behavioral Change Communication (BCC), shall be considered an integral part of the Master Plan of Kalaya Urban Centre-District Orakzai for implementation.
- c) The Plan evaluates the impact of urbanization on agriculture and basic services, proposing strategies to preserve valuable agricultural land and upgrade or expand urban infrastructure to match urban growth.
- d) The Plan proposes strategies for affordable housing, livelihood, and recreation facilities for all (both in the existing city and new areas).
- e) It guides and consolidates urban development, directing future population and economic growth into identified urban centers designed to be self-sustainable and interconnected at the regional level, following a defined urban settlement hierarchy within the district.
- f) The Plan proposes strategies for urban regeneration and slum upgradation while encouraging mixed-use, high-density vertical development at suitable locations within the existing urban core and its vicinity.
- g) The Plan enhances connectivity and transit mobility to support and complement mixed-use high-rise development, aiming to reduce the financial and environmental costs of traditional commuting.



**OFFICE OF THE DIRECTOR GENERAL
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- h) To control unplanned development or sprawl over agricultural land, the Plan proposes a planned extension of urban boundaries and the re-designation of contiguous Village Councils (VCs) into Neighborhood Councils (NCs) to manage development in peri-urban areas effectively. Additionally, it designates residential zones to meet the city's requirements through 2042.
- i) To harmonize land-use zoning, incompatible land uses will be relocated. As a result, existing industries with harmful effects will be gradually moved to the proposed Industrial Zones in the Master Plan of Kalaya Urban Centre-District Orakzai. Furthermore, small industries, such as cottage industries with minimal environmental impact, may continue operations upon approval from relevant departments. However, new industries will be developed either in the Economic Zones or the proposed Industrial Zones.
- j) The Plan will be reviewed periodically every five years, or as required by the Council/Authority under Section 17(4) of the LU&BCA, 2021.
- k) Any future development shall comply with the Master Plan of Kalaya Urban Centre-District Orakzai and the regulations established under the LU&BCA Act, 2021.
- l) The Master Plan of Kalaya Urban Centre-District Orakzai shall be enforced with immediate effect and shall have an overriding effect on the proposals of any other approved plan up to the extent of Land use Zoning.
- m) Any change in the proposed land use of an area or parcel of land shall be done as per section 18 & 19 of the Land Use and Building Control Act, 2021.

The final Master Plan of Kalaya Urban Centre-District Orakzai approved by the Land use and Building Control Council in its third meeting held on June 03, 2024 under the chairmanship of the Honourble Chief Minister, KP is attached at Annexure-A.

**Sd/-
SECRETARY, LGE&RDD
KHYBER PAKHTUNKHWA**

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9. The Director General, LGE&RDD, Khyber Pakhtunkhwa.
10. The Commissioner Kohat Division.
11. The Executive Director, Urban Policy Unit, P&D Department KP.
12. The Regional Municipal Officer Kohat Region.
13. The Manager Government Stationery & Printing Press Department for Publication in official Gazette.
14. The Deputy Commissioner Orakzal/Convener District Land Use Planning & Management Committee, Orakzal.
15. All the Tehsil Municipal Officers in Orakzal District.
16. Director, IT LGE&RD Department, for uploading on the official website.
17. All the Chief Planning Control Officers, Local Planning & Enforcement Unit in Orakzal District.

**DIRECTOR (PLANNING)
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Dated Peshawar, the May. 09 2025

Notification No.Dir.(Planning)/LUBCA/General File/1-1/2024/Khar. In exercise of powers conferred under Section 4(e & f) of the Land Use and Building Control Act, 2021 (Khyber Pakhtunkhwa Act No. XXXII of 2021), the Provincial Land Use and Building Control Council, under the chairmanship of the Chief Minister, Khyber Pakhtunkhwa, approved the Master Plan of Khar Urban Centre-District Bajaur during its meeting held on June 03, 2024.

Efforts have been made to incorporate the Plans and Policies of other authorities notified by the government of Khyber Pakhtunkhwa and Local Government (s) after review and fulfilling planning criteria and considering the City's dynamics.

The Land Use Zoning provided in the Plan is based on the Khyber Pakhtunkhwa Land Use and Building Control Act, 2021 and all relevant laws, rules, and regulations of the Provincial Land Use and Building Control Authority, Local Government Elections, and Rural Development Department.

The following main planning features have been adopted as part of the Master Plan of Khar Urban Centre-District Bajaur, 2042:

The proposed area of the Master Plan of Khar Urban Centre-District Bajaur is 28.35 sq. km, encompassing four neighborhood councils and three village councils with a total population of 100,837 persons (2017 pop census). The projected population of the project area for the plan period (2042) is 259,562 persons, assuming a growth rate of 4.04%.

- a) The Master Plan comprises both existing and proposed land-use zones, including the Central Business District, Mixed Land Use Zone, Economic Activity Zone, Educational and Health Zone, Recreational Zone, Residential Zone, Reserved Agriculture Zone, Industrial Zone, Civic Zone, and Livestock Zone etc.
- b) The Sectoral Action Plans including zoning, intensification/densification and land management, future housing of all income groups, slum upgradation/informal settlements, health and education facilities, Quality of Life, WATSAN and Solid Waste Management (SWM), Transportation and Traffic Management as well as Parking Lots Municipal Services, Environmental Management, Disaster Risk Reduction, Emergency Planning, Rural Urban Fringe and Regional Development, Tourism Development, Cultural and Heritage Conservation /preservation, Economic Development, Commercialization, Industrialization and investment attraction, Security Measures of the city, Legal/Regulatory and Institutional Framework implementing Master Plan, and Behavioral Change Communication (BCC), shall be considered an integral part of the Master Plan of Khar Urban Centre-District Bajaur for implementation.
- c) The Plan evaluates the impact of urbanization on agriculture and basic services, proposing strategies to preserve valuable agricultural land and upgrade or expand urban infrastructure to match urban growth.
- d) The Plan proposes strategies for affordable housing, livelihood, and recreation facilities for all (both in the existing city and new areas).
- e) It guides and consolidates urban development, directing future population and economic growth into identified urban centers designed to be self-sustainable and interconnected at the regional level, following a defined urban settlement hierarchy within the district.
- f) The Plan proposes strategies for urban regeneration and slum upgradation while encouraging mixed-use, high-density vertical development at suitable locations within the existing urban core and its vicinity.
- g) The Plan enhances connectivity and transit mobility to support and complement mixed-use high-rise development, aiming to reduce the financial and environmental costs of traditional commuting.



**OFFICE OF THE DIRECTOR GENERAL
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- n) To control unplanned development or sprawl over agricultural land, the Plan proposes a planned extension of urban boundaries and the re-designation of contiguous Village Councils (VCs) into Neighborhood Councils (NCs) to manage development in peri-urban areas effectively. Additionally, it designates residential zones to meet the city's requirements through 2042.
- i) To harmonize land-use zoning, incompatible land uses will be relocated. As a result, existing industries with harmful effects will be gradually moved to the proposed Industrial Zones in the Master Plan of Khar Urban Centre-District Bajaur. Furthermore, small industries, such as cottage industries with minimal environmental impact, may continue operations upon approval from relevant departments. However, new industries will be developed either in the Economic Zones or the proposed Industrial Zones.
- j) The Plan will be reviewed periodically every five years, or as required by the Council/Authority under Section 17(4) of the LU&BCA, 2021.
- k) Any future development shall comply with the Master Plan of Khar Urban Centre-District Bajaur and the regulations established under the LU&BCA Act, 2021.
- l) The Master Plan of Khar Urban Centre-District Bajaur shall be enforced with immediate effect and shall have an overriding effect on the proposals of any other approved plan up to the extent of Land use Zoning.
- m) Any change in the proposed land use of an area or parcel of land shall be done as per section 18 & 19 of the Land Use and Building Control Act, 2021.
- n) The final Master Plan of Khar Urban Centre-District Bajaur, approved by the Land use and Building Control Council in its third meeting held on June 03, 2024 under the chairmanship of the Honourable Chief Minister, KP is attached at Annexure-A.

**Sd/-
SECRETARY, LGE&RDD
KHYBER PAKHTUNKHWA**

Endst No. & date even:

Copy forwarded to the:-

1. The Senior Member Board of Revenue, Khyber Pakhtunkhwa.
2. The Additional Chief Secretary, P&D, Department, Khyber Pakhtunkhwa.
3. All the Administrative Secretaries to the Government of Khyber Pakhtunkhwa.
4. The Principal Secretary to Governor, Khyber Pakhtunkhwa.
5. The Principal Secretary to Chief Minister, Khyber Pakhtunkhwa.
6. The Secretary, Local Council Board, Khyber Pakhtunkhwa.
7. The Director General, Environmental Protection Agency, KP.
8. The Director General, Information & Public Relations Department, KP.
9. The Director General, LGE&RDD, Khyber Pakhtunkhwa.
10. The Commissioner Malakand Division.
11. The Executive Director, Urban Policy Unit, P&D Department KP.
12. The Regional Municipal Officer Malakand Region.
13. The Manager Government Stationery & Printing Press Department for Publication in official Gazette.
14. The Deputy Commissioner Bajaur/Convener
District Land Use Planning & Management Committee, Bajaur.
15. All the Tehsil Municipal Officers in Bajaur District.
16. Director, IT LGE&RD Department, for uploading on the official website.
17. All the Chief Planning Control Officers, Local Planning & Enforcement Unit in Bajaur District.

**DIRECTOR (PLANNING)
LAND USE & BUILDING CONTROL AUTHORITY
KHYBER PAKHTUNKHWA**

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**OFFICE OF THE DIRECTOR GENERAL
LAND USE & BUILDING CONTROL AUTHORITY
KHYBER PAKHTUNKHWA**



Dated Peshawar, the May, 09th 2025

Notification No.Dir.(Planning)/LUBCA/General File/1-1/2024/N. In exercise of powers conferred under Section 4(e & f) of the Land Use and Building Control Act, 2021 (Khyber Pakhtunkhwa Act No. XXXII of 2021), the Provincial Land Use and Building Control Council, under the chairmanship of the Chief Minister, Khyber Pakhtunkhwa, approved the Master Plan of Nowshera City (2042) during its meeting held on June 03, 2024.

Efforts have been made to incorporate the Plans and Policies of other authorities notified by the government of Khyber Pakhtunkhwa and Local Government (s) after review and fulfilling planning criteria and considering the City's dynamics.

The Land Use Zoning provided in the Plan is based on the Khyber Pakhtunkhwa Land Use and Building Control Act, 2021, and all relevant laws, rules, and regulations of the Provincial Land Use and Building Control Authority, Local Government Elections, and Rural Development Department.

The following main planning features have been adopted as part of the Nowshera City Master Plan (NCMP), 2042:

The proposed geographical area of the NCMP is 153.95 sq. km, with Eleven (11) Neighborhood Councils and Nineteen (19) Village Councils, and a total population of 315,111 persons (census-2017). The projected population of the project area is 610,403, with a 2.16% growth rate for the plan period (2042).

- a) The Nowshera City Master Plan consists of both existing and proposed land-use zones, including Central Business District, Mixed Land Use Zone, Economic Activity Zone, Educational and Health Zone, Recreational Zone, Residential Zone, Commercial Areas, Reserved Agriculture Zone, Industrial Zone, Civic Zone, and Livestock Zone, etc.
- b) The Sectoral Action Plans of the NCMP including zoning, intensification/densification and land management, future housing of all income groups, slum up gradation/informal settlements, health and education facilities, Quality of Life, WATSAN and Solid Waste Management (SWM), Transportation and Traffic Management as well as Parking Lots Municipal Services, Environmental Management, Disaster Risk Reduction, Emergency Planning, Rural Urban Fringe and Regional Development, Tourism Development, Cultural and Heritage Conservation /preservation, Economic Development, Commercialization, Industrialization and investment attraction, Security Measures of the city, Legal/Regulatory and Institutional Framework implementing Master Plan, and Behavioral Change Communication (BCC), shall be considered an integral part of the NCMP for implementation.
- c) The Plan assesses the impact of urbanization on agriculture and basic services and suggests strategies to preserve the precious agricultural land and to upgrade/extend urban infrastructure to keep pace with urban growth.
- d) The Plan proposes strategies for affordable housing, livelihood, and recreation facilities for all (both in the existing city and new areas).
- e) It directs and consolidates urban development and future population and economic growth in identified urban centers, which are planned to be self-sustainable and interconnected at the regional level according to a defined urban settlement hierarchy, within the district.
- f) The Plan proposes strategies for urban regeneration/slum upgradation and to encourage mixed-use high-density vertical development at appropriate locations within the existing urban core and also in close proximity.
- g) The Plan also enhances connectivity and transit mobility to support and complement mixed-use high-rise development to reduce the financial & environmental costs of conventional commuting.



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- h) To manage unplanned development or sprawl over the agricultural land, the Plan proposed a planned extension of the urban boundaries and re-designation of the contiguous VCs into NCs to properly manage development in the peri-urban areas. Furthermore, it proposes designated residential zones considering the requirements of the city till 2042.
- i) To harmonize land use zoning, incompatible land uses shall be relocated; therefore, the existing industries having obnoxious effects shall be gradually shifted to the proposed Industrial Zone. Further, small industries like cottage industries, having no major environmental impact, may continue after approval from relevant departments. However, new industries shall be developed either in the Economic Zones or the proposed Industrial Zone.
- j) The Plan will be reviewed periodically every five years, or as required by the Council/Authority in accordance with Section 17(4) of the LU&BCA, 2021.
- k) Any future development shall comply with the NCMP and the regulations established under the LU&BCA Act, 2021.
- l) The Nowshera City Master Plan shall be enforced with immediate effect and shall have overriding effect on the proposals of the District Land Use Plan of Nowshera and or any other approved plan up to the extent of Land Use Zoning.
- m) Any change in the proposed land use of an area or parcel of land shall be done as per sections 18 & 19 of the Land Use and Building Control Act, 2021.

The Master Plan of Nowshera City, approved by the Land Use and Building Control Council in its third meeting held on June 03, 2024, under the chairmanship of the Honorable Chief Minister, KP, is attached in Annexure-A.

**Sd/-
SECRETARY, LGE&RDD
KHYBER PAKHTUNKHWA**

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**DIRECTOR (PLANNING)
LAND USE & BUILDING CONTROL AUTHORITY
KHYBER PAKHTUNKHWA**

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