



NOTIFICATION

Lahore, the 28th September, 2023

No. RUDA/LW/Notifications/12/23: Consequent upon the approval by the Ravi Urban Development Authority Board in its meeting dated 20-06-2023, the CEO RUDA in exercise of the powers conferred under Section 9(6) read with Sections 35 and 55 of the Ravi Urban Development Authority Act 2020 (Act XVII of 2020) being the competent Authority, is pleased to notify the Management Committee for carrying out due diligence for the regularization of the irregular housing schemes and shall submit its recommendations to the Technical Committee, who would then present it to board for approvals with their recommendations.

1. **Composition.** - The Management Committee for regularization of irregular housing scheme shall comprise of the following:

Management Committee for Regularization of Irregular Housing Schemes		
Sr. No.	Designation	Role in Committee
1.	Chief Operating Officer, RUDA	Convener
2.	Executive Director, Development & Building Control (D&BC), RUDA	Member
3.	Director Land Acquisition & Estate Management (LA&EM), RUDA	Member
4.	Director, Architectural & Urban Planning (A&UP), RUDA	Member
5.	Director Infrastructure, Engineering Department, RUDA	Member
6.	Director Hydrology, Engineering Department, RUDA	Member
7.	Director Legal, RUDA	Member
8.	Deputy Director Development (D&BC), RUDA	Member/Secretary





RAVI URBAN DEVELOPMENT AUTHORITY
Housing Urban Development & Public Health Engineering Department
Government of the Punjab



2. TORs of the Committee. - The Committee shall be responsible for the following functions:

- a. To prepare recommendations for approval of all such cases which do not conform with the applicable rules/regulations;
- b. To prepare recommendations for regularizing any non-conforming land use on which irregular housing exists;
- c. To calculate fine against irregularities required to be imposed upon sponsors under the prevailing rules/regulations;
- d. To recommend disciplinary action against the officials & sponsors;
- e. To call the owners or developers of irregular housing schemes, or the persons having interest therein, or any other persons required for the purpose of disposal of the matter under consideration.

3. Responsibility of authorized person: The secretary of the committee shall present the case with provision of complete records pertaining to the matter with the following information;

- a. Name of the housing scheme;
- b. Name and Computerized National Identity Card number of the developer or the sponsor;
- c. Complete description of the housing scheme comprising area, layout and ownership of land parcel on which the irregular housing scheme has been developed by moving an application for provisional planning permission or sanction of the housing scheme;
- d. Date of commencement of physical development of the irregular housing scheme;
- e. Complete details of violations committed during development of the housing scheme including violation of layout plan, if approved by a local government or a development or any other authority concerned;
- f. Inventory of Plots /Files Sold;
- g. Clear status of any running or pending inquiry in any investigation agency/institution of Pakistan;
- h. Any other ancillary information;
- i. Public Notice for calling objections or awareness of general public;





RAVI URBAN DEVELOPMENT AUTHORITY
Housing Urban Development & Public Health Engineering Department
Government of the Punjab



4. Submission of Application for Irregular Housing Scheme:

- (1) A Sponsor or a resident welfare association, where the sponsor has absconded or a person having ownership or interest in the housing scheme shall be eligible to submit an application to the Management Committee for regularization of an irregular housing scheme.
- (2) Notwithstanding the provisions of subsection:
the following persons may also submit an application before the management committee for regularization of an irregular housing scheme:
 - a. Who has submitted an application to any authority for provisional planning permission for a la land owned or purchased: or
 - b. Who has submitted an application for approval of a housing scheme before the competent authority: or
 - c. Against whom any action has been taken by the any authority:
 - d. To whom a notice has been served in respect of any violation under any applicable laws; or
 - e. Who is running irregular housing scheme or a built up area.

5. Regularization and Fines:

- (1) The committee may recommend for regularization of an irregular housing scheme, subject to payment of such fine as may be imposed under these regulations to be paid within such time as may be specified by the committee.
- (2) In case of nonpayment of fine within the stipulated time, the order of regularization shall cease to have its effect on the expiry of such time.
- (3) The fine in case of the following violations shall be imposed as under:

Sr. No.	Type of Violation	Fine Rates
1	Non-Conforming Land use	Two percent of the residential value of total land as per applicable valuation table
2	Missing parks or open spaces	Two times of the value of deficient land as per residential value in applicable valuation table.
3	Missing Graveyard	Two times of the value of deficient land as per residential value in applicable valuation table or provide alternate land within a radius upto 5 kilometers from the irregular housing scheme
4	Missing Public Buildings	Three times of the value of deficient land as per residential value in applicable valuation table





RAVI URBAN DEVELOPMENT AUTHORITY
Housing Urban Development & Public Health Engineering Department
Government of the Punjab



5	Access road width is less than the required planning standard	Access road abutting the irregular housing scheme shall be widened as per the required planning standards. In case of non-availability of land, as determined by the committee, three times of the value of deficient land as per applicable residential valuation table.
6	Internal road width is less than the prescribed standards	Two times of the value of deficient land as per residential value in applicable valuation table
7	Mortgage Deed and Transfer Deed Not Executed	Two times of the value of land as per residential value in applicable valuation table.
8	Land uses percentage not as per planning standards of regulations	Minimum standard of percentages be maintained, if impossible to fulfill the percentages as per planning standards, then fine will be imposed of three times of the value of land as per residential value in applicable valuation table.

By the Order of CEO (Imran Amin)
Ravi Urban Development Authority

NO. & DATE EVEN

A Copy is forwarded for information and necessary action to

- 1) PSO to Chairman
- 2) PSO to CEO, RUDA
- 3) COO, RUDA
- 4) All Board Members
- 5) All Committee members
- 6) All ED's/HOD's RUDA
- 7) Office Copy


A/ED (Legal Affairs)
(Legal Department)

Ravi Urban Development Authority

