



RAVI URBAN DEVELOPMENT AUTHORITY

Housing Urban Development & Public Health Engineering Department
Government of the Punjab



NOTIFICATION

Lahore, the 31st December, 2021

The Ravi Urban Development Authority in exercise of the powers conferred under Section (55) of the Ravi Urban Development Authority Act, 2020 has been pleased to frame the **RUDA INDUSTRIAL ZONE & ESTATE BUILDING REGULATIONS - 2021:**

CHAPTER-1

1.1 SHORT TITLE AND EXTENT

1. These Regulations may be called RUDA Industrial Zone & Estate Building Regulations - 2021 and shall come into force as and when notified by Ravi Urban Development Authority (RUDA).
2. These Regulations shall be applicable within areas marked and declared as Industrial Zone / Estate by RUDA in the Land Use Zone Map of Strategic Development Plan. The design and construction of building (s) in the zone shall be in conformity with these Regulations.
3. RUDA shall have power to make amendments, alterations, or additions in these Regulations and its provisions at any stage.

1.2 DEFINITIONS

In these Regulations, unless the context otherwise requires, the following expressions shall have meant, hereby respectively assigned to them that is:

- (1) 'Acre' means a size of land equal to 8 Kanal or 36000 sq feet.
- (2) 'Alteration' of building includes the structural or other physical alternation for making any addition / removal or other changes in a building.
- (3) 'Allotment Letter' means a letter in such form as may be prescribed by the Authority from time to time making allotment of a particular property / plot to an applicant.
- (4) 'Allotment / Allocation' means the conveyance of a particular property / plot to an applicant by way of an allotment letter or transfer letter as prescribed by the Authority.
- (5) 'Allottee' means a person to whom an allotment letter has been issued by way of a method of conveyance as approved and / or permitted by the Authority.
- (6) 'Amalgamation' means the joining of two or more adjacent plots of the same land use in accordance with prescribed Regulations.
- (7) 'Amenity Plot' means a plot allocated exclusively for the purpose of amenity uses, such as government offices, health, welfare, education, worship places, burial grounds, parking, and recreational areas.
- (8) 'Applicant' means any persons (s), corporate or co-operative body or any other legal

entity who / which purchases plot (s) in the Zone for establishing an industrial, commercial / institutional enterprise and on transfer of ownership / title, such plot stands transferred in his name.

- (9) **'Approved'** means as approved in writing by the Authority.
- (10) **'Approved Plan'** means plan for the building or layout plan approved by the Authority in accordance with prescribed Regulations.
- (11) **'Area of Authority'** means the area of jurisdiction of Ravi Urban Development Authority as notified by the government from time to time.
- (12) **'Architectural Drawings'** means a set of drawings, showing the arrangements of proposed building works, including floor plans, elevations, and sections, in accordance with the requirements of the Regulations of the Authority.
- (13) **'Attached Building'** is a building which is joined to another building on one or more sides.
- (14) **'Authority'** means the Ravi Urban Development Authority (RUDA), Lahore.
- (15) **'Authorized Officer'** means any officer appointed and duly authorized by the Authority to conduct and accomplish such an act or acts or any other such thing as contemplated by the Authority on its behalf.
- (16) **'Basement'** means the lowest storey of a building fully or partially below ground level.
- (17) **'BCP'** means Building Codes of Pakistan.
- (18) **'Beam'** means horizontal load bearing structural member.
- (19) **'Building Control Officer (BCO)'** means an officer appointed as such by RUDA to approve plans and to control the building activity.
- (20) **'Building Line'** means a line beyond which the outer face of a building must not be projected in the direction of any street existing or proposed.
- (21) **'Building Plan'** means set of drawings that describe various details of the structure to be completed on the plot.
- (22) **'Building'** means any structure or enclosure permanently affixed to the land.
- (23) **'Builder'** means a person who engages the services of qualified professionals (Consultant, Resident Engineer and Contractor) for the various stages of the project.
- (24) **'Carpet Area'** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area, exclusive open terrace area and internal partition walls.
- (25) **'Chamfer'** means the flat surface made by cutting of sharp edge or corner of the plot to enhance the visibility at the turning point which shall be applicable on the plot where deem necessary.
- (26) **'Civil Engineer'** means a professional with a Civil Engineering Degree from a recognized University or Institution and holding valid registration of Pakistan Engineering Council (PEC).
- (27) **'Clear Storey Height'** means the clear height from finished floor to bottom of roof slab.
- (28) **'Commercial Area'** means the area which is designated for commercial buildings as per approved plan by the Authority.
- (29) **'Commercial Building'** means a building or part of a building, which is used as shops, offices, business arcade, show rooms, display centers or market for sale of merchandise for retail only, building used for transaction of business or the keeping of accounts, records for similar purposes, professional service facilities, petrol pumps, restaurants, and banks. Storage and service facilities incidental to the sale of merchandise shall be

- included under this group, except where exempted.
- (30) **'Community Use'** means prayer area, gym, children playing area, health care clinic, and visitor's lounges.
 - (31) **'Contractor'** means a person hired by a builder for constructing the building as per provision of sanctioned plan and other approvals.
 - (32) **'Consultant'** means a person duly registered with the respective statutory professional body and hired by a builder for designing and supervision of construction activities of the building (s) in accordance with the sanctioned plan and other approvals.
 - (33) **'Compoundable Violations'** mean the offences that can be compromised upon the payment of charges / fees prescribed by the Authority.
 - (34) **'Covered Area'** means area covered by the building / buildings above and below the ground level, but does not include the space covered by:
 - (a) Courtyard at the ground level, garden, rocky area, plant nursery, water pool, swimming pool (if uncovered) platform around a tree, water tank, fountain, and bench etc.
 - (b) Drainage, culvert, conduit, catch-pit, chamber gutter and the like;
 - (c) Compound or boundary wall, gate, slide, swing, uncovered staircase, watchman booth and pump house.
 - (d) Septic tank and electricity transformer.
 - (35) **'Competent Authority'** means the Authority competent to approve and regulate building and development plans, licenses, levy charges and do so all such things as authorize under these Regulations.
 - (36) **'Completion Certificate'** means certificate issued by the Authority Engineer or the authorized person of the RUDA for the purposes of completion of the building.
 - (37) **'Construction'** means site excavation, erection, re-erection of a building / structure or making additions and alterations to an existing building / structure.
 - (38) **'Common Water Supply'** means water supplied from the water distribution network provided for use of the consumers.
 - (39) **'Demarcation Plan'** means plan showing measurement and location of plot.
 - (40) **'Demolition'** means the process of dismantling the building or part thereof.
 - (41) **'Developer'** means company or organization which tends to develop.
 - (42) **'Development & Building Control Department (D&BC)'** means a department established in RUDA consisting of various professionals responsible for implementation of these Regulations.
 - (43) **'Driveways'** means a short road leading from a public road to a building.
 - (44) **'Drainage Plan'** means a description or illustration of the method of collection, treatment, and discharge of all or any of the waters within, flowing onto, or being discharged from the permit area.
 - (45) **'Electrical System / Installation'** is defined as an assembly of associated electrical equipment supplied from a common origin to fulfill a specific purpose and having certain coordinated characteristics. For the purpose of Building Regulation an electrical system / installation means fixed electrical cables or fixed electrical equipment located on the consumers side of the electricity supply meter.
 - (46) **'Environmental Act'**, means the Pakistan Environmental Protection Act (PEPA) 1997.
 - (47) **'Erection of Building'** means the construction of a new building which may include the structural alterations for making any additions to an existing building.
 - (48) **'Existing Building'** means buildings or structures, which are already in existence or

constructed and officially authorized prior to the effective date for the adoption of these Regulations.

- (49) **'External Wall'** means any outer wall of a building abutting on an external or internal open space on adjoining property lines.
- (50) **'Facade'** means the principal front of a building that faces on to a street or open space.
- (51) **'Fire Escape'** means an exit from a building, in the event of fire.
- (52) **'Fire Hydrant'** means a pipe in the street from which firefighters can obtain water for putting out a fire.
- (53) **'Flats / Apartments'** means a multi-storey building containing more than two apartments or block (s) of building consisting of number of residential units built in horizontal or vertical manner sharing common staircase, lifts or excess spaces exclusively designed for a human habitation with all necessary requirements such as kitchen, lavatory, bathroom etc.
- (54) **'Floor Area Ratio (FAR)'** means the aggregate covered area of a building or buildings as permissible under these Regulations divided by the total area of the plot.
- (55) **'Footprint'** means the portion of a plot of land covered, at ground floor level, by a building or part thereof other than basement.
- (56) **'Form'** means form appended to these Regulations.
- (57) **'Foundation'** means a structure entirely below the level of the ground which carries and distributes the load from pillars, beams, or walls on the ground.
- (58) **'Front Space'** shall indicate the clearance open to the sky, between building and boundary line on the roadside of plot.
- (59) **'Geotechnical Engineer'** means an Engineer registered with Pakistan Engineering Council (PEC) which investigates and understands soil conditions and figures out the impacts of geological formations may have on construction projects.
- (60) **'Government'** means Government of the Punjab.
- (61) **'Ground Floor Area'** means the area of a building at ground floor level within its largest outside dimensions, exclusive of open porches, setbacks, garages, and exterior stairways.
- (62) **'Height of Building'** means total height of a building measured from the crown of the road to the top of stair tower / mummy.
- (63) **'Industry'** means a building designed for use as a factory, warehouse, and workshop.
- (64) **'Industrial Estate'** means the area which has been declared as Industrial Estate as per land use zone map of SDP.
- (65) **'Industrial Estate Master Plan'** means the plan of the Industrial Estate which describes various land uses and circulation pattern of the Estate and demarcation of plots.
- (66) **'Industrial Zone'** means the whole area which has been demarcated as an Industrial Zone as per land use zone map of Strategic Development Plan, RDUA.
- (67) **'Kanal'** means a size of land equal to 20 Marlas or 500 square yards or 4500 Sft.
- (68) **'Lateral Forces'** mean the forces that act in the direction parallel to ground and perpendicular to the direction of gravitational pull of earth are known as lateral forces.
- (69) **'Landscape Design Plan'** means the development and decorative planting of gardens, yards, grounds, parks, and other aesthetic components which may be given in a specific area of the plot under the light of these Regulations.
- (70) **'Legal Attorney'** means a person who is duly authorized to act on behalf of a registered or any other person under Power of Attorney Act.

- (71) **'Light Industry'** means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odors, dust, effluent, and any other nuisance to an excessive degree and motivated by electric power.
- (72) **'Licensed / Registered Engineer'** means a qualified Engineer currently registered with Pakistan Engineering Council (PEC) as an Engineer.
- (73) **'License'** means the permission granted under these Regulations by the Authority to perform the requested acts as are allowed under these and other rules and regulations of the Authority.
- (74) **'Licensee'** means an individual or firm who has been duly given license by the Authority to perform the requested act is allowed under these and other rules and regulations of the Authority.
- (75) **'Land Use Zone Map'** means the proposed landuse zoning map of Strategic Development Plan of the Authority for the area notified and approved by the Authority.
- (76) **'Marla'** means a size of land / plot equal to 225 Sft.
- (77) **'Medium Industry'** means all industries other than 'Light Industry' and Local Service Industry and not emitting obnoxious or injurious fumes and odors.
- (78) **'NDC'** means No Demand Certificate.
- (79) **'NOC'** means No Objection Certificate.
- (80) **'Non-Compoundable Violations'** mean the offences which are more serious and cannot be compromised by the Authority. In this case, the violation will have to be rectified at the cost of the owner.
- (81) **'Non-Standard Plot'** means a plot created due to adjustment in plot level planning or re-planning of area having irregular shape, dimensions, and size, different than adjoining rectangular plots.
- (82) **'Nuisance'** includes any act or omission place or thing which causes or is likely to cause injury, danger, annoyance, or offence to the sense of sight, smell, or hearing, or which is or may be dangerous to life or injurious to health, property, and environment.
- (83) **'Ordinary Repairs or Repair or Renovation'** means repair work to services, painting, white-washing, plastering, flooring, paving, replacement of roof of corrugated sheets, T-iron, girders, wooden / prefabricated roof with RCC slab without change in the cubical capacity or structure approved by Authority.
- (84) **'Owner'** means the person to whom a plot has been allotted, leased, or otherwise transferred, conveyed by the Authority / the lawful transferee of such plot duly mutated in the record of the Authority.
- (85) **'Parapet'** means wall whether plain, perforated paneled or made of steel angle irons / pipes protecting the edge of the balcony, verandah, roof of building or terrace.
- (86) **'Park'** means a recreational area which may include all or any of the following facilities:
- (a) Jogging tracks / walkways
 - (b) Water features like lakes, fountains, gushers etc.
 - (c) Aviary
 - (d) Public toilets
 - (e) Any other recreational facilities (outdoor)
- (87) **'Parking Space'** means an area enclosed or unenclosed covered or open sufficient in size to park vehicles in front of the commercial as well as public buildings as specified in the master plan or as defined in the Regulations according to land use.
- (88) **'Plot'** means a single tract of land located within a sector / block and demarcated by

RUDA in Industrial Estate.

- (89) **'Plinth'** means finished floor level of the building.
- (90) **'Podium'** means the foot or base of a structure, such as a raised pedestal or base, a low wall supporting columns, or the structurally or decoratively emphasized lowest portion of a wall.
- (91) **'Property Line'** means the plot boundary which separates private property from the public property or from another Private Property.
- (92) **'Public Building'** means a building used or intended to be used either ordinarily or occasionally by the public such as offices of the government as well as semi government institutions and agencies, mosque, college, school, library, club, hospital, public exhibition hall, community center, lecture room or any other place of public assembly.
- (93) **'psi'** means pounds per square inch.
- (94) **'psf'** means pounds per square feet.
- (95) **'RCC'** means reinforced cement concrete.
- (96) **'Rear Space'** shall indicate the clearance open to the sky between building and boundary line at the back of plot.
- (97) **'Re-erection'** means the complete demolition and reconstruction of a building in defined premises / boundaries which includes the relaying of the foundation of the building.
- (98) **'Registered Urban / Town Planner'** means a qualified Urban / Town Planner registered with Pakistan Council of Architects & Town Planners (PCATP).
- (99) **'Registered Architect'** means a qualified Architect registered with Pakistan Council of Architects & Town Planners (PCATP).
- (100) **'Registered Engineer'** means a qualified professional with Civil Engineering Degree from a recognized University or Institution, holding valid registration of Pakistan Engineering Council (PEC).
- (101) **'Regulations'** mean the Ravi Urban Development Authority Industrial Zone / Estate Building Regulations 2021 and amendments thereafter made time to time by the Authority.
- (102) **'Reinforcement'** means the action or process of reinforcing or strengthening.
- (103) **'Revised or Amended Plan'** means a previously approved drawing plan re-submitted for fresh approval with amendments in accordance with the provision of these Regulations.
- (104) **'Right of Way (ROW)'** means the area of road including shoulder / berms between two opposite boundary walls of row of houses / shops or where there are no buildings astride it, it extends up to such limits as may be prescribed by the competent Authority.
- (105) **'Sanctioned Plan'** means the set of plans and specifications submitted under these Regulations and duly approved by the authorized person by RUDA.
- (106) **'Processing Fee / Services Charges'** means a fee to be determined and levied by RUDA in pursuance of these Regulations for services rendered.
- (107) **'Shear Wall'** means a vertical element of a seismic force resisting system that is designed to resist in-plane lateral forces, typically wind and seismic loads.
- (108) **'Seismic Loads'** mean earthquake-generated agitation to a structure.
- (109) **'Septic Tank'** means a tank in which sewage is collected and decomposed before its discharge into a public sewer.
- (110) **'Service Industry'** means an industry which works for a customer and occasionally

provides goods but is not involved in manufacturing.

- (111) **'Sewerage System'** means network of underground sewers and / or surface drains provided for the purposes of collection and conveyance of wastewater / sewage.
- (112) **'Shop'** means a roofed structure primarily used for the retail sale of goods.
- (113) **'Side Space'** means clearance open to the sky between the nearest building line and the boundary line.
- (114) **'Site'** means the piece of land or plot in the Industrial Zone / Estate.
- (115) **'Site Plan'** means map of any specific plot prepared by a registered professional Engineer / Architect and drawn in scale equal to that used in Master Plan and indicating its position with respect to adjacent plots and roads.
- (116) **'Signboard'** refers to any sign for the identification and naming of places, buildings, and tenant business names.
- (117) **'Slab'** means a common structural element of buildings, consisting of a flat, horizontal surface made of cast concrete.
- (118) **'Solid Waste Management Plan (SWM)'** means a treatment, disposal, reuse, recycle or any other necessary plan prepared to provide for solid waste management.
- (119) **'Sun / Rain Shade'** means an outer side, 2ft wide projection from the building over a minimum height of 7ft from the plinth level providing protection from sun / weather.
- (120) **'Specified Clear Space or Setback'** means the minimum part of a plot which is to be left completely and compulsorily open to sky under the Regulations, over which no structure even temporary or any integral part of the building shall be permitted.
- (121) **'Surcharge'** means amount levied on account of default in paying development charges or any other dues on due date.
- (122) **'Structural Calculations'** means detailed calculations showing sufficiency of the strength of every load bearing part of the proposed structures.
- (123) **'Storm Water Management Plan'** means the set of drawings and other documents that comprise of all the information and specifications for the programs, drainage systems, structures, BMPs, concepts and techniques intended to maintain or restore quality and quantity of storm water runoff to pre-development levels.
- (124) **'Temporary Structure'** means a structure constructed purely on temporary basis, wholly within the plot with the approval of Authority for a specific period which shall be demolished on completion of the project or lapse of the approved period.
- (125) **'Transfer Letter'** means a letter in such form as may be prescribed by the Authority from time to time transferring the allotment of a particular property / plot from an existing owner to an applicant.
- (126) **'Unit'** means an element or component of a thing or building block.
- (127) **'Warehouse / Go-Down'** means the place used for storing and accumulation of physical goods before they are sold or further distributed in a dedicated warehouse or storage facility.
- (128) **'Wastewater Management Plan (WMP)'** means an evaluation of a site including, but not limited to, a comprehensive inventory and evaluation of all existing subsurface sewage disposal systems and recommendations for short-term and long-term strategies, objectives, and actions to be implemented for proper wastewater management, and a schedule for such implementation.
- (129) **'Worker (s)'** means person (s) employed for the purposes of the operation / running of the factory / industry.

CHAPTER 2

APPLICATION FOR BUILDING WORKS, SUBMISSION AND SCRUTINY OF BUILDING PLANS

2.1 AUTHORIZED BUILDINGS AND USES

- 2.1.1 Only such types of buildings / structures can be constructed in area of Authority, which are in accordance with these Regulations and /or as described in the terms and conditions of allotment of respective plot (s).
- 2.1.2 The person will be allowed to construct the building as per approved plan by the Authority.
- 2.1.3 The plots / buildings shall be used only for the purpose for which they have been allotted and conveyed.
- 2.1.4 No land or building shall be put to a non-conforming use. Any building or structure designed or intended for a use not authorized or permitted under this or other Regulations of the Authority, or conditions of allotment, shall either be removed or converted into a building or structure designed or intended for authorized use.
- 2.1.5 A non-conforming use of a building may render the owner and the occupant of the building liable to pay a fine as described in these regulations and eviction from the building and the allotment / conveyance deed of the plot may also be cancelled.
- 2.1.6 Authority may consider change of land-use with or without charges, provided that, the land use plan approved by the competent Authority which permits such changes.
- 2.1.7 Small temporary buildings or structures of approved size for storage purpose can be constructed for the duration of the construction of the principal building (s) on the same plot or on adjacent land on approved location, with prior approval of the Authority before starting construction. Such buildings or structures shall be removed immediately after the main structure is constructed or earlier if so, directed by the Authority.

2.2 PROCEDURE FOR OBTAINING APPROVAL FOR CONSTRUCTION OF BUILDING

- 2.2.1 An applicant / owner intending to erect or re-erect any building or factory shall apply in writing to Development and Building Control Department on Forms - 8 / 9, annexed to these Regulations which shall be supported by the following documents:
 - a. A site plan of the plot on which building is sought to be erected, prepared, and signed by the owner and a Registered Architect.
 - b. A building plan of the site proposed for construction, prepared, and signed by the Owner and Registered Architect.
 - c. Plans of utilities (water supply system, sewerage, electrification) duly signed by the Registered Engineer.
 - d. Certificate by the Registered Architect
 - e. A structural stability certificate (as prescribed) will be submitted. This certificate must be signed by a qualified / certified Civil Engineer having minimum 10 years of experience in structural design with valid registration of Pakistan Engineering Council (PEC).
 - f. A soil investigation report prepared and signed by Geo-Technical Engineer Registered with Pakistan Engineering Council (PEC).

- 2.2.2 Subject to the provisions of Pakistan Environment Protection Act and Regulations framed thereunder, every application shall be accompanied by a No Objection Certificate from EPA.
- 2.2.3 A firefighting plan shall be submitted drawn on a suitable scale clearly showing measures for fire extinguishing necessary to fulfill as per requirements of City District Government Fire department.
- 2.2.4 The landscape and storm water drainage plan with the provision of rainwater harvesting as its integral part shall be submitted along with building plans.
- 2.2.5 All applications, plans, and specifications shall be in triplicate and signed by applicant / owner and consulting architect and engineers as the case may be.
- 2.2.6 Every prospective builder (owner or applicant) intending to carry out building works whether new or involving additions and alterations shall employ a Registered Architect / Engineer to design and supervise the building works.
- 2.2.7 Where the Registered Architect or Engineer so employed ceases to be in-charge of such building works before the same is completed, further execution of such works shall forthwith be suspended until a fresh appointment is made as required under these Regulations. A certificate duly signed by the Registered Architect / Engineer employed under these Regulations shall be obtained by the owner in token of the work or part of the work having been satisfactorily done under his supervision.

2.3 SITE PLAN

The site plan must be drawn to a scale of not less than 1" = 40' showing:

- a. The direction of north point;
- b. The boundaries of the site;
- c. Natural Soil Level of Plot and proposed plinth level.
- d. The position of site in relation to adjacent roads and the level of the site in relation to roads on which it is situated;
- e. All buildings and premises within 150 ft (45m) of the boundaries of the site;
- f. The existing condition of the site whether occupied by a building or not;
- g. Depressions and other salient features, if any;
- h. The open space to be left inside or about the building to be erected;
- i. Site accessibility

2.4 BUILDING PLAN

The Building Plan must be drawn to show:

- a. The plan of ground floor and all other additional floor(s);
- b. The position and dimensions of all projections beyond the main walls of the building;
- c. The positions, form, and dimensions of proposed sewerage and drainage arrangement;
- d. The level and width of foundations and level of lowest floor with reference to level of center of the road on which front of the proposed building abut;
- e. The level of the courtyard and open space in the plot;
- f. The elevation and detail of all sections of building;
- g. The size of doors, windows, ventilators and openings for each room and covered

- area on each storey;
- h. The assigned space for name of firm and advertisement in the front elevation drawing.
- i. The level of gate plinth will be 6" above the adjacent Finished Road Level (FRL).

2.5 SUBMISSION REQUIREMENTS FOR BUILDING PLANS

Building plans shall be prepared on 24" x 36" (A1) sheets.

- a. Scales permitted for plans is 1" = 20' (1:250) minimum, but it should not be more than 1" = 50' (1:600) in any case.
- b. Deviation from the specified scale can only be permitted with the special approval of the RUDA.
- c. The seal, date, and original signature of the Registered Architect / Engineer responsible for the drawings is required on each sheet.
- d. Show all street and road alignments on drawings.
- j. Plans, Elevations, Sections and Site Plan / Key Plan showing North direction and width of the road. Such plans shall show the purpose for which the building or parts thereof, are intended to be used.
- k. External dimensions of building with internal dimensions of all rooms.
- l. Total height of building with reference to the front road including level of plinth, driveway, and split-levels, if any (levels be indicated on plans also).
- m. Roof plan showing location and size of overhead and underground water tanks, sewerage, and drainage lines.
- n. Location and size of Rainwater Harvesting Tanks, (overhead & underground), where applicable.
- o. Services plans of building including, plumbing (water supply, sewerage, and drainage), Electrical and HVAC drawings along with Fire Safety plan.
- p. Details of ramps, grating at gate (s), driveway & plinth with reference to the front road level.
- q. Foundation plan and structure design.
- r. Covered area calculations / block plans.
- s. Schedule of covered areas and openings (doors & windows).
- t. Working drawings
- u. Landscape Design Plan
- v. Storm water Management Plan
- w. Solid waste Management Plan
- x. Wastewater Management Plan

2.6 SUBMISSION OF PLANS

- 2.6.1 The building plan shall be prepared in AutoCAD and submitted to Development and Building Control Department in triplicate on 24in x 36in drawings sheets.
- 2.6.2 A soft copy of the drawings shall be submitted to Development and Building Control Department in the form of USB. The USB must be labeled for identification showing the applicant's name and application number.

2.7 SANCTION / REJECTION OF BUILDING PLANS

2.7.1 Sanction of Plan

Within **30-45 days** of the receipt of an application along with required plans and documents and payment of scrutiny fee for permission to carry out building works. This Clause shall be applicable when owner / applicant will submit the required NOC from Civil Defence for fire safety for commercial and industrial buildings, structural drawings vetted from approved Structural Engineer of RUDA and Special Committee if required, the Development Authority shall:

- (a) Pass orders granting or refusing permission to carry out such building works and in case of refusal specify the provisions of the Building Regulations violated; or
- (b) Require further details of the plans, documents, plan scrutiny fee, specifications, and any other particulars to be submitted to it.
- (c) Approved building plans for multi-storey buildings shall be released at the following three stages:
 - 1. Basement up to plinth level.
 - 2. Up to 38ft building height
 - 3. Above 38ft building height.
- (d) The sanction / approval letter shall be issued as per **Form-1**. The builder shall comply with all the conditions contained in the sanctioned letter as per building plans in addition to Building Regulations.

2.7.2 Revoke of Sanction of Plans

The Authority permission to carry out building work or sanction of plan may be revoked / cancelled at any time after the grant of sanction. This shall only be applied when Development Authority finds:

- (a) Defective title of the applicant,
- (b) Material misrepresentation, or
- (c) Fraudulent or negligent statement contained in the application made under these Regulations. If the builder fails to satisfy the Authority within **07 days** after having been served a show cause notice, any work done there under shall be deemed to have been done without permission. However, the applicant shall have a right to appeal to the Authority within **15 days** of the orders of cancellation.

2.7.3 Appeals Against Rejection and Revocation of Plan

Appeal against the rejection / revocation of a plan may be filed with the appellate body within **30 days** of the rejection / revocation orders. The appellate body shall decide the matter within **30 days** of the receipt of the appeal after granting personal hearing.

2.8 CONSTRUCTION PERIOD

- (a) The person shall commence construction of the building within a period of **2 years** from the date the area has been opened for possession / construction by the Authority, failing which the person shall be liable to pay non-construction penalty as prescribed by the Authority.

- (b) The drawings shall remain valid for **5 years** from the date of its approval. Upon the lapse of the five-years period of validity, the person shall be under an obligation to obtain revalidation of plan from the Authority.
- (c) The person shall complete the building within a period as given in **Table 1**, reckoned from the date of approval of the drawing by the Authority and obtain water / sewer connection from the Authority.

Table 1. Completion Time for Construction of Industrial, Commercial / Public Buildings

Category	Completion Time
Industrial	5 years
Commercial / Public	3 years

2.9 INSPECTION OF CONSTRUCTION AT DIFFERENT STAGES

Every person shall be bound to get construction verified from the Development and Building Control Department of the Authority at the following stages in order to avoid violations of the Regulations.

- (a) When the layout has been completed before starting the work.
- (b) On completion of the boundary wall at Natural Ground Level.
- (c) On construction of the main building up to DPC level.
- (d) Before pouring of roof slab of the ground floor.
- (e) On raising of 1st floor structure one foot above roof of ground floor.
- (f) Before pouring roof slab of 1st floor.
- (g) On construction of RCC septic tank and ramp.
- (h) On final completion before occupation at the time of getting sewer connection opened.

Note:

- (a) Permission to proceed further after inspection of a stage does not absolve, applicant / owner from his responsibility to construct a building free of violations in case some violations are observed at any stage thereafter owner shall have to get these regularized / removed as soon as such a violation is intimated to him / her by the Authority.
- (b) The authorized officer of the Authority may inspect the premises at any time during execution of work or after the completion without giving prior notice, tenure the compliance of Regulations and check construction violations. If the person denies inspection the Authority may, after serving a notice, disconnect water supply and sewerage services and in addition violation charges may be imposed. Water Supply and sewerage services shall be restored on payment of violation charges (if any) and restoration charges.
- (c) If on such inspection, it is found that the building work is in contravention to any of the Regulations, the Authority shall give due notice to the person with the object-of bringing the works in conformity to the approved plan or stop the work till the approval of amended / revised plan.
- (d) In the event of non-compliance, the work shall not be proceeded further, and the Authority may order to demolish that much of the construction as it contravenes any of Regulations at the cost of the person The Authority reserves the right to disconnect or refuse any or all the services as well as impose fine. Water supply and sewerage services shall be restored on payment of fine (if any) and restoration charges.

- (e) If the person is dissatisfied with the notice under Regulations the person can file an appeal before the Authority within **15 days** to reconsider the case, provided that work is suspended on filing of the said appeal and till the decision of such appeal. The Authority shall decide the said appeal after hearing the applicant within such period as consented or agreed upon.
- (f) If the appeal is rejected; the appellant shall be bound to rectify the violation within such period as specified in the decision made on said appeal.

2.10 MINOR ALTERATION IN PLAN

2.10.1 Where an Application is made for minor alteration, it shall not be necessary for applicant / owner to submit complete plans and specifications of the building. The owner / applicant can only make reference to the plans and specifications already approved, explaining the alterations intended therein. It could be outer or inside development like (relocation of room, separation wall, partition walls, etc.) keeping in view the following requirements:

- a. FAR should remain same
- b. Building height remain the same
- c. No. of storey remains the same
- d. Mandatory setbacks should remain the same

2.10.2 Amalgamation of plot does not fall under the minor alteration.

2.10.3 The RUDA shall have authority to approve or reject application after verification and scrutiny of building plan, specification, etc. received therewith.

2.10.4 In case of rejection of Application, RUDA shall specify reasons thereof, and communicate reasons to applicant / owner in order to enable him to resubmit revised building plan to meet the objections. The Application for approval of revised plan will be considered and disposed of in the manner as it were a fresh application.

2.11 REPAIRS

No application is required for the following repairs or erections, etc. subject to the condition that they do not infringe any of these Regulations:

- a. Repairs in the form of replacement of existing materials by a similar material if no demolition is involved and the building remains throughout the operation substantially the same as it was;
- b. Replacement of internal windows or doors.

CHAPTER 3

ENGINEERING DESIGN REQUIREMENTS OF BUILDINGS

3.1 SITE INVESTIGATION

- 3.1.1 The preparation of the site will depend on the findings of the site investigation. The site investigation will usually include intrusive and non-intrusive sampling and testing to provide soil parameters for design and construction.
- 3.1.2 The extent and level of investigation needs to be tailored to the type of development and the previous use of land. Typically, the site investigation should include susceptibility to ground water levels and flow, underlying geology, and ground and hydro-geological properties. A geotechnical site investigation should identify physical hazards for site development, determine an appropriate design, and provide soil parameters for design and construction.
- 3.1.3 Where there is a risk that groundwater beneath or around the building could adversely affect the stability and properties of the ground, consideration should be given to site drainage or other protection.

3.2 SITE PREPARATION

- 3.2.1 The ground to be covered by the building shall be reasonably free from any material that might damage the building or affect its stability, including vegetable matter, topsoil, and pre-existing foundations.
- 3.2.2 Reasonable precautions shall be taken to avoid danger to health and safety caused by contaminants on or in the ground covered, or to be covered by the building and any land associated with the building.
- 3.2.3 Adequate sub-soil drainage shall be provided if it is needed to avoid-
 - a. the passage of ground moisture to the interior of the building;
 - b. damage to the building, including damage through the transport of water-borne contaminants to the foundations of the building.
- 3.2.4 For the purpose of this requirement, "contaminant" means any substance which is or may become harmful to persons or buildings including substances, which are corrosive, explosive, flammable, radioactive or toxic.
- 3.2.5 A wide range of solid, liquid, and gaseous contaminants can arise on sites, especially those that have had a previous industrial use. In particular, the burial of biodegradable waste in landfills can give rise to landfill gas. Sites with a generally rural use such as agriculture or forestry may be contaminated by pesticides, fertilizer, fuel and oils and decaying matter of biological origin.
- 3.2.6 Sulfate attack affecting concrete floor slabs and oversite concrete associated with particular strata also needs to be considered.

3.3 EARTHQUAKE RESISTANT DESIGN

- 3.3.1 The structural design of buildings and its individual elements shall conform to the requirements of the applicable codes for resisting earthquake forces such as UBC 97 etc.
- 3.3.2 The seismic zone factor for buildings shall be kept in view considering the Seismic

3.4 STRUCTURAL DESIGN

3.4.1 Loads

The following basic loads shall generally be taken into account, as a minimum:

- a. Dead loads
- b. Live loads
- c. Earth pressure
- d. Pressure of water and other liquids
- e. Wind loads, where they govern the design
- f. Seismic Loads
- g. Such other loads as are relevant

3.4.2 Additional Loads to be Included in Special Cases

The following loads shall additionally be taken into account, where there is reasonable probability of their occurrence or in cases where the applicable codes require that they also be considered:

- a. Explosion (use the specific risk specified)
- b. Impact (use the specific risk specified)
- c. Influence of equipment (use the specific characteristics of the equipment intended to be placed)
- d. Removal of Support (Use the specific facts of the case and only when undertaking modification of an existing building).

3.4.3 Compliance to Design Codes

The structural design of buildings shall meet the requirements of the specified or later, editions of the following design codes.

- a. Uniform Building Code, 1997 Edition, International Conference of Building Officials, USA
- b. International Building Code, 2000 Edition, International Code Council, USA
- c. Building Code of Pakistan
- d. Building Code Requirements for Structural Concrete (ACI 318-99) and Commentary (ACI 318R-99), American Concrete Institute, USA

3.4.4 Structural Drawings

- a. Structural drawings shall show the information and level of detail customarily required to be carried by design drawings.
- b. Drafting shall follow the generally accepted conventions.
- c. All drawings shall be numbered and revision numbers with dates shall be clearly marked.
- d. Specific values of the various geotechnical parameters adopted.
- e. Specific values of the various parameters adopted for computation of the earthquake loads and the code of practice followed.
- f. Specific values of the various parameters adopted for computation of the wind loads and the code of practice followed.

- g. Design live loads adopted for each floor.
- h. Uniformly distributed and other dead loads adopted for each floor
- i. A description of partitions at each floor and the loading adopted to account for them
- j. Structural drawings shall bear the seal and signatures of the structural engineer.

3.5 GEO-TECHNICAL INVESTIGATIONS

The Geotechnical investigations shall be done in the light of the specific details of the building, the order of loads and special requirements, if any. The scope and quantum of testing shall be consistent with the applicable parameters of the project.

3.6 TESTING OF CONSTRUCTION MATERIALS

- 3.6.1 The Authority may require the testing of any materials used in construction to determine if materials are of quality specified.
- 3.6.2 A complete record of tests of materials and of concrete shall be available for inspection during progress of work.
- 3.6.3 No combustible material other than allowed by RUDA shall be allowed for construction work.
- 3.6.4 The steel used in construction, shall conform to the latest editions of Pakistan Standards, British Standards, American Concrete Institute Standards, American Society for Testing and Materials Standards and other standards as may be specified by the Engineer for Special Material and construction are also relevant.
- 3.6.5 Where R.C.C. is used, the material shall conform to standard specifications applicable to the type of concrete and shall conform to the latest editions of Pakistan, British, ASTM, and ACI Standards.

3.7 UNSUITABLE MATERIAL

- 3.7.1 Vegetable matter such as turf and roots should be removed from the ground to be covered by the building at least to a depth to prevent later growth. The effects of roots close to the building also need to be assessed.
- 3.7.2 Where mature trees are present on sites with shrinkable clays the potential damage arising from ground heave to services and floor slabs and oversite concrete should be assessed. Building services such as below-ground drainage should be sufficiently robust or flexible to accommodate the presence of any tree roots. Joints should be made so that roots will not penetrate them. Where roots could pose a hazard to building services, consideration should be given to their removal.
- 3.7.3 On sites previously used for buildings, consideration should be given to the presence of existing foundations, services, buried tanks and any other infra-structure that could endanger persons in and about the building and any land associated with the building.
- 3.7.4 Where the site contains fill or made ground, consideration should be given to its compressibility and its potential for collapse on wetting, and to appropriate remedial measures to prevent damaging differential settlement.

3.8 RESISTANCE TO MOISTURE

The floors, walls and roof of the building shall adequately protect the building and people who use the building from harmful effects caused by:

- a. Ground moisture; and
- b. Precipitation

3.9 FLOORS

3.9.1 Floors next to the ground should:

- 1. Resist the passage of ground moisture to the upper surface of the floor;
- 2. Not be damaged by moisture from the ground;
- 3. Not be damaged by groundwater;

3.9.2 Any ground supported floor will meet the above requirement if the ground is covered with dense concrete laid on a hardcore bed and a damp-proof membrane is provided.

3.9.3 A concrete ground supported floor may be provided with damp-proof membrane above or below the concrete, and continuous with the damp proof courses in walls, piers, and the like. If the ground could contain water soluble sulfates, or there is any risk that sulphate or other deleterious matter could contaminate the hardcore; the membrane should be placed at the base of the concrete slab.

3.10 WALLS

1. Walls should:

- a. resist the passage of moisture from the ground to the inside of the building; and
- b. not be damaged by moisture from the ground and not carry moisture from the ground to any part which would be damaged by it, and, if the wall is an external wall:
- c. resist the penetration of precipitation to components of the structure that might be damaged by moisture; and
- d. resist the penetration of precipitation to the inside of the building.

2. An internal or external wall will meet the requirement if it is built as follows:

- a. damp-proof course of bituminous material, polyethylene, engineering bricks or slates in cement mortar or any other material that will prevent the passage of moisture. The damp proof course should be continuous with any damp-proof membrane in the floors; and
- b. if the wall is an external wall, the damp-proof course should be at least 150mm above the level of the adjoining ground, unless the design is such that a part of the building will protect the wall.

3. As well as giving protection against moisture from the ground, an external wall should give protection against precipitation. This protection can be given by a solid wall of sufficient thickness or by an impervious or weather-resisting cladding.

4. Any solid wall will meet the requirement if it holds moisture arising from rain until it can be released in a dry period without penetrating to the inside of the building or causing damage to the building.

5. Cladding systems for walls should:

- a. Resist the penetration of precipitation to the inside of the building; and
- b. Not be damaged by precipitation and not carry precipitation to any part of the

building which would be damaged by it.

6. Cladding can be designed to protect a building from precipitation (often driven by the wind) either by holding it at the face of the building or by stopping it from penetrating beyond the back of the cladding.
7. Any cladding will meet the requirement if:
 - a. It is jointless or has sealed joints, and is impervious to moisture (so that moisture will not enter the cladding); or
 - b. It has overlapping dry joints, is impervious or weather resisting, and is backed by a material which will direct precipitation which enters the cladding towards the outer face.
8. All load bearing walls shall be designed according to applicable buildings code(s) with regard to their load bearing capacity. The walls shall be constructed of non-combustible material only, as approved by RUDA/its engineer.
9. All partitions and panel walls shall be of such thickness and strength as to ensure against the breakage due to vibration produced by machines installed near these walls.
10. The number and width of doors shall be sufficient to facilitate movement of machinery, and the escape of workers in case of fire.
11. There shall be proper and prominent fire escape routes for the workers.
12. The finishing of outside faces of walls and columns shall comply with the approved plans and elevations.

3.11 ROOFS

1. Roofs should:
 - a. Resist the penetration of precipitation to the inside of the building; and
 - b. Not be damaged by precipitation and not carry precipitation to any part of the building which would be damaged by it.
2. Roofing can be designed to protect a building from precipitation either by holding the precipitation at the face of the roof or by stopping it from penetrating beyond the back of the roofing system.
3. Any roof will meet the requirement if:
 - a. It is jointless or has sealed joints, and is impervious to moisture (so that moisture will not enter the roofing system); or
 - b. It has overlapping dry joints, is impervious or weather resisting, and is backed by a material which will direct precipitation which enters the roof towards the outer face (as with roofing felt).

3.12 WASTEWATER TREATMENT PLANT STRUCTURES

Waste treatment plants and disposal works shall be provided in accordance with the design and construction requirements of industries department and Environmental protection Agency. Waste treatment plant and disposal station shall not be constructed in the mandatory open.

CHAPTER 4

LAND USE CLASSIFICATION OF INDUSTRIAL ZONE

4.1 LAND USE CALSSES

1. The following land use classes are allowed in Industrial Zone.
 - (a) Industrial Use
 - (b) Commercial Use
 - (c) Institutional / Public Use
2. The land use in each land use class shall be as under:
 - (a) **Permitted use:** The landuse which is allowed in each land use class under the Regulations.
 - (b) **Permissible use:** The landuse, though not permitted, may be allowed by RUDA Industrial Zone Management Committee upon assessment.
 - (c) **Prohibited use:** The land use, which is neither permitted nor permissible.
3. The Authority shall ensure that the land use provisions under the permitted, permissible, and prohibited use are strictly followed in each land use class.
4. The Authority may grant permission for permissible use listed under each land use class subject to the certain rules, regulations specified by the Authority.
5. The Authority shall not allow a person to use a property in any land use class for a purpose which is neither permitted nor permissible.
6. No person shall be authorized to use land or construct a building except in accordance with the land use approved for that particular land.
7. For industrial zone the permitted, permissible, and prohibited land uses shall be as under:

4.1.1 Industrial Land Use

1. Permitted Use

- (a) Light and medium industries as specified in Table 19 and Table 19 respectively.
- (b) Warehouse, storage, or distribution center
- (c) Building material store
- (d) Cold storage and ice factory
- (e) Storage and go-down
- (f) Loading and unloading space
- (g) Treatment / recycling plant
- (h) Grid station
- (i) Power plant
- (j) Auto-workshop, service garage and service station

2. Permissible Use

- (a) Oil depot / LPG Storage Plant
- (b) Incineration plant

3. Prohibited Use

- (a) Residential

- (b) Storing, packing, and manufacturing of blasting powder, ammunition, fireworks, gun powder, Sulphur, mercury, gases, nitro-compounds, phosphorus, dynamite, explosives, bombs, or any other obnoxious material
- (c) All uses other than permitted and permissible uses

4.1.2 Commercial Land Use

1. Permitted Use

- (a) Shopping mall
- (b) Departmental store
- (c) Retails shops
- (d) Car showroom
- (e) Parking plaza / parking site
- (f) Petrol pump / gas station / CNG/ filling station
- (g) Bakery
- (h) Courier office
- (i) Marriage hall
- (j) Electric vehicle charging station
- (k) Taxi and bus stands
- (l) Bank

2. Permissible Use

- (a) Weighbridge
- (b) Wholesale market

3. Prohibited Use

All uses other than permitted and permissible uses.

4.1.3 Public / Institutional Land Use

1. Permitted Use

- (a) Educational and research institution
- (b) Library
- (c) Religious institution
- (d) Park / playground
- (e) Police station, post office, fire station, rescue, and emergency services offices
- (f) Hospital
- (g) Place of worship / prayer

2. Permissible Use

- (a) Fitness center / indoor sport facility
- (b) Technical and vocational institution
- (c) Social welfare institution such as community center, art gallery and museum
- (d) Shelter home
- (e) Convention center

3. Prohibited Use

All uses other than permitted and permissible uses.

CHAPTER 5

BUILDING AND PLANNING CONTROL REQUIREMENTS

5.1 MANDATORY OPEN SPACES, MAXIMUM FAR, GROUND COVERAGE & HEIGHT OF BUILDINGS FOR INDUSTRIAL ESTATE

5.1.1 The maximum built-up area of different types of buildings on a plot / maximum FAR and ground coverage prescribed or permitted by the Authority for planned Industrial Estate shall be as given in Table 2:

Table 2. Mandatory Open Spaces, FAR, & Ground Coverage for Buildings in Industrial Estate

Use of Building	Front Space (ft)	Rear Space (ft)	Side Space on Both Sides (ft)	Max FAR	Max Ground Coverage
Medium Industry					
1 Acre	25	20	20	1:3	60%
2 Acres	70	26	25	1:2.75	55%
4 Acres	120	60	30	1:2.5	50%
Light Industry					
2 Kanal	20	10	5	1:3.25	65%
4 Kanal	22	15	10	1:3.15	65%
1 Acre	25	20	20	1:3	60%
2 Acres	70	26	25	1:2.75	55%
Service Industry, Tech Industry					
2 Kanal	20	10	5	1:3.25	65%
4 Kanal	22	15	10	1:3.15	65%
1 Acre	25	20	20	1:3	60%
2 Acres	70	26	25	1:2.75	55%
Amenities					
Commercial Plots (10 Marla)	10	7	5 on one side	1:3.1	65%
Apartment (1 Acre)	30	20	15	1:7	60%
Hospital (1 Acre)	50	25	15	1:3.2	50%
Grand Mosque (1-2 Acre)	50	25	15	A/R*	50%
Educational Site (1 Acre)	50	25	15	1:3	50%
Petrol Pump (2 Kanal)	20	10	10	A/R	20%
Sports Complex (2-4 Kanal)	30	18	18	1:1.4	45%
Local Mosque (1-2 Kanal)	20	12	12	A/R*	50%
Gymnasium (2 Kanal)	15	10	10	1:2	50%
Officers Club / Offices (2 Kanal)	15	10	10	1:2	50%
Health Care Clinic (2 Kanal)	15	10	10	1:2	50%
Community / Training Center (2 Kanal)	15	10	10	1:1.5	50%
Event Hall (2 Kanal)	20	12	12	1:2.9	50%
School (2 Kanal)	15	10	10	1:2	50%
Emergency Services	NA			1:2	40%

5.1.2 For Odd Shaped / Non-Standard Plots the requirements of clear spaces shall be governed as stated below:

- (a) The open area required to be left as clear spaces on each side is to be kept clear in totality instead of uniform space from the boundary wall.

- (b) In case of non-standard plot, permissible covered area proportionate to the plot size may be covered leaving the rest as open space on the sides.
- (c) Width of clear space on any side, for any size of plot shall not be less than as specified under Table 2.
- (d) At least 20% of space left as open area around the building shall be used for plantation.

5.1.3 In case of corner plot, if any member intends to keep the frontage on longer side, the specified front clear space shall be left on both sides abutting road.

Note:

- (a) No construction, even temporary, shall be carried out in the clear spaces except stair for basement (2.5ft wide), underground water tank, drains, septic tank (s), sewer line and spiral steel stair at the rear side. Clear spaces cannot be fully covered by constructing pergolas etc. However, 2ft wide pergola / sunshade can be extended in clear spaces at ground & first floor.
- (b) Spiral stairs should not be used as main stairs to access first floor and roof.
- (c) No platform shall be provided with spiral stair & concrete sunshades will also not be used as platform / landing.

5.1.4 The maximum height of different types of buildings prescribed or permitted by the Authority shall be as given in Table 3:

Table 3. No. of Storeys for Buildings in Industrial Estate

Building Uses	No. of Storeys
Industrial Plots	
2 Kanal – 4 Acres	B+G+4
Other Uses / Amenities	
Commercial Plots (10 Marla)	B+G+4
Apartment (1 Acre)	B+G+15
Hospital (1 Acre)	2B+G+5
Mosque (1-2 Acre)	G + Mezz
Educational Site (1 Acre)	2B+G+5
Petrol Pump (2 Kanal)	G
Sports Complex (2-4 Kanal)	B+G+2
Local Mosque (2 Kanal)	G + Mezz
Gymnasium (2 Kanal)	B+G+3
Officers Club / Offices (2 Kanal)	B+G+3
Heath Care Clinic (2 Kanal)	B+G+3
Community / Training Center (2 Kanal)	B+G+2
Event Hall (2 Kanal)	2B+G+5
School (2 Kanal)	B+G+3

Note:

- (a) The overall height of any building measured from crown of abutting road to the top of stair tower / mumty shall not exceed 80 ft.
- (b) The overall height of apartment buildings measured from crown of abutting road to the top of stair tower / mumty shall not exceed 200 ft.

5.2 MAXIMUM FAR, GROUND COVERGAE & HEIGHT OF BUILDINGS FOR INDUSTRIAL ZONE

5.2.1 The maximum built-up area of different types of buildings on a plot / maximum FAR, maximum ground coverage and maximum height prescribed or permitted by the Authority for area falling outside the Industrial Estate, but within the boundary of Industrial Zone shall be as given in Table 4 and Table 5:

Table 4. Development Controls for Buildings in Industrial Zone

Classes	Max FAR	Max Storey	Max Height	Min ROW
1. Industrial Use				
Below 10 Marla	1:2.25	B+G+2	Up to 40 ft	Min 30 ft
Min 10 Marla upto less than 1 kanal	1:2.1	B+G+2	Up to 40 ft	Min 30 ft
Min 1 kanal up to less than 2 Kanal	1:1.95	B+G+2	Up to 40 ft	Min 30 ft
Min 2 kanal up to less than 4 Kanal	1:1.95	B+G+2	Up to 40 ft	Min 30 ft
Min 4 kanal up to less than 1 Acre	1:1.8	B+G+2	Up to 40 ft	Min 40 ft
Min 1 Acre up to less than 4 Acre	1:1.65	B+G+2	Up to 40 ft	Min 40 ft
Min 4 Acre & Above	1:1.5	B+G+2	Up to 40 ft	Min 60 ft
2. Commercial Use / Institutional / Public Use				
Below 5 Marla	1:3.75	B+G+4	Upto 70 ft	Min 30 ft
Min 5 Marla up to less than 10 Marla	1:3.5	B+G+4	Upto 70 ft	Min 30 ft
Min 10 Marla up to less than 1 Kanal	1:3.5	B+G+4	Upto 70 ft	Min 40 ft
Min 1 Kanal up to less than 2 Kanal	1:3.25	B+G+4	Upto 70 ft	Min 40 ft
2 Kanal & Above	1:3.25	B+G+4	Upto 70 ft	Min 60 ft

Table 5. Mandatory Open Space and Ground Coverage for Buildings in Industrial Zone

Classes	Max Ground Coverage	Minimum Front Space
Industrial Use		
Below 10 Marla	75%	5 ft
Min 10 Marla upto less than 1 kanal	70%	10 ft
Min 1 kanal up to less than 2 Kanal	65%	15 ft
Min 2 kanal up to less than 4 Kanal	65%	20 ft
Min 4 kanal up to less than 1 Acre	60%	25 ft
Min 1 Acre up to less than 4 Acre	55%	40 ft
Min 4 Acre & Above	50%	60 ft
Commercial Use / Institutional / Public Use		
Below 5 Marla	75%	5 ft
Min 5 Marla up to less than 10 Marla	70%	5 ft
Min 10 Marla up to less than 1 Kanal	70%	10 ft
Min 1 Kanal up to less than 2 Kanal	65%	15 ft
2 Kanal & Above	65%	20 ft
Note: Maximum ground coverage shall be maintained by retaining the front space as per the provisions mentioned in the table:5		

5.3 MAXIMUM PLINTH LEVEL

- 5.3.1 The plinth level of industrial plots shall not be more than 1 ft with reference to outer paved area level (6 inches from crown of road) without basement and 3 ft with basement.
- 5.3.2 For apartments, commercial and public buildings, maximum plinth level shall be 1.5ft with reference to outer paved area level without basement and 3.5ft with basement.

5.4 BASEMENT

The parking specifications as given below will be applicable to all types of buildings in Industrial Zone.

- 5.4.1 The area of basement shall not be counted into FAR / permissible built-up area on the plot. The floor space of the basement shall not extend beyond the limits of ground floor. For the purpose of scrutiny fee and property tax all covered area shall be calculated.
- 5.4.2 External walls, below natural ground / yard level of the basements shall be adequately waterproofed and structurally sound and stable against earth pressures.
- 5.4.3 Clear height of basement shall not be less than 8.5ft and not more than 10ft unless there are special requirements or site condition force for a changed height.
- 5.4.4 In case of damage to the adjacent property, the owner and the contractor shall be jointly and severally responsible for such damages. Also, Architect and Engineer of the building structure will be responsible for any defect found in the design. RUDA in no way shall be held responsible for such damages.
- 5.4.5 The lower ground floor / basement if used for car parking purposes shall be constructed after leaving 4ft space all around within the plot. Ramp may be provided in the mandatory open spaces in the basements subject to the condition that it shall not obstruct these spaces on ground level.
- 5.4.6 The owner will have to surrender the setback area for road widening in future if needed with compensation given by the Authority.
- 5.4.7 The basement should be properly ventilated at all times and will not house any kitchen or toilet facility, if used for other purposes beside than car parking shall be constructed after leaving all the mandatory open spaces as required under these Regulations.

5.5 BOUNDARY WALL

- 5.5.1 Any person who undertakes construction of the boundary walls shall construct a minimum 4 ½ inches thick wall all around the plot. However, no space from Right of Way (ROW) of road / street shall be utilized for this purpose.
- 5.5.2 2ft high steel grill / fence or wooden / steel louvers may be erected on top of the boundary walls for security purposes.
- 5.5.3 Before starting main building, boundary walls shall be checked at ground level.
- 5.5.4 The gate of the any type of building of the corner plot shall not be provided in the chamfered portion of the boundary wall.
- 5.5.5 Coping on boundary wall towards roadside may protrude upto 4 inches.
- 5.5.6 Boundary walls height of buildings in both Industrial Estate and Industrial Zone should not exceed from as given in Table 6:

Table 6. Height of Boundary Walls

Residential Apartment	8'
Industrial Buildings / Amenities	7'

5.6 DESIGN AND ELEVATION

- 5.6.1 The design and elevation of building shall conform to the type of design and elevation, approved by RUDA. Such approval shall be obtained thirty (30) days prior to the initiation of construction.
- 5.6.2 If required, separate boundary walls instead of a shared one can also be constructed.

5.7 BUILDING STRUCTURES

- 5.7.1 Every owner / applicant who undertakes construction of building (s) shall be responsible for the material used therein. The responsibility for the structural stability of a building rests with owner / applicant.
- 5.7.2 An owner / applicant shall undertake calculation and construction of each floor of the building in a manner to ensure sufficient strength and safety with respect to the loads, expected to come on them.
- 5.7.3 Extra precautionary measures shall be taken in the building (s) wherein heavy machinery or machines producing vibrations, are required to be installed.

5.8 FOUNDATION

- 5.8.1 The foundation of building(s) shall be designed on the basis of prevailing strata, by a registered engineer. The engineer shall certify about the soundness of foundation.
- 5.8.2 The site or any part thereof on which building(s) is proposed to be raised and workers shall have to work, will be raised not more than one foot from the ramp level entering to the plot.
- 5.8.3 The surface of the plinth protection shall not be less than 9 inches above the highest finished level of adjoining road with sufficient slope to ensure proper drainage unless other adequate means of drainage have been provided.
- 5.8.4 Building(s) must be provided with a damp-proof course at plinth / floor level.
- 5.8.5 The floor of building(s) shall be constructed in accordance with the expert advice to be obtained by owner / applicant for protection against impact, abrasives, vibration and chemicals, termite, fire, etc. The owner / applicant shall communicate the written expert advice to RUDA.

5.9 STAIRS AND ELEVATORS

The stairs shall be wide enough to facilitate necessary and proper movement of workers and machines. Buildings which are more than 3 storey high shall have elevators in addition to stairs for the said purpose. The stairs and elevators shall be properly illuminated and ventilated and shall be fire-proof, with a minimum width of 4 feet, width of tread and height of riser shall be 12 inches and 6 inches respectively. The treads shall be of non-skid finish and supported by continuous handrail. The headroom clearance measured vertically above any landing shall be at least 6.75 ft.

5.10 PARKING SPACE SPECIFICATIONS

5.10.1 Calculating the Parking Requirements

- (a) For the purpose of calculating parking requirements, the gross floor area shall not include the area of mechanical plant rooms, air conditioning plants, electric substation, space provided for prayer, which shall not increase by 5% of total covered area of the building excluding the area under the use of ducts, service shafts, public toilets for common use, lifts, escalators, stairs, covered parking, and circulation of vehicles.
- (b) If corridors provided are more than 10ft in width, then additional area under corridors shall be excluded for calculating the car parking requirements.
- (c) In case of additions / alterations additional parking will have to be provided for the additional floor area according to the standards given in these Regulations.
- (d) Trucks/Trailers parking will be managed by owner of the property on the site without comprising parking space for workers and roadside parking will be strictly prohibited.
- (e) The car parking will only be provided without compromising any mandatory/open space. The parking space standards for different types of land uses will be as per given in Table 7.

Table 7. Parking Space Standards for cars

Category	Car Space Standards	
Industry	Administration/Office Block (for Managerial staff)	One car space for every 250-sft of floor area
	Factories (for workers)	One motorcycle / scooter space for every 500-sft of floor area
Commercial	Shopping Mall/Marriage hall	One car space for every 800-sft of shopping area and 40% will be reserved for motorcycle parking
	Restaurant/Cafe	One car space for every 500-sft of floor area
	Bus Stand/Terminal	One car space for 5 buses
	Retail shops/Departmental store	One car space for every 300-sft of floor area
	Banks	One car space for every 500-sft of floor area
	Wholesale Market	One car space for every 500-sft of floor area
Public / Institutional Building	Government Offices	One car space for every 1600-sft of floor area
	Hospital	One car space for every 1400-sft of floor area
	Community Center	One car space for every 500-sft of floor area
	Educational Institutes	One car space for every 2000-sft of floor area and 40% will be reserved for bike parking
	Police Station/ Emergency Services	One car space for every 1600-sft of floor area

- (f) For Motorcycle, an area equal to 16% of the total car parking area shall be provided.

Note: The parking in the setback areas and mandatory spaces will not be allowed and will be used for pedestrian walkways or green spaces. However, in case of addition, alteration, or revise plan if the parking already approved in the plan will remain intact.

5.10.2 Parking Geometry

Configuration of parking spaces and driveway etc. shall conform to the minimum standards as given in Table 8:

Table 8. Parking Specifications for Industrial Estate and Industrial Zone

Specifications	For Car	For Motorcycle	For Truck
1. Stall width	8ft	2.5ft	10ft
2. Stall length	16ft	6ft	62ft
3. Turning radius	20ft	6ft	45ft
4. Approach ramp width / driving lane <ul style="list-style-type: none"> One way Two way 	10ft 18ft	3ft 6ft	12ft 24ft
5. Gradient of Ramp	1:10	1:10	1:10
6. Aisle width (minimum) <ul style="list-style-type: none"> One way <ul style="list-style-type: none"> (a) 90-degree stall (b) Less than 90-degree stall Two way 	16ft 14ft 18ft	6ft 6ft 6ft	10ft 9ft 9ft

Note

- Turning radius is measured from middle of two-way ramp or outer curve of one-way ramp.
- The ramp slopes may be increased to maximum 1:5 provided that for slopes over 1:10, a transition at least 8ft long is provided at each end of the ramp at one half the gradient of the ramp itself as shown in Annexes A and B.
- The provision of minimum 30% of semi-permeable surface in all parking and loading/unloading areas shall be made.

5.10 STORAGE OF EXPLOSIVES

The owner / applicant shall obtain NOC from Civil Defence for storage of explosives in the building and shall inform RUDA.

5.11 RAMP FOR DISABLED PERSONS

In all the commercial buildings, public buildings, and apartments a ramp of minimum 6ft. width should be provided. A washroom for disabled must also be provided.

5.12 AMALGAMATION OF PLOTS IN INDUSTRIAL ESTATE

- 5.12.1 The Authority may at its discretion to allow the amalgamation of two or more plots for construction of one building.
- 5.12.2 Amalgamation of plots shall only be permitted, subject to payment of processing fee as given in Table 9.
- 5.12.3 Any number of industrial plots may be amalgamated so that the total area of the amalgamated / resultant plot shall not exceed 4 Acres.

- 5.12.4 Where plots have been amalgamated the regulations relating to FAR / permissible covered area of the amalgamated / resultant plot will be applicable.
- 5.12.5 Where plots have been amalgamated the regulations relating to mandatory spaces / setbacks of the amalgamated / resultant plot will be applicable, but the front setback will be as per original plot.
- 5.12.6 Constructed industries shall not be amalgamated. However, one industry and one open plot can be amalgamated.

5.13 MISCELLANEOUS

- 5.13.1 No construction is allowed in the areas which are left open to sky.
- 5.13.2 A sunshade not projecting more than 2 ft in a building having a minimum of 10 ft open space all-round the building within its compound and not more than 1.5 ft in a building having less than 10ft open space.
- 5.13.3 No Building Line shall be at a height of less than 7 ft clear above the plinth.
- 5.13.4 The size of the time office and gate office should not exceed 10'x12' and 10'x8' respectively, any variation must be approved by RUDA.
- 5.13.5 The construction of mosque within the factory area is allowed but not in the compulsory vacant strips.
- 5.13.6 The building plan shall indicate the place of mosque in the building.
- 5.13.7 No antennas / tower shall be constructed / erected in the plots/commercial areas.
- 5.13.8 Storage of construction material is not allowed on the ROW of road.
- 5.13.9 Completion Certificate will be issued after the final visit of B&DC staff to see the utilities network and their satisfaction to the fact that the industry is properly functional.

Note:

Residential use of plots or part thereof, or the building raised thereon shall not be allowed inside the industrial block except for watchmen and night shift staff.

CHAPTER 6

INSPECTIONS AND CERTIFICATES DURING CONSTRUCTION

6.1 INSPECTION OF CONSTRUCTION AT DIFFERENT STAGES

Every person shall be bound to get construction verified from the Development and Building Control Department of the Authority at the following stages in order to avoid violations of the Regulations.

- (a) When the layout has been approved before starting the work.
- (b) On completion of the boundary wall at Natural Ground Level.
- (c) On construction of the main building up to DPC level.
- (d) Before pouring of roof slab of the ground floor.
- (e) On raising of 1st floor structure one foot above roof of ground floor.
- (f) Before pouring roof slab of 1st floor.
- (g) On construction of RCC septic tank and ramp.
- (h) On final completion before occupation at the time of getting sewer connection opened.

Note:

- (a) Permission to proceed further after inspection of a stage does not absolve, applicant / owner from his responsibility to construct a house free of violations in case some violations are observed at any stage thereafter owner shall have to get these regularized / removed as soon as such a violation is intimated to him / her by the Authority.
- (b) The authorized officer of the Authority may inspect the premises at any time during execution of work or after the completion without giving prior notice, tenure the compliance of Regulations and check construction violations. If the person denies inspection the Authority may, after serving a notice, disconnect water supply and sewerage services and in addition violation charges may be imposed. Water Supply and sewerage services shall be restored on payment of violation charges (if any) and restoration charges.
- (c) If on such inspection, it is found that the building work is in contravention to any of the Regulations, the Authority shall give due notice to the person with the object of bringing the works in conformity to the approved plan or stop the work till the approval of amended / revised plan.
- (d) In the event of non-compliance, the work shall not be proceeded further, and the Authority may order to demolish that much of the construction as it contravenes any of the regulations at the cost of the person. The Authority reserves the right to disconnect or refuse any or all the services as well as impose fine. Water supply and sewerage services shall be restored on payment of fine (if any) and restoration charges.
- (e) If the person is dissatisfied with the notice under Regulations the person can file an appeal before the Authority within 15 days to reconsider the case, provided that work is suspended on filing of the said appeal and till the decision of such appeal. The Authority shall decide the said appeal after hearing the applicant within such period as consented or agreed upon.
- (f) If the appeal is rejected; the appellant shall be bound to rectify the violation within such period as specified in the decision made on said appeal.

6.2 DEMOLITION OF UN-APPROVED CONSTRUCTION

Construction without approval of building plan is not permitted and shall be demolished by the Authorized Officer of RUDA at the risk and cost of the owner / applicant.

6.3 FILLING OF EXCAVATED SITE / INCOMPLETE HOUSE

- 6.3.1 A site once excavated shall not be kept open and idle for a period beyond the validity period for construction, failing which the authority shall not revalidate the plan and in case of any mishap the owner shall be responsible for any damage or loss to any person and property of the affectees.
- 6.3.2 A building once started after the approval of drawing may not be left incomplete or in abundant for indefinite period. In such cases the building plan will be invalid to start the reconstruction. Authority may take any appropriate actions to guard any mishap, safety / security hazard and pollution environment.
- 6.3.3 Any excavation posing threat to public safety i.e., to a person, vehicle, etc. shall be appropriately marked as well necessary protective works erected by the person, to avert any mishap. Failing to do so shall make the person liable to be penalized by the Authority, including making good any losses so caused.

6.4 CONSTRUCTION VIOLATIONS

The construction violation shall include but not limited to the following:

6.4.1 Non-Compoundable Violations:

- (a) Sewer manhole shall not be tempered for drainage of surface water.
- (b) No water points / taps shall be installed outside the commercial building as well as outside the boundary wall of the residential building.
- (c) Permanent / temporary fence, rockery, hedge, and other such structures outside the boundary wall shall not be permitted.
- (d) No permanent or temporary guard post including tents / cabins etc. shall be provided outside the boundary wall.
- (e) Damaging the road by mixing concrete or cutting / bending steel bars on the road, placing concrete mixer on road berm.
- (f) Providing permanent brick soling, pavers and concreting etc. along the metal road in the berm area, installation of Generator in violation of rules & regulations of Authority.
- (g) Causing damage to the road or erecting speed breakers or any other obstruction on road.
- (h) Conversion of an approved parking area into any other use.
- (i) Any construction in the mandatory open spaces including the setback to be left open at ground level in commercial.
- (j) Un-authorized and illegal construction of storeys or part of storeys in excess of the authorized number of storeys.
- (k) Any other violation which is declared as such by the Authority as per its prevailing rules and regulations.

6.4.2 Compoundable Violations:

- (a) Un-authorized construction of inter-floors in rooms that reduce in whole, or part of the minimum height prescribed for the rooms.
- (b) Un-authorized construction of projections, sunshades, cantilever, or porch in excess for the prescribed limits for such projections.
- (c) Construction of any form including excavation for construction prior to approval of building plan.
- (d) Construction of balcony (usable) on sides not abutting on road.

6.5 REMOVAL OR PREVENTION OF CONSTRUCTION VIOLATION

The Authority shall carry out inspection and take appropriate measures to ensure compliance with these Regulations:

- 6.5.1 If the Authority finds that any of the provisions of these Regulations or any rules relating thereto, or any conditions of a general or special permission, are being or have been violated, it shall serve a notice in writing on the person responsible for the violation. The notice shall indicate the nature of the violation and the Authority may order such action as it may deem appropriate to rectify the violation. In case the construction violations are not removed / regularized within the stipulated period, the Authority may disconnect the utility services of the member. In addition, the authorized officer shall file a report to the concerned police station for registration of case against the accused.
- 6.5.2 Utility services shall be restored after removal / regularization of construction violation and payment of restoration charges.

6.6 COMPLETION OF BUILDINGS

- 6.6.1 The applicant / owner shall after 90 days of completion of building and coming into production, report in writing of such completion to RUDA, who will issue completion certificate to that effect.
- 6.6.2 The applicant must provide a certificate from the firefighting department of the City District Government regarding provision and adequacy of firefighting arrangements prior to issuance of completion certificate.
- 6.6.3 Every such building to which completion certificate has been issued shall be inspected by Authorized Officer by RUDA and if it is found to have been constructed in violation or contravention of any provisions of these Regulations, the staff may with approval of, Executive Director (Development and Building Control Department) require the building or any part thereof to be demolished.
- 6.6.4 If building or any part thereof is proved to be in a state which is likely to cause damage or is dangerous in any manner whatsoever to worker(s) or the neighboring building(s), the authorized person may issue notice requiring the applicant / owner to either demolish or repair such part within the time specified in the notice.
- 6.6.5 If a building is required to be demolished and such requirement is not completed within the specified period, the staff of D&BC with the prior approval of the Executive Director (Development and Building Control Department), have the building demolished and the cost incurred thereon shall be paid by the applicant / owner.

6.7 COMPLETION CERTIFICATE

- 6.7.1 On completion of building, the applicant / owner shall contact Authority for sewer / water connections before occupation of the building.
- 6.7.2 Occupation of building without getting the sewer / water connections opened from the Authority shall be liable to violation charges.
- 6.7.3 The person shall submit two ammonia copies of approved drawing, two photographs of 6in x 4in size showing front elevation of the building and 2 more for side elevation in case of corner plot, along with processing fee as mentioned in Table 13 for issuance of completion certificate.
- 6.7.4 Completion certificate shall be issued normally within 1 month if no violation is observed, and construction is found in accordance with the approved drawing. Date of sewer opening shall be treated as date of completion of the building.
- 6.7.5 Applicant / owner is bound to obtain completion certificate within 2 months of building completion as per approved plan.

CHAPTER 7

HEALTH, SANITATION, DRAINAGE, WATER SUPPLY AND PRECAUTIONS AGAINST FIRE

7.1 LIGHT AND VENTILATION

- 7.1.1 For light and ventilation, in every building, there shall be adequate glass / vent area. The amount of these openings shall not be less than $1/12^{\text{th}}$ of the floor area of the building or 0.5 sqm or 5 sq. ft. for each person required to work in such room, whichever is maximum.
- 7.1.2 In all buildings, cross-ventilation shall be provided except in case of building(s), which require being centrally air-conditioned.
- 7.1.3 Every room or place where employees will work, shall be adequately ventilated so that no air stagnancy occurs.
- 7.1.4 Wherever there is possibility of such air stagnancy as mentioned above, exhaust fan(s) shall be provided.
- 7.1.5 All places in building(s), where any person shall work or attend from time to time, shall have sufficient light facilities so that persons working there will not have eye strains.
- 7.1.6 Light fixtures, wherever provided, shall be so located so as not to affect directly, the eyes of workers.
- 7.1.7 All bathrooms, lavatories, and water closets shall have ventilation, in or close to the ceiling, opening direct to the outer air. Area of bathroom and water closet should not be less than 25 square feet and 20 square feet respectively.

7.2 LATRINE AND URINALS

- 7.2.1 Every latrine or urinal should be so constructed and properly maintained that smell does not disturb the local and adjacent environment, nor should any of its seat be visible from the street when the outer door is opened.
- 7.2.2 The walls of every latrine or urinal shall be plastered with cement or covered with an impervious material to a height of at least four feet above the floor level.
- 7.2.3 Every latrine and urinal shall be provided with a drain, and such drain shall be constructed of glazed pipes or other impervious material and shall connect the floor of the latrine or urinal with the Zone sewer through a manhole.
- 7.2.4 The urinals and latrines required to be provided shall be located in accessible place within the precincts of the factory and each latrine shall be separated from an adjoining latrine by a partition wall not less than six (06) feet in height.
- 7.2.5 If female workers are employed, separate latrines screened from those for males and marked in vernacular in conspicuous letters "For Females only" shall be provided. Those for males shall be similarly marked "For Males only". Plates showing figure of a man, or of a woman, shall also be exhibited at the entrance of a latrine for each gender.

7.3 BATHING AND WASHING ACCOMMODATION

In every factory, at least two (02) washbasins complete for the use of twenty persons and an additional one (01) washbasin complete for every additional twenty persons or less shall be provided for the washing of workers.

7.4 SANITATION AND DRAINAGE

- 7.4.1 On every plot, there shall be paved surface drains for disposal of surplus water. These surface drains shall be regularly flushed at least once a day.
- 7.4.2 No obnoxious sewerage or fumes shall be discharged into open atmosphere or surface drains.
- 7.4.3 The plumbing system of the sewerage shall be connected with trunk sewerage system of the Zone, or any other arrangement approved by RUDA / BOM. Industrial wastes or effluents shall be pre-treated to a level as approved by RUDA and standards laid by the EPA, before disposal into sewerage system or any other arrangement provided, therefore. Minimum pre-treatment will be in the shape of an approved size/shape of a Solid Retention Tank / Septic Tank (Please refer to Pakistan Environmental Protection Act (PEPA) 1997).
- 7.4.4 Manholes shall be provided in the underground sanitary lines at all bends and connections of different sizes of pipes. No manhole shall be left open.
- 7.4.5 The height of the vent pipes shall be not less than four (04) feet higher than the buildings with which the vent-pipes are attached.
- 7.4.6 The buyer and/or lessee of the plot shall, with due approval of RUDA, make arrangement for disposal of its wastewater into the sewerage / drainage system of the Estate. Provision of Solid Retention Tank / Septic Tank prior to discharge into the Estates sewerage is obligatory. The design of Solid Retention Tank / Septic Tank will be subject to approval of RUDA. The minimum hydraulic retention time of the Solid Retention Tank / Septic Tank shall be 02 hours at the average wastewater flow being discharged by the industry. No water from roof(s) of building(s) shall be allowed to be drained into the neighboring plots(s)/building(s). Gutters and rainwater pipes shall be provided for the drainage of water from roofs(s), wherever necessary.
- 7.4.7 Wherever a drain is passing beneath floor, it must be properly constructed with gas-tight cast iron pipes.
- 7.4.8 No heavy toxic matter shall be released into the sewerage system of the estate.

7.5 SOLID WASTE STORAGE

- 7.5.1 Every plot shall have adequate means of storing solid waste for a minimum of 24 hours generation.
- 7.5.2 The plot owner/allottee/lessee shall provide adequate means of access:
 - a. for people in the building to the place of storage; and
 - b. from the place of storage to collection point (inside the factory premises/plot)
 - c. for waste collection people for collecting the waste from collection point.
- 7.5.3 The Solid waste storage/collection point shall be:
 - a. designed and sited so as not to be prejudicial to health;
 - b. of sufficient area having regards to the requirements of the estate;
 - c. easily accessible for collection by RUDA.
- 7.5.4 RUDA will give schedule to industries for collection of solid waste.
- 7.5.5 RUDA will require:

- a. Hazardous waste of certain types to be stored separately;
 - b. plot owners/allottees / lessees to provide containers of a specified type for storage of waste;
 - c. additional containers to be provided for separate storage of recyclable waste;
 - d. locations where containers should be placed for emptying.
- 7.5.6 The access provided for removal of waste shall not be obstructed by any means.
- 7.5.7 RUDA shall levy charges for the above services.

7.6 FIRE SAFETY

- 7.6.1 The provisions set out in this document deal with different aspects of fire safety for the completed building with the following aims:
- a. to ensure satisfactory provision of means of giving an alarm of fire and a satisfactory standard of means of escape for persons in the event of fire in a building.
 - b. that fire spread over the internal linings of buildings is inhibited.
 - c. to ensure the stability of buildings in the event of fire; to ensure that there is a sufficient degree of fire separation within buildings and between adjoining buildings; and to inhibit the unseen spread of fire and smoke in concealed spaces in buildings.
 - d. that external walls and roofs have adequate resistance to the spread of fire over the external envelope, and that spread of fire from one building to another is restricted.
 - e. to ensure satisfactory access for fire appliances to buildings and the provision of facilities in buildings to assist fire fighters in the saving of life of people in and around buildings.
- 7.6.2 The provisions however do not address the risk of fire during the construction work which should be addressed appropriately by the owner/allottee/lessee as per Factories Act, 1934 as amended from time to time by Government of Pakistan.
- 7.6.3 Provisions of Part - 4 of Building Code of Pakistan must be followed while incorporating fire safety measures.
- 7.6.4 All air conditioning or ventilation ducts including framing, shall be constructed entirely of non-inflammable materials, and shall be adequately supported throughout their length.
- a. Where ducts pass through floors or walls, the space around the duct shall be sealed with rope asbestos, mineral wool, or other non-inflammable material to prevent the passage of flames and smoke.
 - b. The air intake of any air-conditioning apparatus shall be so situated that air does not re-circulate from any space in which objectionable quantities of inflammable vapors or dust are given off and shall be so situated as to minimize the drawing of inflammable material or other fire hazards.
 - c. Where the duct systems serve two or more floor of a building or pass-through walls, approved fire dampers with fusible links and access doors shall be located at the duct opening and such dampers shall be so arranged that the disruption of the duct will not cause failure to protect the opening.
- 7.6.5 Every industrial building shall be provided with sufficient means for extinguishing fire in the shape of:

- a. Fire Extinguishers
 - b. Firefighting buckets.
 - c. An independent water supply system in pipes of steel or cast iron with adequate hydrants, pumps, and hose reels.
 - d. A separate overhead water tank to be provided for firefighting.
 - e. Separate fire exit stairs.
 - f. Fire Alarm System
 - g. First Aid Box
 - h. Smoke masks
 - i. Breathing apparatus
- 7.6.6 RUDA shall require accreditation or certification by firefighting department of City District Government to ensure requisite performance of materials, systems, products etc before issuance of completion certificate.
- 7.6.7 No external wall and no covering of a roof shall consist of wood, cloth, canvas, leaves, mats, grass or any other inflammable or combustible material.
- 7.6.8 Every factory shall be provided with:
- a. Latest firefighting equipment conforming to the standards of local Building Code/Pakistan standards.
 - b. Ample supply of water maintained at the pressure sufficient to reach all parts of the factory building, together with necessary hose pipes and hydrants, the number and location of which shall be as per the approved plan.
- 7.6.9 Chemical fire extinguishers approved by Pakistan Standards / Local Building Code will be installed at the following scale:
- a. Each floor shall be provided with at least two (02) chemical fire extinguishers.
 - b. All such firefighting extinguishers /apparatus shall be kept in good order and periodically examined and tested.
- 7.6.10 Every multi storied building shall be provided with escalators and at least two(02) sets of stairs, one of which shall be on the outside of the building so as to afford direct and unimpeded access to the ground level from every part of the building, in case of fire. The stairs shall be permanently fixed and made of non-combustible material and shall be provided with suitable and sufficient handrails.
- 7.6.11 Necessary directions shall be issued to the owners of the industrial buildings to hold/arrange firefighting drills at frequent intervals but not less than twice a year in consultation with the firefighting department of City District Government.

7.7 MEANS OF WARNING AND ESCAPE

- 7.7.1 The building shall be designed and constructed so that there are appropriate provisions for the early warning of fire, and appropriate means of escape in case of fire from the building to a place of safety outside the building capable of being safely and effectively used at all material times. The requirement will be met if:
- a. there are routes of sufficient number and capacity, which are suitably located to enable persons to escape to a place of safety in the event of fire;
 - b. the routes are sufficiently protected from the effects of fire by enclosure where necessary;

- c. the routes are adequately lit;
- d. the exits are suitably signed; and if
- e. there are appropriate facilities, to either limit the ingress of smoke to the escape route(s) or to restrict the fire and remove smoke;
- f. all to an extent necessary that is dependent on the use of the building, its size and height;
- g. there is sufficient means for giving early warning of fire for persons in the building;
- h. that there are alternative means of escape from most situations; and
- i. where direct escape to a place of safety is not possible, it should be possible to reach a place of relative safety, such as a protected stairway, which is on a route to an exit, within a reasonable travel distance.

7.7.2 The following are not acceptable as means of escape:

- a. Lifts (except for a suitably designed and installed evacuation lift that may be used for the evacuation of disabled people, in a fire);
- b. Portable ladders and throw-out ladders; and
- c. Manipulative apparatus and appliances: e.g., fold down ladders and chutes.

7.7.3 Escalators should not be counted as providing predictable exit capacity. Mechanized walkways could be accepted, and their capacity assessed on the basis of their use as a walking route, while in the static mode.

7.7.4 Since it may not be necessary to incorporate special structural measures to aid means of escape for the disabled, therefore management arrangements to provide assisted escape may be all that is necessary.

7.8 WATER SUPPLY AND DRINKING WATER

All buyer and/or lessee of the Zone shall be allowed to make use of the common water supply system laid in the Zone for their water requirements. The buyer and/or lessee shall not be permitted to install hand pump(s) or tube- wells(s) within the premises of building(s), except in case(s) where the water requirement of a single unit is beyond the resources of the common water supply system, for which special prior permission of RUDA is required.

7.9 HEALTH AND SAFETY

7.9.1 There shall be provided for each person working in any room of a factory, a floor area of at least thirty-six (36) square feet (3 sqm), exclusive of the area occupied by machinery and breathing space of at least:

- a. 700 Cft (20 m³) where mechanical or electrical power is used;
- b. 500 Cft (15 m³) where no mechanical or electrical power is used;
- c. For the purpose of calculating breathing space available under this Section, no space above six (06) feet from the floor shall be taken into consideration.

7.9.2 All kinds of power connections shall be installed in the manner so as to avoid any injury or harm to any person.

7.9.3 No part of building structure like staircase, beams, balconies, or any other projections shall be placed in a manner likely to cause bodily injury to any of the workers or may cause inconvenience in free movement.

7.10 ELECTRICAL SAFETY

- 7.10.1 Reasonable provision shall be made in the design, installation, inspection and testing of electrical installations in order to protect persons from fire or injury.
- 7.10.2 Sufficient information shall be provided so that persons wishing to operate, maintain or alter an electrical installation can do so with reasonable safety.
- 7.10.3 Electrical systems must be designed and installed to afford appropriate protection against mechanical and thermal damage, and so that they do not present electrical shock and fire hazards to people;
- 7.10.4 Electrical systems must be suitably inspected and tested to verify that they meet the relevant equipment and installation standards.
- 7.10.5 A way to satisfying the fundamental principles would be to follow:
 - a. Building Code of Pakistan, Electricity Rules 1937 as adopted and modified from time to time by Government of Pakistan, Pakistani Standards Institutions or Regulations for the Electrical Equipment to Buildings by Institution of Electrical Engineers (IEE), London.
 - b. Guidance given in installation manuals that is consistent with IEE on-site guide, the series of Pakistan Standards Institutions, IEE publications, Guidance Note No's 1 to 7.

CHAPTER 8

ROLES AND RESPONSIBILITIES BUILDING PROFESSIONALS

1. Various activities from design to construction of industrial building shall be undertaken by persons, as defined in these Byelaws / Regulations.
2. Every person shall be responsible of the discharge of his duties as per his prescribed role.

8.1 OWNER

- 8.1.1 The owner shall engage the services of suitably qualified professionals for various stages of his project. In particular, the following professionals shall be engaged:

a. Consultants

- Architect / Town Planner
- Geotechnical engineer
- Structural engineer/Senior Structure Engineer
- Electrical engineer
- Public Health Engineer
- When so required for a project, an HVAC and Mechanical engineer

b. Resident Engineer

c. Contractor(s)

- 8.1.2 The owner shall enter into a contract with each of the above professionals, as applicable, and before the start of services of a professional, submit to RUDA a written document signed by the owner and the respective professional, showing the agreed scope of the services for record.
- 8.1.3 The Owner shall ensure that the construction contract shall duly allocate the required role to the above consultants and Resident Engineer with all the attendant powers envisaged in the agreed documents as 8.1.2 above.
- 8.1.4 In cases, where there is a change in the name or role of any professional engaged by the Owner/Professional, pursuant to these Byelaws/Regulations, the Owner shall promptly inform in writing to RUDA. The work, assigned to that particular professional, shall remain suspended till such time that the name of a substitute is provided along with a copy of the contract.

8.2 CONSULTANTS

8.2.1 Architect / Town Planner

- a. An architect / town planner shall be registered with the Pakistan Council of Architects and Town Planners (PCATP).
- b. The duty of an architect / town planner shall be to produce architectural designs and drawings and, where so required by his contract with his employer, also for furnishing technical specifications.
- c. Architectural designs shall comply with these Byelaws/Regulations.

8.2.2 Structural Engineer / Vetting Structural Engineer

- a. A structural engineer/vetting structural engineer shall be a consulting engineer, at the time of rendering his services; shall be a registered consulting engineer with PEC with 5 years' experience as structural engineer or a consulting engineer with 10 years of professional experience .
- b. A structural engineer shall be responsible for producing structural design drawings and, where so required by his contract with his employer, also for furnishing technical specifications.
- c. The structural designs shall comply with requirements of the Code specified under these Regulations.
- d. All structural design reviews, when required under these Regulations shall be undertaken by a vetting structural engineer.

8.2.3 Electrical Engineer

- a. An electrical engineer shall be a consulting engineer registered with PEC, at the time of rendering his services; and shall have practiced this specialty as a registered professional engineer in electrical engineering for at least five years.
- b. An electrical engineer shall be responsible for producing electrical design drawings and, where so required by his contract with his employer, also for furnishing technical specifications.
- c. The electrical engineer shall be responsible for ensuring conformity to designs and drawings on the site.

8.2.4 HVAC And Mechanical Engineer

- a. An HVAC and Mechanical engineer shall be a consulting engineer registered with PEC, at the time of rendering his services; and shall have practiced this specialty as a registered professional engineer in mechanical engineering for at least five years.
- b. An HVAC and Mechanical engineer shall be responsible for producing HVAC and mechanical designs drawings and, where so required by his contract with his employer, also for furnishing technical specifications for various equipment's, lifts, and materials to be used.

8.2.5 Public Health Engineer

- a. A Public Health Engineer shall be a consulting engineer, registered with PEC at the time of rendering his services; and shall have practiced this speciality as a registered professional engineer for at least five years.
- b. A Public Health engineer shall be responsible for producing Public Health designs drawings and, where so required by his contract with his employer, also for furnishing technical specifications.

8.3 TOP SUPERVISION BY ALL ABOVE CONSULTANTS

- 8.3.1 Each Consultant shall be responsible of providing top supervision to the extent of his designs, drawings and specifications proposed by him.
- 8.3.2 Each of the above Consultants shall visit the site at random intervals but at a frequency

of not less than once in a fortnight during the construction period when work related to his services is in progress.

- 8.3.3 The Consultant shall record the date and time of his visit and his findings during the visit and send a copy to the Resident Engineer for record.
- 8.3.4 Whenever a Consultant suspects/finds that construction is not taking place according to his approved designs, drawings, and specifications he shall immediately inform, in writing the Owner, Resident Engineer and RUDA.
- 8.3.5 In case the consultants do not inform RUDA as per above his case will be referred to the competent forum for blacklisting.

8.4 THE RESIDENT ENGINEER

The construction shall be supervised by a suitably qualified person, to be designated as the Resident Engineer in the construction contract, registered as a professional engineer, with PEC with 10 years' experience in construction projects.

- 1. The Resident Engineer shall:
- 2. Render full-time on-site supervision of the project.
- 3. Develop and implement a construction-site safety program.
- 4. Take all reasonable measures to adhere to all good engineering construction practices.
- 5. Cause to employ reasonably trained staff, in respective fields, as and when required, for undertaking the supervision.
- 6. Cause such testing and inspections to be carried out as are required, in his opinion, but such testing shall in no case be less than that prescribed by the Uniform Building Code.
- 7. Hold conferences with the contractor, owner and concerned consultants at suitable intervals, reviewing progress, quality, and safety. Minutes of the said conferences shall be duly maintained.
- 8. To maintain a complete set of all approved plans, designs, drawings, and specifications at site.
- 9. Maintain all the construction records for at least such period as has been specified in Regulations or till the date of the termination of his services, whichever is earlier.
- 10. Promptly notify RUDA and owner if in his view unsatisfactory construction is being taking place in violation of the approved designs, drawings, and specifications.
- 11. The construction records shall comprise such documents and information as would show that the construction proceeded in conformity to the designs drawings and specifications and shall include the following:
 - a. Progress record of construction activities
 - b. Event report including weather condition, seismic tremors, wind, temperature, and rain fall data.
 - c. Record of the site presence of the key staff members of the Resident Engineer, Contractor(s) and subcontractor(s), on a daily basis.
 - d. Record of contractors and sub-contractors working on the site.
 - e. Copies of all change orders.
 - f. Copies of as-built drawings, for only such elements where the construction has significantly deviated from the design drawings.
 - g. Record of all tests including a description of samples, storage, transportation, test results and acceptance notes, with dates.

- h. Records of all formal inspections made by the Resident Engineer, on a day-to-day basis, of the individual elements, with a checklist of parameters inspected and approved.
- i. Record of the minutes of periodic conferences made with the contractor/owner and consultants.
- j. Record of all correspondence made.
- k. Record of visits of RUDA officials and the consultants and copies of written instructions issued by them.
- l. Reports of all failures if any including a technical evaluation of the facts and the action taken.
- m. Reports of all accidents including a technical evaluation of the causes of accidents and the action taken.

8.5 RUDA

- 8.5.1 The RUDA Shall process and approve the building plan as per provisions of Industrial Regulations.
- 8.5.2 The field staff shall visit the site as prescribed under these Regulations.
- 8.5.3 The field staff shall ensure that the building is constructed as per sanctioned plans.
- 8.5.4 In case of any violation of approved plans & designs, action shall be taken immediately as per these Regulations.

8.6 TESTING AGENCIES

- 8.6.1 All geotechnical investigation services shall be undertaken by contractors registered with the Pakistan Engineering Council, in this discipline.
- 8.6.2 In cases, where a particular laboratory does not possess the facility of undertaking a particular test, it shall be permitted for that laboratory to get that test executed by another laboratory possessing such facility and approved for executing that test or a class of tests.
- 8.6.3 Material testing shall be undertaken by a laboratory approved for executing a particular test or a class of tests.

8.7 CONTRACTOR

- 8.7.1 A project shall be undertaken by a contractor duly licensed by the Pakistan Engineering Council, for undertaking the particular category of work.
- 8.7.2 The contractor shall carry out his duties in a professional manner ensuring safety at the construction site and ensuring conformity to designs, drawings, specifications and good engineering construction practices.
- 8.7.3 The contractor/owner shall ensure that their respective workers/staff working at site are fully insured against any injury or death due to mishap.
- 8.7.4 The contractor shall employ reasonably skilled staff at the site, headed by a licensed professional as per requirements of PEC.

8.8 SUBSTITUTION OF BUILDING PROFESSIONAL

8.8.1 Substitution of A Consultant

Whenever a consultant is substituted by another consultant each shall be responsible to the extent of works undertaken by them.

8.8.2 Substitution of Resident Engineer

1. When Resident Engineer is substituted by another Resident Engineer, on a project that is under construction, the new Resident Engineer shall be responsible for the work to be carried out by him only and not for that carried out by his predecessor.
2. The outgoing Resident Engineer shall hand over the construction record, of the period of his incumbency, to the Resident Engineer taking over from him.
3. The Owner shall promptly notify to the RUDA the facts of such change and duly notify the Contractor of the name of the new Resident Engineer.
4. In case of change of owner, the original owner will inform RUDA immediately.

8.8.3 Substitution of Contractor

1. In case of change of contractor, the owner/ Resident Engineer shall immediately inform RUDA. The Resident Engineer will maintain a record of magnitude of construction works done by each contractor.
2. In case of change of a Consultant, Resident Engineer or Contractor, the buyer / lessee shall immediately inform RUDA in writing along with the details of substitute provided.

CHAPTER-09

FEES AND PENALTIES

9.1 SCHEDULE OF FEES AND CHARGES

- 9.1.1 The Authority shall charge fee for the processing and approval of building plans required to be submitted under these Regulations at rates fixed by the Authority as given in **Table 10** and **Table 10** respectively. These rates will be applicable to both **Industrial Estate and Industrial Zone** and may be revised by the Authority from time to time.

Table 9. Schedule of Processing Fee for Industrial, Public & Commercial Buildings in Industrial Estate and Industrial Zone

(a)	Proposed Building Plan	Rs. 30,000/- (Non-refundable)
(b)	Revised Building Plan	Rs. 30,000/- (Non-refundable)
(c)	Addition & Alteration Plan	Rs. 30,000/- (Non-refundable)
(f)	Amalgamation Plan	Rs. 30,000/- (Non-refundable)
(g)	Building Completion Plan	Rs. 30,000/- (Non-refundable)

Table 10. Schedule of Approval Fee for Industrial, Public & Commercial Buildings in Industrial Estate and Industrial Zone

1.	Industrial & Public Buildings Plots	Charges
(b)	Proposed Building Plan Approval Fee	Rs. 10/Sft of total covered area
(c)	Revised Building Plan Approval Fee	Rs. 10/Sft of total covered area
(e)	Addition & Alteration Plan Approval Fee	Rs. 5/Sft of total covered area
2.	Commercial / Office Plots	Charges
(b)	Building Plan Approval Fee	Rs. 25/Sft of total covered area
(c)	Revised Building Plan Approval Fee	Rs. 25/Sft of total covered area
(e)	Addition & Alteration Plan Approval Fee	Rs. 15/Sft of total covered area

- 9.1.2 The Authority may exempt payment of approval fee, for premises, which in the opinion of the Authority will be used for a religious, charitable, or non-profitable institutes allowed by the Government.
- 9.1.3 Land use conversion charges will only be applicable to **Industrial Zone** as given in **Table 11**.

Table 11. Land Use Conversion & Development Charges

Sr. No	Land use Conversion Charges	Rates
1	From agricultural area into industrial use	20% of commercial value of DC rate for total ownership area
2	From agricultural area into commercial use	20% of commercial value of DC rate for total ownership area
3	From agricultural area into institutional / public area	10% of commercial value of DC rate for total ownership area

- 9.1.4 Malba fee for material stacking during construction of buildings in **Industrial Estate and Industrial Zone** will be applicable as per given in **Table 12**.

Table 12. Material Stacking Charges (Malba Fee)

Sr. No.	Material Stacking Charges (Malba Fee)	Charges
(a)	Industrial	Rs. 2/Sft of total covered area
(b)	Commercial/Public Building	Rs. 5/Sft of total covered area

- 9.1.5 Owner of the building is bound to obtain the building completion certificate within 1 year of completion of building. Completion certificate charges for both **Industrial Estate and Industrial Zone** will be as per **Table 13**.

Table 13. Charges for approval of completion building plan in Industrial Estate / Zone

Fee for the approval of completion building plan	Charges
Completion Building Plan Fee	Rs. 5/Sft of total covered area
Late application fee for issuance of completion certificates	
1. Industrial	Rs. 3000 (a) For subsequent years: Rs. 5000/year
2. Commercial	Rs. 10,000/year For subsequent years: Rs. 5000/year

9.2 PENALTY RATES FOR COMPOSITION VIOLATION OF REGULATIONS

- 9.2.1 The Authority shall impose penalties for violation of the provision of these Regulations for both **Industrial Estate and Industrial Zone** at such rates as given in **Table 14**.

Table 14. Penalty rates for compoundable violations of Regulations

Industrial	Charges
Un-authorized construction of inter floors in rooms that reduce in whole, or part of the minimum height prescribed for rooms.	Rs. 240/Sft of total covered area
Un-authorized construction of projections, sunshades cantilever or porch in excess of the prescribed limit for such projections.	Rs. 120/Sft of total covered area
Construction of any form including excavation for construction prior to approval of building plan.	Rs. 2000/- plus of Rs.1000/- per day if offence is continued after service of Notice.
Construction Balcony (usable) on sides not abutting road.	Rs.250/- Sft of covered area

- 9.2.2 Other fines and charges for compoundable violations for both **Industrial Estate and Industrial Zone** will be applicable as per **Table 15**.

Table 15. Other fines and charges

1. Penalty for incorrect construction at plinth level stage	
(a) Industrial & non-commercial buildings	Rs. 20/- per Sft. of total covered area
(b) Commercial buildings	Rs. 40/- per Sft. of total covered area

- 9.2.3 Fines for carrying out demolition of existing structure for both **Industrial Estate and Industrial Zone** without prior approval from the Authority will be applicable as per given in **Table 16**.

Table 16. Fine for carrying out demolition of existing structure without prior approval.

Description	Fines
Industrial Building	
Plot up to 1 Acre	Rs. 30,000/-
Plot above 1 Acre	Rs.50,000/-
Commercial Buildings	
(a) Up to 1 kanal	Rs. 50,000/-
(b) 1 kanal and above	Rs.75,000/-

9.2.4 If an owner fails to start construction within 2 years of building plan approval, he / she will be liable to pay fine as per given in Table 17.

Table 17. Fine for Late Construction

1. Industrial	Rs. 10,000/year
2. Commercial	Rs. 20,000/year

Note:

The above said fees / charges / penalties would be subject to change as per Authority's decision from time-to-time.

CHIEF EXECUTIVE OFFICER
RAVI URBAN DEVELOPMENT AUTHORITY

ANNEXURES

Annex A:

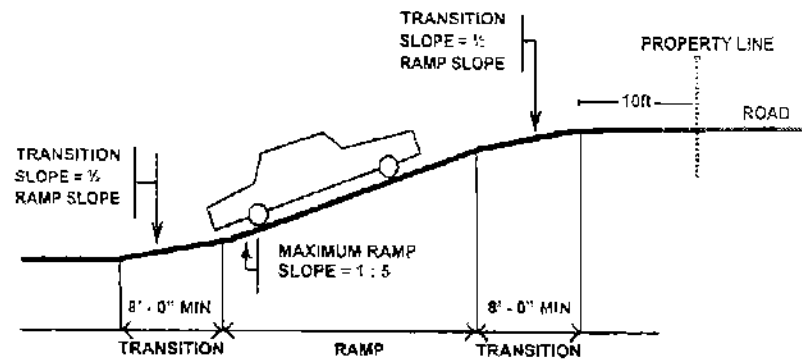


FIG. a
RAMP SLOPES TRANSITIONS ARE REQUIRED
ONLY IF RAMP SLOPE EXCEEDS 1 : 10

Annex B:

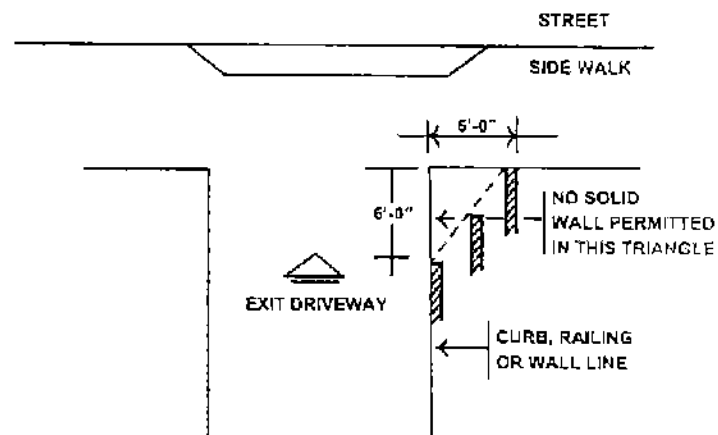


FIG. b

APPLICATION PROCESS STEPS

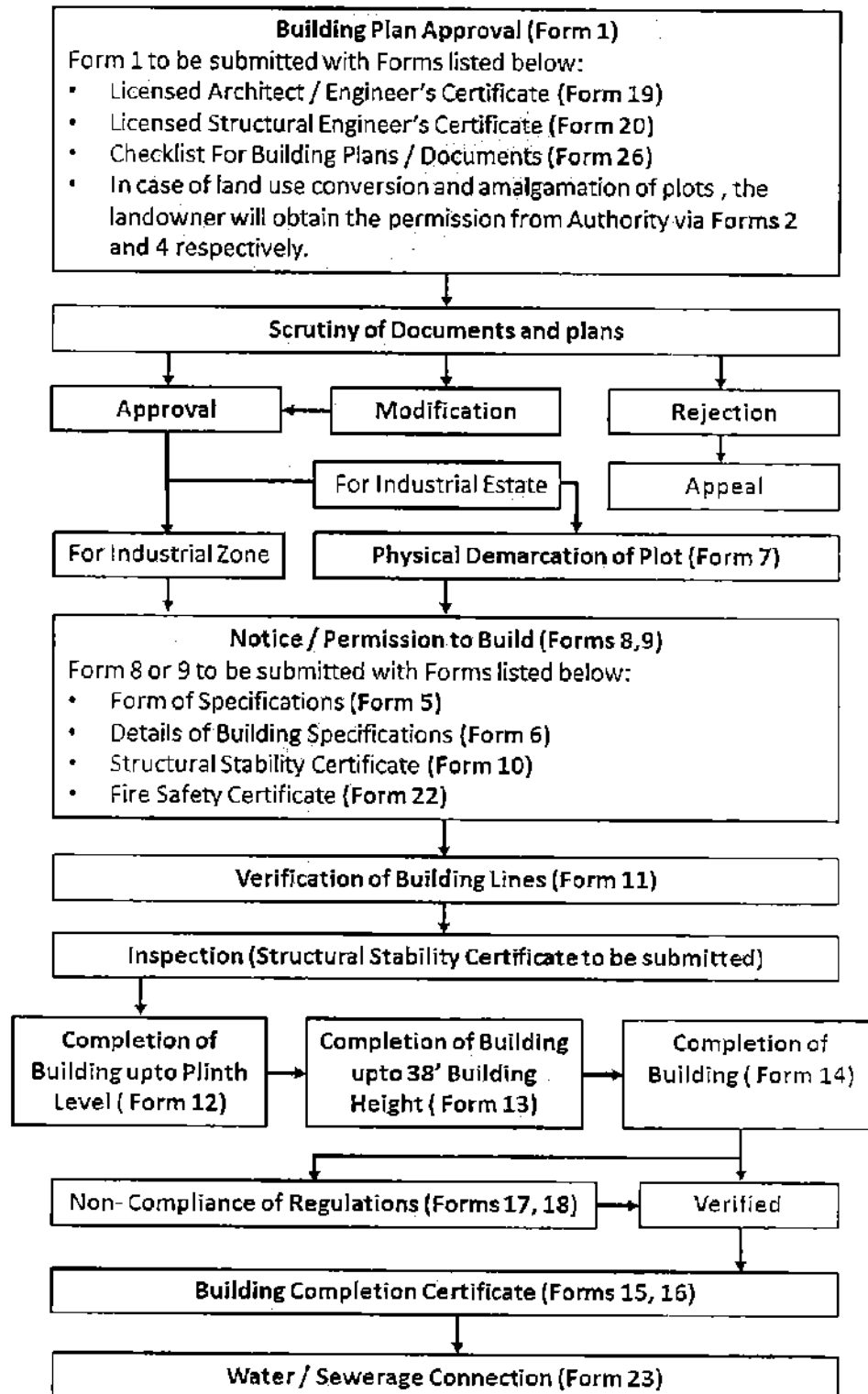




Table 18. Permitted Land Uses of Light Industry

INDUSTRIAL ZONES CATEGORIZATION	INDUSTRIES CATEGORIZATION WITH PERMITTED LANDUSE		
	WAREHOUSING	MANUFACTURING	LOGISTICS
LIGHT INDUSTRY	<ul style="list-style-type: none"> ➤ Truck Storage ➤ Warehousing ➤ Construction Storage Yard ➤ Electronic Storage Center ➤ Vehicular Storage & Towing 	<ul style="list-style-type: none"> ➤ Shoe Manufacturing ➤ Building Materials sales ➤ Cable & Wire Manufacturing ➤ Electronic Assembly ➤ Glass Cutting & Glazing ➤ Light Machinery ➤ Manufacturing ➤ Metal Stamping & Extrusion ➤ Optical Goods Manufacturing ➤ Package Manufacturing ➤ Pottery & Ceramic ➤ Manufacturing ➤ Printing & Publishing ➤ Scientific & Precision ➤ Instrument Production ➤ Steel metal Manufacturing ➤ Sign Panting ➤ Stone Cutting & Grinding ➤ Wood Working & Furniture ➤ Manufacturing 	<ul style="list-style-type: none"> ➤ Intermodal Freight Transport Facility ➤ Offices related to Industrial Uses ➤ Weigh Station ➤ Accessory Uses
	<p>AGRIBUSINESS</p> <ul style="list-style-type: none"> ➤ Food Processing ➤ Trade of Agricultural Goods & Farm Inputs ➤ Offices related to Agribusiness ➤ Wholesale & Trade of Processed Food 	<p>Others</p> <ul style="list-style-type: none"> ➤ Bakery ➤ Catering Establishments ➤ High Technology Office ➤ Light Equipment Sales and Rental ➤ Offices related to Light Industry Uses ➤ Recycling Facilities ➤ Research Facilities ➤ Tech Industry ➤ Service Industry ➤ Cottage Industry 	



Table 19. Permitted Land Uses of Medium Industry

INDUSTRIAL ZONES CATEGORIZATION	INDUSTRIES CATEGORIZATION WITH PERMITTED LANDUSE		
	Manufacturing Use	Manufacturing and Storage Use	Transport and Storage Use
MEDIUM INDUSTRY	PERMITTED USES		
	➤ Food and Beverages	To transform materials into products	➤ Storage Warehouse, Storage Yard ➤ Bus Terminal, Truck Terminal, or Courier ➤ Bus Terminal ➤ Truck Terminal or Courier Depot ➤ Workshops
	➤ Base Metals		
	➤ Transport Equipment		
	➤ Minerals		
	➤ Chemicals		
	➤ Workshops/Showrooms		
	➤ Motor Vehicles, Trailers,		
	➤ Parts Other Transporting Equipment		
	➤ Electric Machinery & Appliances		
	➤ Rubber and Plastic Products		
	➤ Fabricated Metal Products		
	➤ Printing and Publishing		



APPLICATION FORMS

APPLICATION FOR BUILDING PLAN APPROVAL

To

The Director -----
Ravi Urban Development Authority, Lahore

Subject: APPLICATION FOR BUILDING PLAN APPROVAL

PLOT / PROPERTY NO. _____ **BLOCK** _____

SECTOR _____ **ZONE** _____

Respected Sir,

I ----- S/O -----
having CNIC ----- want to apply for approval of building
(**industrial / commercial / Public / Institutional**) plan of subject cited plot. I have attached all the
prerequisite documents according to the checklist mentioned below.

- ☐ Valid CNIC Copy of Owner
- ☐ Allotment / Transfer Letter copy
- ☐ Possession Letter copy
- ☐ Site Plan / Demarcation Letter copy
- ☐ Affidavit for Plan Approval Rs. 50/-
- ☐ 02 Nos. Ammonia prints of plans, one of them should be cloth mounted
- ☐ Commercialization Letter (If Applicable)
- ☐ Affidavit for Basement (If Applicable) Rs. 50/-
- ☐ Structure Stability Certificate
- ☐ Structure Drawings (If Applicable)
- ☐ Relevant forms (Architect Forms)
- ☐ Copy of Old Approved Map (In case of Revised & Add / Alt)
- ☐ Copy of Completion Certificate (In case of Revised & Add / Alt)
- ☐ Mortgage Release Letter (If Applicable)

Dated: _____

Signature of Applicant / Builder

Current Postal / Residential Address: _____

Contact: _____

For official use only: For details of your submitted application please visit website www.ruda.gov.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____ Signature: _____
Special Remarks (if any): _____	



APPLICATION FOR LAND USE CONVERSION
(FOR INDUSTRIAL ZONE)

To

The Director -----
 Ravi Urban Development Authority, Lahore

Subject: APPLICATION FOR CHANGE IN USE OF LAND.

PLOT / PROPERTY NO. _____ BLOCK _____

SECTOR _____ ZONE _____

Respected Sir,

I ----- S/O -----
 having CNIC ----- want to apply for change in use of land of subject
 cited plot. I have attached all the prerequisite documents according to the checklist mentioned below.

- ☐ Attested copy of valid CNIC of applicant + owner
- ☐ Attested copy of Registry (by concerned Sub-Registrar)
- ☐ Aks shajra of subject land
- ☐ Google imagery of subject land
- ☐ Naqal Masavi
- ☐ Attested Transfer documents
- ☐ Fard-e-Malkiat of land (mentioned rate number on it)
- ☐ Location plan
- ☐ Purpose of use of land after this approval
- ☐ Naqal Khasra Girdavri (for agricultural land)
- ☐ Authority letter or power of attorney in case applicant is not owner
- ☐ Copies of Sub-division / amalgamation of plot / property documents (in case plot / property is sub-divided / amalgamated)

Dated: _____

Signature of Applicant / Builder

Current Postal / Residential Address: _____

Contact: _____

For official use only: For details of your submitted application please visit website www.ruda.gov.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____ Signature: _____
Special Remarks (if any): _____	



APPLICATION FOR CHANGE IN USE OF PROPERTY
(FOR INDUSTRIAL ZONE)

To

The Director -----
Ravi Urban Development Authority, Lahore

Subject: APPLICATION FOR CHANGE IN USE OF PROPERTY.

PLOT / PROPERTY NO. _____ **BLOCK** _____

SECTOR _____ **ZONE** _____

Respected Sir,

I ----- S/O -----
having CNIC ----- want to apply for change in use of property of
subject cited plot. I have attached all the prerequisite documents according to the checklist mentioned
below.

- ☐ Attested copy of valid CNIC of applicant + owner
- ☐ Transfer letter/ allotment letter of property (any latest Title document)
- ☐ Authority letter or Power of Attorney in case applicant is not owner
- ☐ Copies of Sub-division / amalgamation of plot / property documents (in case plot / property is sub-
divided / amalgamated)

Dated: _____

Signature of Applicant / Builder

Current Postal / Residential Address: _____

Contact: _____

For official use only: For details of your submitted application please visit website www.ruda.gop.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____
Signature: _____	
Special Remarks (if any): _____	



APPLICATION FOR AMAGAMATION OF LAND
(FOR INDUSTRIAL ESTATE)

To

The Director _____
Ravi Urban Development Authority, Lahore

Subject: APPLICATION FOR AMAGAMATION OF LAND.

PLOT / PROPERTY NO. _____ BLOCK _____

SECTOR _____ ZONE _____

Respected Sir,

I _____ S/O _____
having CNIC _____ want to apply for amalgamation of subject cited plot. I have attached all the prerequisite documents according to the checklist mentioned below.

- ☐ Copy of allotment letter (original shall be surrendered after approval of amalgamation)
- ☐ 4 copies of amalgamated plan / sketch duly signed by all the allottees and the Architect
- ☐ NOC form Revenue Directorate, RUDA or last paid bill
- ☐ Bank draft for amalgamation fee
- ☐ An affidavit regarding providing terms and conditions of amalgamation.
- ☐ Any other required document.

You are requested to amalgamate the plot in question _____

Dated: _____

Signature of Applicant / Builder

Current Postal / Residential Address: _____

Contact: _____For official use only: For details of your submitted application please visit website www.ruda.gov.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____
Signature: _____	
Special Remarks (if any): _____	

**FORM OF SPECIFICATIONS**

(To be submitted in duplicate with Forms 8 or 9)

Form of Specifications	
	The materials and methods to be used for external walls, party walls, foundations, roofs, staircases, bathrooms, fireplaces, chimneys, and damp-proof course shall be as per requirement of building code. (A)
	The purpose or purposes for which the building is intended to be used. (B)
	The number of toilets, privies, and urinals to be provided. (C)
	The manner in which the drainage of the premises will be disposed of. (D)
	The number of persons likely to occupy the building. (E)
	The number of storeys, the building will consist of. (F)
	Whether the site has been built upon before or not. If so the date when previous building ceased to be fit for occupation and the date when sanction was previously given for erection / re-erection of the building and the property number. (G)
	A description of the alterations / additions proposed. (H)
	The date of sanctions of previous application, the plans, and specifications of which are relied upon for obviating the need to submit the full plans and specifications of whole building. (I)

Dated: _____

Signature of Applicant / Builder _____

For official use only: For details of your submitted application please visit website www.ruda.gov.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____
Signature: _____	
Special Remarks (if any): _____	

**DETAILS OF BUILDING SPECIFICATIONS**

(To be submitted in duplicate with Forms 8 or 9)

Details of Building Specifications	
1. The materials and methods of construction to be used for foundations, damp-proof course, external and internal walls, roof, staircases, and floors etc.	
Foundations: _____	
DPC: _____	
External and Internal Walls: _____	
Roof:	
a. RCC Slab: _____	
b. RCB Roof: _____	
c. Steel Girder: _____	
d. Pre-Cast Slabs and Pre-Stressed Girders	
e. Second Class Roof consisting of Bullies, Rafters and Tiles	
Staircase: _____	
Floors: _____	
Joinery Works:	
a. Wooden doors, windows and CSW	
b. Steel doors, windows and CSW	
Beams / Columns: _____	
2. The purpose for which the building is intended to be used:	
a. Industrial	
b. Commercial	
c. Public use	
d. Other	

Dated: _____

Signature of Applicant / Builder _____

For official use only: For details of your submitted application please visit website www.rada.gov.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____
Special Remarks (if any): _____	Signature: _____



APPLICATION FOR PHYSICAL DEMARCATION OF PLOT

To

The Director -----
Ravi Urban Development Authority, Lahore

Subject: APPLICATION FOR PHYSICAL DEMARCATION PLOT.

PLOT / PROPERTY NO. _____ **BLOCK** _____

SECTOR _____ **ZONE** _____

Respected Sir,

I ----- S/O -----
having CNIC ----- state that my drawings have been approved and
now want to apply for physical demarcation of subject cited plot. I have attached all the prerequisite
documents according to the checklist mentioned below.

- ☐ Site plan in the name of current Owner of Building as per RUDA Industrial Zone & Estate Building Regulations.
- ☐ Copy of CNIC of owner.
- ☐ Copy of Allotment / Transfer Letter / Ownership.

Dated: _____

Signature of Applicant / Builder

Current Postal / Residential Address: _____

Contact: _____

For official use only: For details of your submitted application please visit website www.ruda.gov.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____ Signature: _____
Special Remarks (if any): _____	

**APPLICATION FOR NOTICE / PERMISSION TO BUILD**

To

The Director -----

Ravi Urban Development Authority, Lahore

Subject: **APPLICATION FOR NOTICE / PERMISSION TO BUILD.**

PLOT / PROPERTY NO. _____ BLOCK _____

SECTOR _____ ZONE _____

Respected Sir,

I ----- S/O -----

having CNIC ----- want to apply for permission to execute the work of erecting / re-erecting a building of subject cited plot. I have attached all the prerequisite documents according to the checklist mentioned below.

- ☐ Title Documents
- ☐ CNIC of the owner
- ☐ Allotment Letter / Transfer Letter / Ownership
- ☐ Site Plan (5 Copies)
- ☐ Building Plan (5 Copies)
- ☐ Specifications (in duplicate)
- ☐ Architect Stability Certificate
- ☐ Structure Stability Certificate

Dated: _____

Signature of Applicant / Builder

Current Postal / Residential Address: _____

Contact: _____For official use only: For details of your submitted application please visit website www.ruda.gov.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____
Signature: _____	
Special Remarks (if any): _____	



**APPLICATION FOR NOTICE / PERMISSION TO BUILD MULTI-STORYED
BUILDINGS & BUILDINGS OF PUBLIC ASSEMBLY**

To

The Director -----
Ravi Urban Development Authority, Lahore

Subject: Application for notice / permission to build multi-storey buildings / buildings of public assembly.

PLOT / PROPERTY NO. _____ **BLOCK** _____

SECTOR _____ **ZONE** _____

Respected Sir,

I ----- S/O -----
having CNIC ----- want to apply for permission to execute the work of erecting / re-erecting a building of subject cited plot. I have attached all the prerequisite documents according to the checklist mentioned below.

- ☐ CNIC of the owner
- ☐ Allotment Letter / Transfer Letter / Ownership
- ☐ Paid challan for dues as prescribed by the Authority
- ☐ Site Plan (5 Copies)
- ☐ Building Plan (5 Copies)
- ☐ Specifications (in duplicate)
- ☐ Architect Stability Certificate
- ☐ Structure Stability Certificate (Registered Structural Engineer with minimum 5 years' experience)
- ☐ An undertaking regarding damages

We, the undersigned, hereby undertake that the design, construction, and supervision shall be in accordance with the provisions of these building regulations.

_____	Consulting Engineer	_____	Registered Architect
_____	PEC Registration No:	_____	PCATP Registration No:
Applicant / Builder	_____	_____	_____
Address: _____	Address: _____	Address: _____	_____
_____	_____	_____	_____
_____	_____	_____	_____

For official use only: For details of your submitted application please visit website www.ruda.gov.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____
Signature: _____	
Special Remarks (if any): _____	

**STRUCTURAL STABILITY CERTIFICATE**

(Certificate to be submitted in duplicate with application 8 or 9)

PLOT / PROPERTY NO. _____ BLOCK _____

SECTOR _____ ZONE _____

I Mr. / Mrs. _____ (Structural Engineer)
hereby undertake as follows:

1. The structure of above cited building shall be designed by me in accordance with provisions in these Regulations.
2. I shall carry out regular site inspection to see the quality of materials specially steel and concrete to be used in the building.
3. I shall ensure the testing of structure during the course of construction through Engineer and shall ensure the stability of the adjoining buildings / utility services / roads during digging for basement.
4. I shall submit the required certificates at the following stages along consulting-Architect and Engineer:
 - a. Construction up to plinth level
 - b. Construction up to 38' building height
 - c. On completion of the construction

Dated: _____

Signature of Structural Engineer

Name of Structural Engineer	
Address	
PEC Registration / License No.	

For official use only: For details of your submitted application please visit website www.ruda.gov.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____
Signature: _____	
Special Remarks (if any): _____	

**APPLICATION FOR VERIFICATION OF BUILDING LINES**

To

The Director _____
Ravi Urban Development Authority, Lahore**Subject: APPLICATION FOR VERIFICATION OF BUILDING LINES.****PLOT / PROPERTY NO.** _____ **BLOCK** _____**SECTOR** _____ **ZONE** _____

Respected Sir,

I _____ S/O _____
 having CNIC _____ want to state that the first course of plinth of
 subject cited plot has been laid. You are therefore requested to depute your office to verify the building
 line so as to enable me to carry on building work.

Dated: _____

Signature of Applicant / Builder

Current Postal / Residential Address: _____

Contact: _____**CERTIFICATE OF ARCHITECT**

Certified that the construction up to the plinth level of subject cited plot is in accordance with RUDA
 Industrial Zoning Byelaws – 2021. It is expressly certified that no construction has been made within
 the minimum open setbacks prescribed by the Byelaws.

1. _____
Registered Architect / Engineer
Name with Signature
2. _____
Number of the Registered
Architect / Engineer

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Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____ Signature: _____
Special Remarks (if any): _____	

**STRUCTURAL STABILITY CERTIFICATE**

(Certificate to be submitted upon completion of the building up to plinth level)

PLOT / PROPERTY NO. _____ BLOCK _____

SECTOR _____ ZONE _____

I / we _____

hereby certify as follows:

1. The structure of above cited building has been constructed up to plinth level as per sanctioned plans.
2. The structure of above cited building has been completed up to plinth level as per approved structural designs and technical specifications.
3. The testing of materials has been carried out in accordance with the provisions of applicable codes.
4. The construction has been done under our supervision as provided in the Regulations:

Builder's Signature with Date	
Name	
License No.	
Address	

Architect's Signature with Date	
Name	
License No.	
Address	

Structural Engineer's Signature with Date	
Name	
PEC Registration No.	
Address	

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Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____ Signature: _____
Special Remarks (if any): _____	

**STRUCTURAL STABILITY CERTIFICATE**

(Certificate to be submitted upon completion of the building up to 38' building height)

PLOT / PROPERTY NO. _____ BLOCK _____

SECTOR _____ ZONE _____

I / we _____
hereby certify as follows:

1. The structure of above cited building has been constructed up to 38' height as per sanctioned plans.
2. The structure of above cited building has been completed up to 38' building height as per approved structural designs and technical specifications.
3. The testing of materials has been carried out in accordance with the provisions of applicable codes.
4. The construction has been done under our supervision as provided in the Regulations:

Builder's Signature with Date	
Name	
License No.	
Address	

Architect's Signature with Date	
Name	
License No.	
Address	

Structural Engineer's Signature with Date	
Name	
PEC Registration No.	
Address	

For official use only: For details of your submitted application please visit website www.ruda.gov.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____ Signature: _____
Special Remarks (if any): _____	

**STRUCTURAL STABILITY CERTIFICATE / COMPLETION NOTES FOR MULTI-STOREY BUILDINGS AND BUILDINGS OF PUBLIC ASSEMBLY**

(Certificate to be submitted upon completion of the building)

PLOT / PROPERTY NO. _____ BLOCK _____

SECTOR _____ ZONE _____

We hereby certify as follows:

1. The construction of above cited building has been supervised by us and has been completed as per sanctioned plans.
2. The construction works have been completed to our satisfaction and the workmanship and all the materials have been used strictly in accordance with the approved structural design and technical specifications. The construction work has been done under our supervision and guidance and the records of supervision have been maintained.
3. No provision of these Regulations has been violated. The building is fit for the purpose (s) for which it has been constructed.

Builder's Signature with Date	
Name	
License No.	
Address	

Architect's Signature with Date	
Name	
License No.	
Address	

Structural Engineer's Signature with Date	
Name	
PEC Registration No.	
Address	

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Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____ Signature: _____
Special Remarks (if any): _____	



APPLICATION FOR COMPLETION CERTIFICATE FOR INDUSTRIAL BUILDINGS

To

The Director _____
Ravi Urban Development Authority, Lahore

Subject: APPLICATION FOR INDUSTRIAL COMPLETION CERTIFICATE.

PLOT / PROPERTY NO. _____ **BLOCK** _____

SECTOR _____ **ZONE** _____

Respected Sir,

I _____ S/O _____
having CNIC _____ want to apply for completion certificate for industrial building of subject cited plot. I have attached all the prerequisite documents according to the checklist mentioned below.

- ☐ Attested Copy of valid CNIC
- ☐ Copy of transfer letter
- ☐ Original electricity bill paid (date of connection)
- ☐ Copy of approved section plan letter
- ☐ Copy of approved map
- ☐ As built drawing map

I / we undertake that the construction is done in accordance with RUDA Industrial Zone & Estate Building Regulations-2021.

Dated: _____

Signature of Applicant / Builder

Current Postal / Residential Address: _____

Contact: _____

For official use only: For details of your submitted application please visit website www.ruda.gov.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____
Special Remarks (if any): _____	Signature: _____

**APPLICATION FOR COMPLETION CERTIFICATE FOR COMMERCIAL BUILDINGS**

To

The Director _____
Ravi Urban Development Authority, Lahore**Subject: APPLICATION FOR COMMERCIAL COMPLETION CERTIFICATE.**

PLOT / PROPERTY NO. _____ BLOCK _____

SECTOR _____ ZONE _____

Respected Sir,

I _____ S/O _____
 having CNIC _____ want to apply for completion certificate for
 commercial building of subject cited plot. I have attached all the prerequisite documents according to
 the checklist mentioned below.

- ☐ Attested Copy of valid CNIC
- ☐ Copy of all Ownership document
- ☐ Electricity bill original (date of connection)
- ☐ 2 approved copies of map
- ☐ FORM - 13
- ☐ NOC for firefighting department
- ☐ Naqal Masavi
- ☐ Google Image

I / we undertake that the construction is done in accordance with RUDA Industrial Zone & Estate
 Building Regulations-2021.

Dated: _____

Signature of Applicant / Builder

Current Postal / Residential Address: _____

Contact: _____For official use only: For details of your submitted application please visit website www.ruda.gov.pk

Documents Checked by: _____	Designation _____
Date: _____ Forwarded to (Directorate): _____	Signature: _____
Special Remarks (if any): _____	

**APPLICATION / NOTICE OF NON-COMPLIANCE OF BUILDING TO
SANCTIONED DESIGN & SPECIFICATIONS**

To

The Director _____
Ravi Urban Development Authority, Lahore**Subject: Application / Notice of Non-Compliance of Building to Sanctioned Design and Specifications.****PLOT / PROPERTY NO.** _____ **BLOCK** _____**SECTOR** _____ **ZONE** _____

Respected Sir,

I am currently listed as _____ (Builder's Consultant, Engineer and Contractor) on record with RUDA. I have been appointed as _____ (Builder's Consultant, Engineer and Contractor) on record for the proposed building.

This is to bring to your notice that the construction of the building is not being undertaken in accordance with the sanctioned design and specifications and /or with RUDA Industrial Zone & Estate Building Regulations- 2021. Details of non-compliance are as follows:

1. _____
2. _____

Name of the _____ on record	
License / Registration No.	
Address	
Contact	
Signature	
Date	

For official use only: For details of your submitted application please visit website www.ruda.gov.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____ Signature: _____
Special Remarks (if any): _____	



APPLICATION FOR CONDONATION OF WORKS CARRIED OUT WITHOUT PERMISSION

To

The Director _____
Ravi Urban Development Authority, Lahore

Subject: APPLICATION FOR CONDONATION OF WORKS CARRIED OUT WITHOUT PERMISSION.

PLOT / PROPERTY NO. _____ BLOCK _____
SECTOR _____ ZONE _____

Respected Sir,

It is hereby stated that I have constructed _____

_____ on subject cited plot as shown on the plans attached from the building plans approved under your No. _____.

Whereas I have made deviation from the building / alterations and additions to the building / on it dated _____ in course of construction of the building / alteration and addition to the building / on subject cited plot as shown on the plans attached herewith. I am willing to make my alterations required to be made in the said structure so as make it consistent with the provisions of the relevant regulations.

It is therefore, requested that the unauthorized / offensive nature of the said structure may be condoned, the said plans may be approved and permission to occupy the said building may be granted.

Dated: _____

Signature of Applicant / Builder

Current Postal / Residential Address: _____

_____ Contact: _____

For official use only: For details of your submitted application please visit website www.rida.gov.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____ Signature: _____
Special Remarks (if any): _____	

**APPLICATION FOR LICENSED ARCHITECT / ENGINEER'S CERTIFICATE**

To

The Director -----

Ravi Urban Development Authority, Lahore

Subject: APPLICATION FOR LICENSED ARCHITECT / ENGINEER' S CERTIFICATE.**PLOT / PROPERTY NO.** _____ **BLOCK** _____**SECTOR** _____ **ZONE** _____

Respected Sir,

I am currently listed as Architect / Engineer on record with RUDA and I am fully conversant with the RUDA Industrial Zone & Estate Building Regulations-2021.

I hereby certify that I have been appointed as Architect / Engineer on record of the subject cited building. I have verified the architectural design and specifications of proposed building and certify that they comply with RUDA Industrial Zone & Estate Buildings Regulations – 2021.

I fully understand that in case my certificate is found to be false or if it is found that the architectural design and specifications of proposed building are inconsistent with these building regulations or that I have not fulfilled my responsibilities as prescribed therein, the Authority shall be at liberty to penalize me as per the provisions of RUDA Industrial Zone & Estate Building Regulations-2021.

Dated: _____

Signature of Architect / Engineer

Name of Architect / Engineer	
Registration / License No.	
Address	
Contact	

For official use only: For details of your submitted application please visit website www.ruda.gov.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____
Signature: _____	
Special Remarks (if any): _____	

**APPLICATION FOR LICENSED STRUCTURAL ENGINEER'S CERTIFICATE**

To

The Director -----

Ravi Urban Development Authority, Lahore

Subject: APPLICATION FOR LICENSED STRUCTURAL ENGINEER'S CERTIFICATE.

PLOT / PROPERTY NO. _____ BLOCK _____

SECTOR _____ ZONE _____

Respected Sir,

I am currently listed as Structural Engineer on record with RUDA and I am fully conversant with the RUDA Industrial Zone & Estate Building Regulations-2021.

I hereby certify that I have been appointed as Structural Engineer on record of the proposed building. I have verified the structural design and specifications of proposed building and certify that they comply with RUDA Industrial Zone & Estate Building Regulations-2021.

I fully understand that in case my certificate is found to be false or if it is found that the structural design and specifications of proposed building are inconsistent with these building regulations or that I have not fulfilled my responsibilities as prescribed therein, the Authority shall be at liberty to penalize me as per the provisions of RUDA Industrial Zone & Estate Building Regulations-2021.

Dated: _____

Signature of Structural Engineer

Name of Structural Engineer	
PEC Registration / License No.	
Address	
Contact	

For official use only: For details of your submitted application please visit website www.ruda.gov.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____
Signature: _____	
Special Remarks (if any): _____	

**APPLICATION FOR DISCONTINUATION OF PERSON ON RECORD**

To

The Director -----

Ravi Urban Development Authority, Lahore

Subject: APPLICATION FOR DISCONTINUATION OF PERSON ON RECORD.**PLOT / PROPERTY NO.** _____ **BLOCK** _____**SECTOR** _____ **ZONE** _____

Respected Sir,

This is to bring to your notice that I have been relieved of my responsibility / have relieved myself of my responsibility as _____ (Builder's Consultant, Engineer and Contractor) on record for the above cited building, with effect from _____ (date).

I wish to place on record that with effect from the said date, I shall neither be associated with this building nor be responsible for its compliance to the sanctioned design and specifications and to the RUDA Industrial Zone & Estate Building Regulations-2021.

Name of the _____ on record	
License / Registration No.	
Address	
Contact	
Signature	
Date	

For official use only: For details of your submitted application please visit website www.ruda.gov.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____
Signature: _____	
Special Remarks (if any): _____	

**FIRE SAFETY CERTIFICATE**

(Certificate to be submitted with application 8 or 9)

PLOT / PROPERTY NO. _____ BLOCK _____

SECTOR _____ ZONE _____

I Mr. /Mrs. _____ (Structural Engineer)

hereby undertake as follows:

1. The structure of above cited building shall be designed by me in accordance with the provisions in these Byelaws.
2. I shall carry out regular site inspections to see the quality of the material especially of steel and concrete to be used in the building and installation of fire safety equipment.
3. I shall ensure testing of the fire safety equipment in the structure during the course of construction through Engineer.
4. I shall submit the required certificates at the following stages along with consulting Architect and Engineer:
 - a. Construction up to Plinth Level
 - b. Construction up to 38' Building Height
 - c. On completion of the construction

Name of the Fire Safety Engineer on record	
License / Registration No.	
Address	
Contact	
Signature	
Date	

For official use only: For details of your submitted application please visit website www.ruidc.gov.in

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____
Signature: _____	
Special Remarks (if any): _____	



APPLICATION FOR WATER / SEWERAGE CONNECTION

To

The Director -----

Ravi Urban Development Authority, Lahore

Subject: APPLICATION FOR WATER / SEWERAGE CONNECTION.

PLOT / PROPERTY NO. _____ **BLOCK** _____

SECTOR _____ **ZONE** _____

Respected Sir,

I ----- S/O -----

having CNIC ----- want to apply for water connection for subject cited plot. I have attached all the prerequisite documents according to the checklist mentioned below.

- ☐ CNIC of the owner
- ☐ Allotment Letter / Transfer Letter / Ownership
- ☐ Paid challan for charges as prescribed by the Authority
- ☐ Building Completion Certificate
- ☐ Any other required document

Dated: _____

Signature of Applicant / Builder

Current Postal / Residential Address: _____

Contact: _____

For official use only: For details of your submitted application please visit website www.ruda.gov.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____
Signature: _____	
Special Remarks (if any): _____	



APPLICATION FOR DEMOLITION OF EXSITING STRUCTURE

To

The Director -----

Ravi Urban Development Authority, Lahore

Subject: APPLICATION FOR DEMOLITION OF EXISTING STRUCTURE.

PLOT / PROPERTY NO. _____ **BLOCK** _____

SECTOR _____ **ZONE** _____

Respected Sir,

I ----- S/O -----

having CNIC ----- want to apply for demolition of subject cited plot.

I have attached all the prerequisite documents according to the checklist mentioned below.

☐ Site and Building plan in the name of current Owner of Building as per RUDA Industrial Zone & Estate Building Regulations-2021.

☐ Undertaking for Demolition of Building on stamp paper worth Rs.50/- (as per specimen)

Dated: _____

Signature of Applicant / Builder

Current Postal / Residential Address: _____

Contact: _____

For official use only: For details of your submitted application please visit website www.ruda.gov.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____
Signature: _____	
Special Remarks (if any): _____	



APPLICATION FOR PLACEMENT OF GENERATOR

To

The Director -----
Ravi Urban Development Authority, Lahore

Subject: APPLICATION FOR PLACEMENT OF GENERATOR.

PLOT / PROPERTY NO. _____ **BLOCK** _____

SECTOR _____ **ZONE** _____

Respected Sir,

I ----- S/O -----
having CNIC ----- want to apply for placement of generator for
subject cited plot. I have attached all the prerequisite documents according to the checklist mentioned
below.

- ☐ Structure Stability Certificate
- ☐ Affidavit for compensation of damages if caused
- ☐ NOC from building's owner
- ☐ CNIC of the owner

Dated: _____

Signature of Applicant / Builder

Current Postal / Residential Address: _____

Contact: _____

For official use only: For details of your submitted application please visit website www.ruda.gov.pk

Documents Checked by: _____	Designation _____
Date: _____	Forwarded to (Directorate): _____ Signature: _____
Special Remarks (if any): _____	

CHECKLIST FOR BUILDING PLANS / DOCUMENTS

1.	Application Forms 5, 6, 7 / 8	Yes	No
2.	Ownership Documents a. Sale Deed b. Registry c. Allotment Letter d. Intiqal e. Aks Shajra		
3.	Power of Attorney / Authority Letter		
4.	Copy of National Identity Card		
5.	Signature of Owner (s) on forms / plans		
6.	Undertaking for Damages		
7.	Structural Stability Certificate (if applicable)		
8.	NOC from EPA (if applicable)		
9.	Proposed use of building is permissible		
10.	Required copies of building plans along with copy on cloth		
11.	Sign. Stamp of Architect on plans and forms		
12.	Sign. Stamp of Structural Engineer (if applicable)		
13.	Other Documents		

Plans / Documents Received on	
Name of Receiving Official	
Designation	
Signature	

For official use only: For details of your submitted application please visit website www.ruda.gov.pk

Documents Checked by: _____	Designation: _____
Date: _____	Forwarded to (Directorate): _____
Signature: _____	
Special Remarks (if any): _____	


CHIEF EXECUTIVE OFFICER
RAVI URBAN DEVELOPMENT AUTHORITY