NOTIFICATION

No. RUDA/LW/Notifications/23-25: Consequent upon the approval by the Ravi Urban Development Authority Board in its meeting dated 12th November 2025, the Ravi Urban Development Authority in exercise of the powers conferred under Section 4(A), 9(6) read with Section 55 of the Ravi Urban Development Authority Act 2020 (Act XVII of 2020), is pleased to notify the **RUDA CONSTRUCTION AND DEVELOPMENT REGULATIONS 2021 (AMENDED)** with effect from 12-11-2025;

CHAPTER 1
PRELIMINARIES

1.1 SHORT TITLE, EXTENT AND COMMENCEMENT

1.1.1 These Regulations may be called RUDA Construction and Development Regulations – 2021.

1.1.2 These Regulations shall be applicable in the entire jurisdiction of Ravi Urban Development Authority.

1.1.3 These shall come into force at once.

1.2 DEFINITIONS

In these regulations:

'Act' means the Ravi Urban Development Authority Act, 2020;
'Advertisement Sign' means any sign used to promote any brand, product, service, or event and includes any temporary sign promoting events or activities in the displayed premises.
'Acre' means a size of land equal to 8 Kanal.
'Alteration' of building includes the structural or other physical alternation for making any addition / removal or other changes in a building.
'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.
'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.
'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.
'Amalgamation' means the joining of two or more adjacent plots of the same land use in accordance with prescribed Regulations.
'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.
'Approved' means as approved in writing by the Authority.

Ravi Urban Development Authority RUDA Govt. of the Punjab

'Approved Plan' means plan for the building or layout plan approved by the Authority in accordance with prescribed Regulations.
'Area of Authority' means the area of jurisdiction of Ravi Urban Development Authority as notified by the government from time to time.
'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.
'Arcade' means a covered walkway or a verandah.
'Attached Building' is a building which is joined to another building on one or more sides.
'Authority' means the Ravi Urban Development Authority (RUDA), Lahore.
'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.
'Awning' means a sheet of canvas or other material stretched on a frame and used to keep the sun or rain off a shop window and doorway.
'Basement' means the lowest storey of a building fully or partially below ground level.
'Balcony' means a roof or platform projected from the walls of the building surrounded with a railing or parapet walls.
'BCP' means Building Codes of Pakistan.
'Bathroom' means a room containing a water tap, wash hand basin and a shower or a bathtub or a bath tray and a WC.
'Beam' means horizontal load bearing structural member.
'Board of Directors (BOD)' means the board of directors of RUDA.
'Building Control Officer (BCO)' means an officer appointed as such by RUDA to approve plans and to control the building activity.
'Building Height' means total height of the building measured from the crown of the road to the top of the parapet wall excluding the structure such as chimney stacks, lift heads, stair case and water tank etc.
'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.
'Building Plan' means set of drawings that describe various details of the structure to be completed on the plot.
'Building' means any structure or enclosure permanently affixed to the land.
'Builder' means a person who engages the services of qualified professionals (Consultant, Resident Engineer and Contractor) for the various stages of the project.
'Canopy' means an overhead roof / a structure over which a fabric / metal covering is attached, able to provide shade / shelter from weather conditions such as sun, hail, and rain.
'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.
'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.
'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).
'Clear Storey Height' means the clear height from finished floor to bottom of roof slab.
'Commercial Area' means the area which is designated for commercial buildings as per approved plan by the Authority.
'Commercial Building' means any building or part thereof used for retail purposes, business transactions, offices, shops, showrooms, display centers, markets, professional services, record-keeping, petrol pumps, restaurants, banks, and similar business operations, including storage and service facilities incidental to the sale of goods, and mixed-use buildings, except where specifically exempted.[1]
'Car Porch' means a shelter or a shed for a car which is permanently open on at least two sides.
'Chamfer' means the flat surface made by cutting of sharp edge or corner of the plot to enhance the visibility at the turning point.
'Community Use' means prayer area, gym, children playing area, health care clinic, and visitor's lounges.
'Contractor' means a person hired by a builder for constructing the building as per provision of sanctioned plan and other approvals.
'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.
'Compoundable Violations' mean the offences that can be compromised upon the payment of charges / fees prescribed by the Authority.
'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.

'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.
'Completion Certificate' means certificate issued by the authorized person of the RUDA for the purposes of completion of the building.
'Construction' means site excavation, erection, re-erection of a building / structure or making

[1] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

additions and alterations to an existing building / structure.

'Common Water Supply' means water supplied from the water distribution network provided for use of the consumers.

'Detached Building' means a building not joined to another building on any side.

'Demarcation Plan' means plan showing exact measurement and location of plot.

'Demolition' means the process of dismantling the building or part thereof.

'Developer' means company or organization which tends to develop.

'Development & Building Control Department (D&BC)' means a department established in RUDA consisting of various professionals responsible for implementation of these Regulations.

'Development Charges' means amount on account of development charges is to be paid by the applicant / owner of a plot.

'Driveways' means a short road leading from a public road to a building.

'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.

'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.

'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.

'Environmental Act', means the Pakistan Environmental Protection Act (PEPA) 1997 or revised time to time by the Govt.

'Erection of Building' means the construction of a new building which may include the structural alterations for making any additions to an existing building.

'External Wall' means any outer wall of a building abutting on an external or internal open space on adjoining property lines.

'Facade' means the principal front of a building that faces on to a street or open space.

'Fire Escape' means an exit from a building, in the event of fire.

'Fire Hydrant' means a pipe in the street from which firefighters can obtain water for putting out a fire.

'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.

'Folding Shelter' means a structure made of steel tubes, fixed to pillars of the porch, having fabric covering which has the arrangement for its opening (extension) and closing using gears / handles etc. for parking of vehicles only.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

'Floor Area Ratio (FAR)' means the aggregate covered area of a building or buildings excluding basement area as permissible under these Regulations divided by the total area of the plot.

'Footprint' means the portion of a plot of land covered, at ground floor level, by a building or part thereof other than basement.

'Form' means form appended to these Regulations.

'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.

'Front Space' shall indicate the clearance open to the sky, between building and boundary line on the roadside of plot.

'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.

'Government' means Government of the Punjab.

'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.

'Height of Building' means total height of a building measured from the crown of the road to the top of stair tower / mumty.

'High-Rise Building' means the structure with a minimum vertical Building Height of 150 feet up to a maximum of 300 feet.[2]

'Hoarding' means a large board in a public space, used to display advertisements.

'Industrial Estate' means the area which has been declared as Industrial Estate as per land use zone map of Strategic Development Plan, RUDA.

'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.

'Industrial Zone' means the whole area which has been demarcated as an Industrial Zone as per land use zone map of Strategic Development Plan, RUDA.

'Kanal' means a size of land equal to 20 Marlas or 4500 Sft.

'Kiosk' means a small, removable, stand-alone booth or device often use to wend merchandise or services.

'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.

'Landscape 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.[3]

'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.

'LEED' means Leadership in Energy and Environmental Design. It is the mostly widely used

[2] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[3] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

green building rating system in the world.

'LEED Certification' means the certification of Leadership in Energy and Environmental Design (LEED) developed by U.S. Green Building Council (USGBC), based upon the concepts of green & eco-friendly design, construction, operations, and maintenance solutions for buildings, neighborhood developments, cities and communities.[4]

'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.

'Licensed / Registered Engineer' means a qualified Engineer currently registered with Pakistan Engineering Council (PEC) as an Engineer.

'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.

'Land Use Zone Map' means the map that typically separates uses that are incompatible with each other, such as residential, commercial, industrial etc.

'Low-Rise Building' means the structure with a maximum vertical Building Height of up to 50 feet.[5]

'Strategic Development Plan' means the strategic development plan approved by the Authority for the entire jurisdiction which may include the growth strategy, zoning plan, landuse zoning map, transit network, road hierarchy, water channels, riverside activities plan, site cross section, infrastructure plan, solid waste management plan, dry services plan (power, communication), wet services plan (water supply, sewerage), utility plan etc.

'Mandatory Open Spaces' means the horizontal space between the Building line and the Property line required to be left open and unobstructed.[6]

'Marla' means a size of land / plot equal to 225 Sft.

'Mezzanine Floor' means an intermediate floor (or floors) in a building, having headroom of 8ft and is open to the floor below of commercial / public buildings.

'Mechanical Parking' means an automated system, designed to park and retrieve vehicles.[7]

'Mid-Rise Building' means the structure with a vertical Building Height of above 50 feet but not more than 150 feet.[8]

'Mixed-Use Buildings' means the structures that integrates a combination of commercial, residential, and institutional uses within the same building.[9]

'Mosque / Masjid' (place of Muslim worship) means a building built / designated for the purpose of performance of religious affairs / functions without any sectarian / ethnic affiliations.

'Medium Industry' means all industries other than 'Light Industry' and Local Service Industry

[4] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[5] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[6] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[7] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[8] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[9] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

and not emitting obnoxious or injurious fumes and odors.

'Multi Storey Buildings' means the structures comprising of multiple floors, categorized by height into low-rise, mid-rise, high-rise and skyscrapers, excluding residential houses.[10]

'Musalla/Prayer Area' means the space other than a mosque, mainly used for prayer.[11]

'NOC' means No Objection Certificate.

'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.

'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.

'Occupier' means the person who occupies the building, could be other than the owner of the building.

'Old Established Area' means to Such built-up or developed localities, blocks, or settlements that existed and were substantially developed prior to the establishment of RUDA.[12]

'Old Established Housing Schemes' mean the Housing Schemes or Land Subdivisions that have already been approved and partially or fully developed prior to the establishment of RUDA.[13]

'Old Established Structures' means buildings, structures or constructions, that were erected or substantially completed prior to the establishment of RUDA either falling within or outside the old established housing schemes, blocks, or developed areas.[14]

'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.

'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 dully mutated in the record of the Authority.

'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.

'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)

[10] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[11] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[12] Inserted vide RUDA notification no. RUDA/LW/Notifications/13-25, dated 13-11-2025.
[13] Inserted vide RUDA notification no. RUDA/LW/Notifications/13-25, dated 13-11-2025.
[14] Inserted vide RUDA notification no. RUDA/LW/Notifications/13-25, dated 13-11-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

'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.

'PEC' means the Pakistan Engineering Council, a statutory body formed under the PEC Act, 1976, responsible to regulate the engineering profession within Pakistan.[15]

'Pergola' means a structure with perforated roof consisting of cross bars in the form of reinforced concrete, wood, or steel etc. of which at least 50% of roof is open to sky.

'Plinth' means finished floor level of the building.

'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.

'Property Line' means the plot boundary which separates private property from the public property or from another Private Property.

'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.

'psi' means pounds per square inch.

'psf' means pounds per square feet.

'RCC' means reinforced cement concrete.

'Rear Space' shall indicate the clearance open to the sky between building and boundary line at the back of plot.

'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.

'Registered Urban / Town Planner' means a qualified Urban / Town Planner registered with Pakistan Council of Architects & Town Planners (PCATP).

'Registered Architect' means a qualified Architect registered with Pakistan Council of Architects & Town Planners (PCATP).

'Registered Engineer' means a qualified professional with Civil Engineering Degree from a recognized University or Institution, holding valid registration of Pakistan Engineering Council (PEC).

'Regulations' mean the Ravi Urban Development Authority Construction and Building Regulations 2021 and amendments thereafter made time to time by the Authority.

'Reinforcement' means the action or process of reinforcing or strengthening.

'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.

'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.

'Rural Farmhouse' means the dwelling on land measuring a minimum area of 4 kanals and a

[15] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the

maximum area of 12 kanals, located within an agriculture area as designated in RUDA Master Plan.[16]

'Sanctioned Plan' means the set of plans and specifications submitted under these Regulations and duly approved by the authorized person by RUDA.

'Processing Fee/ Services Charges' means a fee to be determined and levied by RUDA in pursuance of these Regulations for services rendered.

'Seismic Loads' mean earthquake-generated agitation to a structure.

'Septic Tank' means a tank in which sewage is collected and decomposed before its discharge into a public sewer.

'Service Industry' means an industry which works for a customer and occasionally provides goods but is not involved in manufacturing.

'Sewerage System' means network of underground sewers and / or surface drains provided for the purposes of collection and conveyance of wastewater / sewage.

'Semi Government Institution & Agency' means company or corporation owned or controlled by Government or a municipal body and agency established by the Authority to perform one or more of its functions under these Regulations.

'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.

'Retail Shop' means a roofed structure primarily used for the retail sale of goods.

'Shops / Offices-cum-Flats' means provision of shops on ground floor and basement with the facility of offices / flats on the first and subsequent floors.

'Side Space' means clearance open to the sky between the nearest building line and the boundary line.

'Site' means the piece of land or plot in the entire RUDA jurisdiction

'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.

'Skyline' means an outline of land and buildings defined against the sky.

'Skyscraper' means a structure with multiple floors, comprising of a minimum height of 300 feet (91 meters) or above.[17]

'Signboard' refers to any sign for the identification and naming of places, buildings, and tenant business names.

'Slab' means a common structural element of buildings, consisting of a flat, horizontal surface made of cast concrete.

'Solid Waste Management Plan (SWM) ' means a treatment, disposal, reuse, recycle or any other necessary plan prepared to provide for solid waste management.

'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.

---

[16] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[17] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

'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.

'Sub-Division' means the division of plot held under the same ownership into more plots.

'Sub-Division Plan' means the layout plan for a proposed sub-division duly approved by the Authority as provided in these Regulations.

'Substructure' means the portion of a building or structure that lies below the crown level of the adjacent road.[18]

'Superstructure' means the portion of a building or structure that is above the crown level of the adjacent road.[19]

'Surcharge' means amount levied on account of default in paying development charges or any other dues on due date.

'Structural Calculations' means detailed calculations showing sufficiency of the strength of every load bearing part of the proposed structures.

'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.

'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.

'Traffic Impact Assessment (TIA) Study' means the comprehensive study conducted to evaluate the potential impacts of the traffic generated by a proposed development or redevelopment project on the surrounding transportation system and infrastructure, including various measures to mitigate the potential traffic impacts.[20]

'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.

'Transportation/Traffic Engineer' means the Engineer registered with the PEC responsible for conducting surveys, analysis, modelling, forecasting as part of the Traffic Impact Assessment Study.[21]

'Un-obstructed Road' means a straight, level, first-class road upon which no other vehicle is passing or attempting to pass and upon which no other vehicle or pedestrian is approaching in the opposite direction.

'Unit' means an element or component of a thing or building block.

'Urban Farmhouse' means a dwelling within an urban area, situated on a plot measuring a

[18] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[19] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[20] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[21] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

minimum area of 4 kanal and a maximum area of 12 kanal.[22]

'Verandah / Arcade' means a roofed gallery, terrace, or other portion of a building with at least one side open to courtyard or a permanent open space.

'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.

'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.

'Worker (s)' means person (s) employed for the purposes of the operation / running of the factory / industry.

[22] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

CHAPTER 2
TOWN PLANNING AND DEVELOPMENT

2.1 AUTHORIZED BUILDINGS AND USES

2.1.1 Every person, who intends to carry out building works shall comply with the provisions of these Regulations.

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 allowed.

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 fine / penalty as described in the Regulations.

2.1.6 Authority may consider change of land-use 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.

2.1.8 A house, apartment / flat in a residential building, may be used by its resident professional such as Architect, Town Planner, Lawyer, Doctor, Engineer etc. for **"Home Occupation"** with prior permission of the Authority, provided the overall residential character of the building / apartment is not changed and not more than two rooms /not more than **25%** of covered area of the floor on which it is located. Furthermore, it shall not constitute, in any way, nuisance to the neighbors in any form as determined by the Authority.

2.1.9 No building or structure shall be constructed, or any addition / alteration made thereon except:

(a) With the prior approval of the Authority, and
(b) Minor internal repairs, in accordance with the regulations or instructions, issued by the Authority in this behalf from time to time.

2.1.10 Any construction started / carried out without prior approval of the Authority shall be liable to be removed (partly or wholly) at the risk and cost of the owner (s) / applicant / occupant (s) and / or imposition of penalty as prescribed by the Authority.

2.1.11 Any construction that does not conform to the regulations, shall be liable to be demolished at the risk and cost of the owner (s) / applicant (s) / occupant (s), with or without prior notice.

2.1.12 Approval of building plan shall remain valid for a maximum period of **five (5) years**. After the expiry of the period of their validity, revalidation or revised approval of plans shall be mandatory.

2.1.13 Provided that the building plans submitted to the Authority are in accordance with these Regulations, the Authority shall convey intimation of approval of plans or otherwise, as the case may be, to the applicant / owner, within a period of **30 days** from the date of submission of plans. Otherwise, a written intimation regarding reasons for non-approval, are given by the Authority within the said period.

2.1.14 Fee as prescribed in the Regulations shall be paid in advance for obtaining approval of plans.

2.2 SUB-DIVISION OF PLOTS[23]

2.2.1 Residential

The Authority may allow the sub-division of a residential plot in an approved housing scheme subject to following conditions:

(a) Submission of requisite documents and Payment of fee as prescribed by the Authority.
(b) In case of a constructed plot, copy of approved Building Plan and Completion Certificate shall be attached with the application.
(c) All dues relating to the plot to be cleared by the applicant/owner.
(d) A residential plot only be subdivided into two plots of not less than 1 Kanal each.
(e) Subdivided plots shall not be allowed for further subdivision.
(f) Creation of only one additional plot shall be allowed in subdivision.
(g) Building and development control standards specified in regulation 5.1 of these regulations shall be complied with and the sub-divided plot must conform to the guidelines provided in **Annex-D** of these regulations.

2.2.2 Rural and Urban Farmhouses

The Authority may allow the sub-division of a Rural and Urban Farmhouse plot subject to following conditions:

(a) Submission of requisite documents and Payment of fee as prescribed by the Authority.
(b) In case of a constructed plot, copy of approved Building Plan and Completion Certificate shall be attached with the application.

[23] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

(c) All dues relating to the plot to be cleared by the applicant/owner.
(d) The area of subdivided/ resultant plot of both rural and urban farmhouses shall not be less than 4 kanal.
(e) Subdivided plots shall not be allowed for further subdivision.
(f) Building and development control standards specified in regulation 5.2 of these regulations shall be complied with. However, the front building line shall be maintained as per the original plots alignment.

2.2.3 Commercial/Public Building/Apartment

The Authority may allow sub-division of Commercial/Public Building/apartment plots in an approved housing scheme subject to the following conditions:

(a) Submission of requisite documents and Payment of fee as prescribed by the Authority.
(b) The designated site shall be vacant.
(c) All dues relating to the plot shall be cleared by the applicant/owner.
(d) The minimum size of subdivided plot shall be 10 Marlas for Commercial, 1 Kanal for Public Building and 2 Kanal for Apartment buildings.
(e) That the building and development control standards for Commercial/Public Buildings/apartments as specified in regulations 5.3, 5.4 and 5.4A of these regulations shall be complied with.

Note:

1. The applicant shall provide internal infrastructure and services for additional plots.
2. If a corner plot is subdivided, the Chamfer area will be regarded as part of both the original plot and the sub-divided plots.
3. The plot subdivision shall be carried out such that each sub-divided plot should face the abutting road/street.

2.3 AMALGAMTION[24]

2.3.1 Residential

The Authority may allow the amalgamation of two or more adjacent plots subject to the following conditions:

(a) Submission of requisite documents and Payment of fee as prescribed by the Authority.
(b) All dues relating to the plot shall be cleared by the applicant/owner.
(c) Where residential plots have been amalgamated, the building and development control standards specified in regulation 5.1 of these regulations shall be complied with.

[24] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

(d) If the amalgamation of plots creates an amalgamated plot of 4 kanal and above, it shall fall under the category of Farmhouse.

2.3.2 Rural and Urban Farmhouses

The Authority may allow the amalgamation of two or more adjacent plots subject to the following conditions:

(a) Submission of requisite documents and Payment of fee as prescribed by the Authority.
(b) All dues relating to the plot shall be cleared by the applicant/owner.
(c) Where farmhouse plots have been amalgamated, the building and development control standards specified in regulation 5.2 of these regulations shall be complied with.
(d) The maximum size for Rural and Urban Farmhouses is 12 kanal.

2.3.3 Commercial/Apartment/Public Building

The Authority may allow the amalgamation of two or more adjacent plots subject to the following conditions:

(a) Submission of requisite documents and Payment of fee as prescribed by the Authority.
(b) The designated site should be vacant.
(c) All dues relating to the plot shall be cleared by the applicant/owner.
(d) Where Public Building / Commercial / apartment plots have been amalgamated, the building and development control standards specified in regulation 5.3, 5.4 and 5.4A of these regulations shall be complied with.
(e) FAR/permissible covered area equal to 1.2 times of the FAR for the original plot will be applicable.
(f) In case, plots of varying sizes are amalgamated, the plot with the highest FAR shall be considered for determination of the FAR of the amalgamated plot.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

CHAPTER 3
BUILDING PERMIT PROCEDURES & REGULATORY MEASURES

3.1 PROCEDURE FOR OBTAINING APPROVAL FOR CONSTRUCTION OF BUILDING

3.1.1 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).
g. Traffic Impact Assessment Study prepared and signed by Transportation/Traffic Engineer registered with the PEC.[25]

3.1.2 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 where applicable.

3.1.3 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 where applicable especially for commercial, industrial, public / Institutional buildings.

3.1.4 The landscape and storm water drainage plan with the provision of rainwater harvesting as its integral part shall be submitted along with building plans where applicable especially for commercial, industrial, public / Institutional buildings.

3.1.5 All applications, plans, and specifications shall be in triplicate and signed by applicant / owner and consulting architect and engineers as the case may be.

3.1.6 Every prospective builder (owner or applicant) intending to carry out building works whether new or involving additions and alterations shall employ a Registered Architect

[25] Inserted vide RUDA notification no. RUDA/Law/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

/ Engineer to design and supervise the building works.

3.1.7 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.

3.2 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

3.3 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 shall be 1-foot above the crown level of the road.[26]

[26] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

3.4 SUBMISSION REQUIREMENTS FOR BUILDING PLANS[27]

3.4.1 Architectural Plans

a) For Building Plans, minimum size of the sheet to be used is 24" x 36" (A1), and extra sheets may be used if necessary.
b) For building floor plans, elevations, and sections the scale shall be 1:8 or 3/32, and for block plan, scale may either be 1:16 or 3/64.
c) Deviation from the specified scale shall only be permitted with special approval from the Authority.
d) The seal, date, and original signature of the Registered Architect / Engineer responsible for the drawings is required on each sheet.
e) All street and road alignments must be shown on drawings.
f) All Plans, elevations, sections and Site Plan / Key Plan must show 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.
g) External dimensions of building with internal dimensions of all rooms.
h) Total height of building with reference to the front road including level of plinth, driveway, and split-levels to be indicated on the plan.
i) Roof plan showing location and size of overhead and underground water tanks, sewerage line, drainage lines and septic tank. Additionally, location and size of rainwater harvesting tank and rechargeable well, shall be provided, where applicable as per these regulations.
j) Details of ramps, grating at gate (s), driveway & plinth with reference to the crown level of the adjacent road.
k) Covered area calculations / block plans.
l) Schedule of covered areas and openings (doors & windows).
m) Working drawings

3.4.2 Structural Drawings and Vetting

a) Geotechnical report on A4 size paper signed and stamped by a Geo-technical firm registered with the PEC for all categories of buildings except for residential houses.
b) In case a basement is constructed in a residential houses, a Geo-technical report signed and stamped by a Geotechnical Engineer registered with the PEC shall be submitted.
c) For residential houses, the structural drawings and structural stability certificate should be signed and stamped by a Structural Engineer registered with the PEC.
d) For all categories of buildings except residential houses, the structural drawings, structural stability certificate and calculation book signed & stamped by the Structural Engineer registered with the PEC shall be submitted along with the

[27] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

vetting report from the vetting structural engineer.

e) To analyze the building structures of mid-rise and above categories, ETAB,SAP or any other related software showing the details of the building model shall be submitted.

3.4.3 Public Health / Plumbing Drawings

For all categories of buildings except residential houses, detailed design and specifications of water supply, sewerage, and drainage systems including storm water management plan, Solid Waste Management Plan, Wastewater Management Plan and water demand report shall be submitted. All requisite drawings and reports must be signed and stamped by an Engineer registered with the PEC.

3.4.4 Electrical Drawings

a) The design and specifications of electricity must adhere to the most energy-efficient methods specified by the approving authority, relevant agency, and the Building Code of Pakistan (Energy Provision 2011) and Energy Conservation building code 2023 for all categories of buildings except residential houses.

b) A detailed report signed and stamped by an Engineer registered with PEC inclusive of total electricity requirements, generator capacity, emergency backup, peak and off-peak electric load (winter and summer).

3.4.5 Elevator Traffic Analysis Report

An elevator traffic analysis study shall be submitted, indicating the performance of a group of elevators based on assumptions about the expected traffic for each building, equipped with an elevator. The main performance measurements will include the handling capacity and waiting time of the elevator.

3.4.6 Fire Fighting and Evacuation Plan

A detailed firefighting and evacuation plan, in accordance with the fire safety measures outlined in the Building Code of Pakistan, as amended from time to time, shall be submitted for all categories of buildings except residential houses, along with NOC from the relevant department. The plan should be signed and stamped by an Engineer registered with the PEC.

3.4.7 Landscape Plan

All Building Plan applications shall be accompanied with Landscape Plan drawn to a scale of 32 ft (9.76m) to an inch (0.03m)/(1:400) showing hard and soft landscape elements and horticulture works around the proposed building.

3.4.8 EIA/IEE Report

Under the provisions of Environmental Protection Act, every concerned application shall be accompanied by either an Environmental Impact Assessment (EIA)/ Initial

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

Environmental Examination (IEE) report as applicable. A No Objection Certificate (NOC) from the Environmental Protection Agency (EPA) shall also be submitted.

3.4.9 TIA Report

1. The owner/builder through consultant shall conduct Traffic Impact Assessment (TIA) Study as per the Authorities guidelines. The Traffic Impact Assessment (TIA) Study should have following components:
    a. Trip generation as a result of the development or redevelopment and its impacts on surrounding transportation network and infrastructure.
    b. The proposed solutions to mitigate/reduce the potential traffic impact, if any.
    c. Site access design.
    d. Proposed traffic circulation plan within the boundary of the project area under consideration for development or redevelopment.
    e. Provision of parking spaces within the project area as per requirement.
2. Traffic Impact Assessment (TIA) Study shall be required for all land uses other than houses, Rural and Urban Farmhouses. For complete details, the owners, builders and consultants are advised to review Traffic Impact Assessment guidelines of the Authority or visit the Authorities office to consult concerned staff.

Note: Hard copy and Digital copy of Traffic Impact Assessment (TIA) report along with all data, information, drawings, analysis, modelling shall be submitted to Development and Building Control Department.

3.5 SUBMISSION OF PLANS

3.5.1 The building plan shall be prepared in AutoCAD and submitted to Development and Building Control Department in triplicate on 24in x 36in drawings sheets.

3.5.2 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.

3.6 SANCTION / REJECTION OF BUILDING PLANS

3.6.1 Sanction of Plan

The Authority shall grant approval of the Building Plan within 30 working days of receiving the application along with the required documents as per regulation 3(4) above and payment of scrutiny fee. The approval shall be subject to submission of NOC from Civil Defense for fire safety of apartments, Commercial, Public Buildings and Industrial buildings, NOC regarding Traffic Impact Assessment (TIA) from concerned department of the Authority, NOC from Environmental Protection Agency (EPA), vetted structural drawings along with

structural stability certificate, public health/plumbing drawings, electrical drawings or any other applicable NOC from the concerned agency. The Authority shall:[28]

(a) Pass orders granting or refusing permission to carry out such building works and incase 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) Release all floor plans for a Multi-Storey Building at once upon approval.[29]

(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.

3.6.2 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.

3.6.3 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.

3.7 CONSTRUCTION PERIOD

(a) The person shall commence construction of the building within a period of **2 years** after the approval of building plan, 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 and apply for building plan approval.

(c) The person shall complete the building within a period as given in **Table 1**, reckoned

[28] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[29] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

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
Residential	3 years
Commercial / Public / Institutional	5 years

3.8 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.
(i) Upon final completion and prior to occupancy, at the time of connecting building sewer to the main sewer line, mandatory tests of safety features such as the sprinkler system, pressurized stairwells, fire alarm system, and other safety mechanisms in the building shall be conducted.[30]

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

[30] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

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.

3.9 ADDITION/ALTERATION IN PLAN[31]

3.9.1 When an application is made for minor additions or alterations, the applicant/owner is not required to submit the complete Building Plans and specifications. Instead, the applicant/owner may reference the previously approved plans and specifications, providing an explanation of the intended alterations, which may include outer or inside modifications, such as relocation or addition of rooms, separation walls, or partition walls, subject to the following requirements:[32]

a. FAR remain the same
b. Building height remain the same
c. No. of storey remains the same
d. Mandatory setbacks remain the same
e. Structure stability report in any case of addition/alteration.[33]

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

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

3.9.4 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.

[31] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[32] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[33] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

3.10 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.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

CHAPTER 4
LAND USE CLASSIFICATION

4.1 LAND USE CALSSES

1. The following land use classes are allowed in RUDA entire jurisdiction.

   (a) Residential Land Use
   (b) Commercial Land Use
   (c) Institutional / Public Land Use
   (d) Mixed Land Use
   (e) Open Space and Recreational Land Use
   (f) Agricultural Land Use

2. The land use in each land use class shall be as under:

   a) **Permitted use**: The land use which is allowed in each land use class under the Regulations.
   b) **Permissible use**: The land use, though not permitted, may be allowed by the authority.
   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 shall not allow a person to use a property in any land use class for a purpose which is neither permitted nor permissible.
5. No person shall be authorized to use land or construct a building except in accordance with the land use approved for that particular land.

4.1.1 Residential Land Uses[34]

Permitted	Permissible	Prohibited
• Detached, Semi Detailed House • Apartment building • Park / play ground • Graveyard • Urban Farmhouse • Orphanage • Urban forest • Place of worship • Primary school • Dispensary	• Neighborhood shop • Day care center • Guesthouse • Library	All uses other than permitted and permissible uses.

[34] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

4.1.2 Commercial Land Uses

Permitted	Permissible	Prohibited
• Shopping mall • Departmental store • Retails shops • Car showroom • Parking plaza / parking site • Petrol pump / gas station / CNG/ filling station • Bakery • Courier office • Marriage/Banquet hall • Electric vehicle charging station • Taxi and bus stands • Bank • Gymnasium • Educational institutes • Vocational institute • Cinema / theatre • Pvt Hospital	• Wholesale market • Stadium • Bus terminal • TV studio • Printing press • Storage space / warehouse	• All uses other than permitted and permissible uses.

4.1.3 Public / Institutional Land Uses

Permitted	Permissible	Prohibited
• Educational and research institution • Library • Religious institution • Park / playground • Police station, post office, fire station, rescue, and emergency services offices • Hospital • Place of worship / prayer • Government offices • Old age home • Emergency services	• Fitness center / indoor sport facility • Technical and vocational institution • Social welfare institution such as community center, art gallery and museum • Shelter home • Convention center • Hotel / motel	• All uses other than permitted and permissible uses.

4.1.4 Mixed Land Use

Permitted	Permissible	Prohibited
• Residential cum commercial • Residential cum offices • Place of worship • Parking plaza • Theme park / play lands • Public spaces, memorial monument • Health clinics • Hotel / motel • Shopping mall • Hospital • Educational Institutes	• Educational institute • Marriage hall • Library • Guesthouse	• All uses other than permitted and permissible uses.

4.1.5 Open Space and Recreational Land Uses

Permitted	Prohibited
• Bird sanctuary • Botanical garden • Park, memorial, monument or play ground • Forest • Orchard • Picnic hut • Plant nursery • Place of worship • Joy land / play land • Farm • Recreational club or resort • Shooting range • Swimming pool • Library • Zoological garden	• All uses other than permitted.

4.1.6 Agricultural Land Uses[35]

Permitted	Permissible	Prohibited
• Crop • Orchard • Pasture land • Livestock farm • Forest • Nursery / green house • Graveyard • Place of worship • Tube well • Basic health unit • Warehouses • Rural Farmhouse • Recreational parks • Corner shops	• Brick kiln • Country club • Zoo / wild life park • Petrol / filling station • Community, facility / public utility • Grain / fruit / vegetable market • Bus terminal • Cattle market • Rice / flour mill • Cold storage • Botanical garden • Shooting range • Recreational club • Waste treatment plant / dumping site • Incineration plant	All uses other than permitted and permissible uses.

[35] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

CHAPTER 5
BUILDING AND PLANNING CONTROL REQUIREMENTS

5.1 RESIDENTIAL HOUSES[36]

1. The mandatory open spaces for all residential buildings shall be applicable as given in **Table 2.**

Table 2. *Development Controls for Residential Houses*

Plot Size/zone	Min Front Space	Min Rear Space	Min Side Space	Max Height	Max No. of Stories (basement not included)	Basement	Max Ground Coverage
Less than 5-Marla	4-ft	Not required	Not required	40 ft	3	Allowed leaving the mandatory open spaces	85%
5 Marlas & above but less than 7 marlas	4-ft	3-ft	2 ft 6 in. (on one side)	40 ft	3		75%
7 Marlas & above but less than 10 marlas	6-ft	4-ft	3 ft 6 in. (on one side)	40 ft	3		70%
10 Marlas & above but less than 1 kanal	8-ft	5-ft	3 ft. (on both sides)	40 ft	3		65%
1 kanal & above but less than 2 kanals	10-ft	7-ft	5 ft (on both sides)	40 ft	3		65%
2-kanals	20-ft	10-ft	10-ft. (on both sides)	40 ft	3		55%

For residential plots measuring an area of 5 marlas and above but less than 10 marlas, the mandatory open space shall be provided as shown in **Annex E.**

2. In case of odd shaped/non-standard plot, permissible covered area proportionate to the plot size may be covered leaving the rest as open space.
3. In the case of corner plot measuring 1 kanal and above, if any member intends to keep the frontage on longer side, the specified front mandatory open space shall be left on both sides as shown in **Annex F.**
4. The minimum clear height of each storey shall not be less than 9ft-6in, measured from finished floor level to the soffit of slab as shown in **Annex G.**

[36] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

5. Only one basement is allowed for all categories of plots.
6. In case the plots size is greater than 2 kanal but less than 4 kanal, it shall be dealt under 2-Kanal category of Table 2.

5.2 URBAN AND RURAL FARM HOUSE[37]

5.2.1 Urban and Rural Farmhouses shall comprise of minimum plot area measuring not less than 4 kanal and a maximum of 12 kanal.

5.2.2 The mandatory open spaces for Urban and Rural Farmhouses shall be applicable as given in the table below.

Table 2A. Development Controls for Farmhouses

Urban Farmhouse						
Plot Size/zone	**Min Front Space**	**Min Rear Space**	**Min Side Space**	**Max Height**	**Max No. of Stories (basement not included)**	**Max Ground Coverage**
4 kanal but less than 8 kanal	20 ft	15 ft	15ft (on both sides)	30 ft	2	45%
8 kanal upto 12 kanal	30 ft	20 ft	15ft (on both sides)	30 ft	2	35%
Rural Farmhouse						
4 kanal but less than 8 kanal	20 ft	15 ft	15ft (on both sides)	30 ft	2	35%
8 kanal upto 12 kanal	30 ft	20 ft	15ft (on both sides)	30 ft	2	30%

5.2.3 In Urban Farmhouses, commercial activities such as social events and gatherings shall be allowed subject to payment of commercialization fee, NOC from sponsor of the scheme (If Applicable), NOC from adjoining neighbors/landowners and provision of parking space.

5.2.4 (Omitted)[38]

5.3 APARTMENT BUILDINGS

5.3.1 The apartment building can be allowed in earmarked apartment site (s) in approved schemes, residential plot (s) in approved schemes and areas other than approved schemes. The development controls for residential apartments shall be followed as given in **Table 3**.

[37] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[38] Omitted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

Table 3. Development Controls for Apartments[39]

Plot Size	Max Ground Coverage	F.A.R	Height (feet) (Including parapet wall)	ROW of Road	Remarks
2 Kanal and above but less than 4 Kanal	65%	1:6	Up to 150	Min 60 feet	———
4 Kanal and above but less than 8 Kanal	65%	1:8	Up to 200	Min 60 feet	———
8 Kanal and above but less than 12 Kanal	65%	1:12	Up to 300	Min 80 feet	———
12 Kanal and above	50%	Above 300 feet increase in F.A.R @ 4% Proportionate to height (e.g if height is 400 ft then F.A.R will be 400*0.04=16)	Above 300	Min 100 feet	(No Restriction) NOC from CAA

5.3.2 (Omitted)[40]

5.3.3 In Apartment buildings having 40 dwelling units, a convenience shop of 200 Sq.ft, and a community hall having minimum area of 800 Sq.ft shall be provided. The hall shall be strictly for non-commercial activities and the Authority reserves the right to take action in case of any complaints regarding the hall's usage.[41]

5.3.4 Mandatory Open Space for Apartment Building shall be as given in **Table 4.**

Table 4. Mandatory Open Spaces for Apartment Buildings[42]

Plot Size/zone	Min Front Space	Min Rear Space	Min Side Space
2-kanals and above but less than 4kanal	25-ft	10-ft	10-ft (on both sides)
4-kanals and above but less than 8 kanal	30-ft	15-ft	13-ft (both sides)
8 Kanal and above but less than 12 Kanal	40-ft	20-ft	13-ft (on both sides)
12 Kanal and above	60-ft	30-ft	20-ft (on both sides)

[39] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[40] Omitted vide RUDA notification no. RUDA/LW/Notifications/13-25, dated 13-11-2025.
[41] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[42] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

*Notwithstanding the provisions of above, a guard room measuring not more than 100 Sft (9.29 sq m) in area with 8 feet height is permissible near the gate in case of apartment building.

5.4 COMMERCIAL BUILDINGS[43]

1. Allowed Coverage, FAR, Height, Plot Size and Minimum ROW of Road are as given in table 5 below;

Table 5. *Development Controls for Commercial Buildings*

Plot Size	Max Ground Coverage	F.A.R	Height (Including parapet wall)	ROW of Road	Remarks
3 Marla and above but less than 10 Marla	100%	1:3.5	Up to 45 feet	Min 30 feet	6 ft Arcade
10 Marla and above but less than 1 Kanal	65%	1:4.5	Up to 100 feet	Min 40 feet	____
1 Kanal and above but less than 2 Kanal	65%	1:5.5	Up to 125 feet	Min 40 feet	____
2 Kanal and above but less than 4 Kanal	65%	1:6.5	Upto 150 feet	Min 60 feet	____
4 Kanal and above but less than 8 Kanal	60%	1:8	Upto 220 feet	Min 80 feet	____
8 Kanal and above but less than 12 Kanal	55%	1:12	Upto 300 feet	Min 80 feet	____
12 Kanal and above	50%	Above 300 feet increase in F.A.R @ 4% Proportionate to height * (e.g if height is 400 ft then F.A.R will be 400*0.04=16)	Above 300 feet	Min 100 feet	(No Restriction) NOC from CAA

Note:

1. Commercial shop(s) having plot area less than 3 Marla shall be permitted 100% ground coverage. These shop(s) and Plaza(s) may be constructed up to G+2 Floors, with a maximum height of 40 feet, and must include a 5-feet-wide arcade on the ground floor facing an adequately wide access road.[44]

[43] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[44] Substituted vide RUDA notification no. RUDA/LW/Notifications/13-25, dated 13-11-2025.

2. Mandatory open spaces for Commercial Buildings shall be as given in table below;

Table 5A. *Mandatory Open Spaces for Commercial Buildings*

Plot Size/zone	Min Front Space	Min Rear Space	Min Side Space
10 marla and above but less than 1 kanal	10-ft	5-ft	5-ft (one side)
1 kanal and above but less than 2 kanal	15-ft	7-ft	7-ft (one side)
2 kanal and above but less than 4 kanal	25-ft	10-ft	10-ft (on both sides)
4 kanal and above but less than 8 kanal	30-ft	13-ft	13-ft (on both sides)
8 kanal and above but less than 12 kanal	40-ft	20-ft	13-ft (on both sides)
Above 12 kanal	50-ft	30-ft	20-ft (on both sides)

Note:

a. The floor level of the arcade should align with that of the adjacent arcade, and the arcade level should not exceed 6 inches above the external paved or road level.
b. For plot size less than 2 kanal, the mandatory open space shall be provided as shown in **Annex H**.

5.4.1 Additional Regulations

Following additional Regulations shall also be applicable:

a. The floor level of mandatory open spaces for all buildings shall not be more than 6 inches higher or lower than the adjoining road level.
b. Boundary wall between two adjoining commercial buildings may not be provided to improve access of utility vehicles.
c. Vehicular entry and exit shall be provided.
d. (Omitted)[45]
e. Parking shall be provided as laid down in these Building Regulations.
f. No structural changes shall be allowed in the buildings after grant of temporary / annual commercialization.
g. The side spaces between two commercial buildings shall be kept at the same level for common use.
h. Parking basements can be constructed according to the soil conditions/water table in the particular area
i. For mega projects, FAR, Ground Coverage, Height and similar architectural / planning aspects shall be decided by the Authority on the request of owner(s) in

[45] Omitted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

case of any difficulty, hardship pertaining to planning/ building standards and maximum building plan period.

j. (Omitted)[46]

k. (Omitted)[47]

l. For plots abutting on 60-ft and above right of way, separate plans for basement shall be submitted and sanctioned/released in the first phase in residential buildings.

m. Requirement of NOC from the Civil Aviation Authority shall be mandatory as per relevant Rules of Civil Aviation Authority and directions received from time to time in multi-storey building above 300-ft.

n. Underground, overhead and harvesting water tank shall be provided in buildings according to the specifications outlined in these Regulations.[48]

o. In commercial building, insulation of outer walls, roofs and windows shall be provided for energy efficiency.

p. In multi storey buildings, the outer window glass shall be double glazed/heat resistant and tinted in order to control air leakage.

q. Walls facing sun shall be insulated in residential and commercial buildings.

q.1 For an apartment comprising of 3 Beds and above, a servant quarter must be provided.[49]

q.2 All Multi-Storey Buildings, excluding Low-Rise Buildings, with glass facades shall apply safety film to enhance glass protection and ensure safety.[50]

r. The roofs and sun facing buildings sides shall be insulated.

s. Heat/Light repellent paints shall be used on outer walls of buildings.

t. (Omitted)[51]

u. For false ceiling and wooden paneling fire ratted building material shall be used with proper fire safety measures.

5.4A REGULATIONS FOR SITE RESERVED FOR THE PUBLIC BUILDING[52]

1. The FAR, ground coverage, minimum ROW of road and maximum height of Public Buildings will be as outlined in the table below;

Table 5B. *Development Controls for Public Buildings*

Plot Size	Max Ground Coverage	FAR	Height (Including Parapet Wall)	Minimum ROW of Road	Subcategories Allowed Against Minimum Plot Area

[46] Omitted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[47] Omitted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[48] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[49] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[50] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[51] Omitted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[52] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

1a. Educational Buildings (Coaching Center)					
10 marla and above but less than 1 kanal	70%	1:2	Upto 50 feet	30 feet	• Academies • Coaching Center * Any other related category
1 kanal and above but less than 2 kanal	65%	1:3.5	Upto 80 feet	40 feet	
2 kanal and above but less than 4 kanal	65%	1:5.5	Upto 120 feet	40 feet	
4 kanal and above	55%	1:6.5	Upto 150 feet	60 feet	
1b. Educational Buildings (Schools and Vocational Center)					
2 kanal and above but less than 4 kanal	60%	1:2	Upto 50 feet	40 feet	• Daycare • Montessori • Any other related category * *This category of educational sites must dedicate at least 10% of their plot area to a play area.*
4 kanal and above but less than 8 kanal	60%	1:4	Upto 120 feet	60 feet	• Primary School • Secondary Schools • Vocational Training center • Any other related category **This category of educational sites must dedicate at least 15% of their plot area to a play area.*
8 kanal and above	50%	1:5	Upto 150 feet	80 feet	All Categories of Schools and Vocational Center. **This category of educational sites must dedicate at least 15% of their plot area to a play area.*
1c. Educational Buildings (University and Institute)					
3 Acres and above but less than 10 acres	50%	1:3.5	Upto 100 feet	60 feet	• As per HEC/PM&DC criteria
10 acres and above	50%	1:5	Upto 150 feet	80 feet	
2. Religious Buildings					
Less than 2 kanal[53]	75%	1:1.5	Upto 30 feet	30 Feet	• Church

[53] Inserted vide RUDA notification no. RUDA/LW/Notifications/13-25, dated 13-11-2025.

2 kanal and above but less than 4 kanal	65%	1:1.5	Upto 40 feet	40 feet	• Khanqah • Masjid • Madrasa • Mandir * Any other related category
4 kanal and above	55%	1:2	Upto 75 feet	60 feet	
3a. Healthcare Buildings (Health Units)					
10 marla and above but less than 1 kanal	70%	1:2.5	Upto 50 feet	30 feet	• BHU • Clinics • Dispensaries • Diagnostic/pathology labs • Rehabilitation Centers • Vaccination centers * Any other related category
1 kanal and above but less than 2 kanal	65%	1:3.5	Upto 80 feet	40 feet	
2 kanal and above but less than 4 kanal	65%	1:5.5	Upto 120 feet	60 feet	
4 kanal and above	55%	1:7	Upto 180 feet	80 feet	
3b. Healthcare Buildings (Hospitals)					
2 kanal and above but less than 4 kanal	65%	1:4	Upto 120 feet	40 feet	• Hospital (OPD) • Hospital (IPD) * Any other related category
4 kanal and above less than 8 kanal	55%	1:6	Upto 150 feet	60 feet	• Hospital (OPD & IPD) * Any other related category
8 kanal and above	50%	1:8	Upto 200 feet	80 feet	All Categories of Hospitals.
4. Recreational/ Cultural Buildings					
2 kanal and above but less than 4 kanal	60%	1:2	Upto 80 feet	40 feet	• Exhibition center • Galleries • Museums * Any other related category
4 kanal and above but less than 8 kanal	60%	1:3	Upto 100 feet	60 feet	• Gymnasium • Sports complex *Any other related category
8 kanal and above	50%	1:4	Upto 120 feet	80 feet	• Expo Center * Any other related category
5. Government/Semi Government Office and Building of Public Assembly					
10 marla and above but less than 1 kanal	70%	1:2.5	Upto 50 feet	30 feet	• Community center

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

1 kanal and above but less than 2 kanal	65%	1:3.5	Upto 80 feet	40 feet	• Club house • Government/Semi Government Buildings • Library • Public Assembly * Any other related category
2 kanal and above but less than 4 kanal	65%	1:5.5	Upto 120 feet	60 feet	
4 kanal and above but less than 8 kanal	55%	1:6.5	Upto 150 feet	80 feet	
8 kanal and above	50%	1:8	Upto 200 feet	80 feet	
2 kanal and above	60%	–	Upto 80 feet	40 feet	• Masjid

Note: FAR is subject to the provision of parking.
* Notwithstanding the provision of uses as outlined in table 5B.

2. The mandatory open spaces for Public Buildings shall be as follows;

Table 5C. *Mandatory Open Spaces for Public Buildings*

Plot Size	Min Front Space	Min Rear Space	Min Side Space	Pick and Drop Lane (Educational Buildings only)
Less than 1 Kanal	10-ft	5-ft	5-ft (one side)	Optional
1 Kanal and above but less than 2 kanal	15-ft	10-ft	10-ft (one side)	One Lane (10 feet wide)
2 Kanal and above	25-ft	13-ft	13-ft (both sides)	Two Lanes (each 10 feet wide)

3. The development controls of all public uses not mentioned in table 5B will be decided by the committee on a case-to-case basis. The case will be scrutinized by a committee, comprising of the following members;

i. Executive Director, Development & Building Control Department ***(Convener)***
ii. Deputy Director. Development & Building Control Department ***(Secretary)***
iii. Deputy Dircctor Infrastructure, Engineering Department ***(Member)***
iv. Deputy Director Architectural & Urban Planning Department ***(Member)***
v. Any other member nominated by the Authority ***(Member)***

Note:

a. Notwithstanding the provision under 5.4A, no mandatory open space shall be required in case of mosques or masjid except front building line/ mandatory open space according to plot category.
b. In case of educational institutions, separate lane(s) for pick and drop purposes shall be provided within the plot outside the boundary wall, in addition to the Building Line requirements, as outlined in **Table 5C** above.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

c. Mosque minarets will be allowed irrespective of the height limit of the area subject to structure stability and certificate from the resident Engineer who shall supervise the construction.
d. Universities, medical colleges, and teaching hospitals must adhere to the requirements stipulated by the Higher Education Commission (HEC) and/or the Pakistan Medical and Dental Council (PM&DC), as applicable.
e. Parking requirements of Public Buildings will be as mentioned in **Table 7.**

5.5 REGULATIONS FOR BUS STANDS AND FILLING STATIONS

5.5.1 Bus / Mini Bus / Stands

a. The minimum plot area shall be as per requirements of Government.
b. Maximum building height of any structure at the Bus Stand shall not exceed 30ft (9.15m) or 2 floors.
c. Covered area excluding parking sheds shall not exceed 20% of the plot area.
d. Minimum building line shall be 20ft (6.1m) and a minimum of 10ft (3.05m) space shall be left on remaining three sides.
e. Access shall be limited to only one exist and one entry.

Note: All requirements of Motor Vehicle laws shall be complied with.

5.5.2 Filling/Charging Stations[54]

Table 6. Development Control Requirements for Filling and Charging Stations

Maximum Ground Coverage	25% excluding canopy for filling points
Uses	Cafe / Tuck Shop / Snack & Coffee Shop / Tyre Shop / Service Station / Admin Office
Maximum Storey	02
Minimum ROW	80-ft
Minimum Plot Front	70-ft
Minimum Setbacks	Front = 20'-0" Side = 10'-0" Rear = 5'-0"
Public and Disabled Toilets	02 Nos. (1 must be provided for disabled persons)

Note:

(a) The Department of Explosives, Ministry of Energy (petroleum division) rules and regulations must be followed with regards to the minimum area of a plot required for a filling station.
(b) Public Electric Vehicle Charging station (PEVCS) must confirm to all approved and prevailing technical and safety standards approved by National Energy Efficiency and Conservation Authority (NEECA)/Pakistan Standards Quality Control Authority

[54] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

(PSQCA), National Electric Power Regulatory Authority (NEPRA) and manufacturer's recommendations.

(c) In the event a cafe / tuck shop / snack & coffee shop is provided, the owner must ensure all visitors are accommodated within the premises. Outdoor seating will not be permitted.

(d) Public toilets must be cleaned regularly. In case of non-compliance, the owner will be liable to pay fine of Rs.5000/- per day.

5.6 THEATRES, CONCERT HALLS, MARRIAGE HALLS, CLUBS, EXHIBITION HALLS AND BANQUET HALLS, MARQUEE

Minimum Area of the Land	:	04-Kanals
Front House Line	:	30 feet
Side Spaces	:	13 feet (on both sides)
Rear Space	:	13 feet

5.7 PARKING SPACE SPECIFICATIONS

5.7.1 Parking Space Standards[55]

a. For Cars and Motor Bikes

The parking space standards for a car and motor bike parking space shall be as specified in following table.

Table 7. Parking Space Standards for Cars and Motor Bikes

Sr. No.	Land Use	Parking Rates (RUDA) for Cars	Parking Rates (RUDA) for Bikes
Residential			
1	Apartments	One (01) for single & Two Bed apartment Two (02) for Three & Four Bed apartment	Two (02) for single & Two Bed apartment Four (04) for Three & Four Bed apartment
Commercial[56]			
2	Shopping Mall	1 for 1000Sft saleable area	1 for 200Sft saleable area
3	Super Market	1 for 1000Sft saleable area	1 for 200Sft saleable area
4	Commercial Building/ Commercial Plaza	1 for 1000Sft saleable area	1 for 200Sft saleable area
5	Restaurant/Cafe	1 for 1000Sft saleable area	1 for 100Sft saleable area
6	Shop	1 for 1000Sft saleable area	1 for 200Sft saleable area

[55] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[56] Substituted vide RUDA notification no. RUDA/LW/Notifications/13-25, dated 13-11-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

7	General Store/Furniture Store/Electric Store/Hardware Store etc.	1 for 1000Sft saleable area	1 for 200Sft saleable area
Institutional			
8	Museum	1 for 700Sft covered area	1 for 200Sft covered area
9	Exhibition Hall	1 for 700Sft covered area	1 for 200Sft covered area
10	Jamia Masjid	1 for 1000Sft covered area	1 for 200Sft covered area
Educational[57]			
11	School	1500 covered area	1 for 500 covered area
12	Madrasah	1500 covered area	1 for 500 covered area
13	College	1500 covered area	1 for 500 covered area
14	University	1500 covered area	1 for 200 covered area
Medical			
15	Government Hospital (Indoor)	1 for 05 Beds	1 for 01 Bed
16	Private Hospital (Indoor)	1 for 02 Beds	1 for 01 Bed
17	Hospital/Poly Clinic/Clinic (Outdoor)[58]	2 for 01 Room	5 for 01 Room
18	Pharmacy	1 for 700Sft covered area	1 for 200Sft covered area
Recreational			
19	Wedding Hall/Marriage Hall/Banquet Hall/Marquee	1 for 500Sft covered area	1 for 100Sft covered area
20	Cinema	1 for 03 seats	1 for 02 seats
Lodging			
21	Hotel/Motel	1 for 1000Sft covered area	1 for 100Sft covered area
22	Hostel	1 for 1000Sft covered area	1 for 100Sft covered area
Industrial			
23	Industries	1 for 1000Sft covered area	1 for 200Sft covered area
24	Warehouse	1 for 1000Sft covered area	1 for 200Sft covered area
25	Cold Storage	1 for 2000Sft covered area	1 for 200Sft covered area
Office			
26	Offices with no public dealing	1 for 1000Sft covered area	1 for 100Sft covered area
27	Offices with public dealing	1 for 700Sft covered area	1 for 50Sft covered area
28	Bank	1 for 700Sft covered area	1 for 100Sft covered area

[57] Substituted vide RUDA notification no. RUDA/LW/Notifications/13-25, dated 13-11-2025.
[58] Substituted vide RUDA notification no. RUDA/LW/Notifications/13-25, dated 13-11-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

b. For other vehicles (Buses, Light Transport Vehicles, Heavy Transport Vehicles etc.)

Parking requirements for other vehicles including Buses, Light Transport Vehicles, Heavy Transport Vehicles shall be calculated separately for each land use and shall be approved by the Authority in the Traffic Impact Assessment study.

Note:

a) If a development is proposed for multi-purposes such as hotel, banquet hall, apartments etc., the parking requirements for each use shall be calculated separately based on the intended proposed in accordance with these Regulations.
b) Provision of parking space is mandatory for all land uses other than houses as per the terms of these regulations. In case any land use category is not available in Table 7, the developer, owner or consultant is advised to visit concerned staff of the Authority to discuss and finalize parking requirements with respect to their required category.
c) Rooms under land use category "School, College and University" shall include all rooms including but not limited to classroom, laboratory, library, principal room, staff room, administration rooms.
d) Rooms under land use category "Hospital, Clinic or Polyclinic" shall include all rooms including but not limited to Consultant, Doctor room, Laboratory, Staff room, Administration rooms.
e) In case, hospitals are proposed for indoor and outdoor facility the parking requirements for both categories shall be calculated separately on the basis of the proposed use in accordance with these regulations.
f) All rooms or halls under land use category school, college, university and hospital, clinic or polyclinic with an area exceeding 200 square feet will be considered as multiple rooms, each measuring 200 square feet.
g) If the owner of Commercial property(ies) having size greater than 2 marla but less than 2 kanals is unable to provide the parking space within the premises in any old established area and already commercialized road, he may provide parking within radius of 200m.[59]
h) Commercial shops of size less than or equal to 2 marla in any old established area and already commercialized road are exempted from parking requirement.[60]
i) In the event that the commercial activity leads to traffic congestion on road due to parking issue, the owner shall be responsible for any remedial measure or the payment of the fine imposed by the authority.[61]

[59] Inserted vide RUDA notification no. RUDA/LW/Notifications/13-25, dated 13-11-2025.
[60] Inserted vide RUDA notification no. RUDA/LW/Notifications/13-25, dated 13-11-2025.
[61] Inserted vide RUDA notification no. RUDA/LW/Notifications/13-25, dated 13-11-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

5.7.2 Parking Geometry

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

Table8. *Parking Specifications*[62]

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			
• One way	10ft	3ft	12ft
• Two way	18ft	6ft	24ft
5.Aisle width (minimum)			
• One way			
(a)90-degree stall	16ft	6ft	10ft
(b)Less than 90-degree stall	14ft	6ft	9ft
• Two way	18ft	6ft	9ft

Note

(a) Turning radius is measured from middle of two-way ramp or outer curve of one-way ramp.

(b) The ramp slope shall be provided as shown in **Annex A.**[63]

(c) The provision of minimum 30% of semi-permeable surface in all parking lots.

5.7.3 Floor Height

Minimum height of parking floors shall not be less than 8.5ft.

5.7.4 Ventilation & Fire Protection in Parking Area

Adequate means of ventilation, fire protection and emergency exits shall be provided in the parking areas.

5.7.5 Lighting Arrangement

All parking areas must be properly lit for clear visibility and safety.

5.7.6 Parking in Basement

(a) Ramp should have a minimum slope of 1:8, with transition slopes of 1:10 gradient at both ends as per **Annex A.**[64]

[62] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[63] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[64] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

(b) Where entry / exit to the basement is from the rear mandatory open space, a minimum chamfer of 6ft x 6ft shall be provided at the rear two corners of the building at the ground floor level as per **Annex B**.

(c) In case, a commercial building is proposed to be used for multi-purposes like hotel, banquet hall or apartments etc. the parking requirements for these uses shall be calculated separately on the basis of proposed uses as per these Regulations.

(d) In the parking basement non-usable areas such as generator room / water tanks / pumping stations /engineering services / transformer may be permitted subject to the condition that the area does not increase 10% of the particular floor area with proper enclosure.

(e) The rooms for security / emergency staff may also be permitted in parking basement which will not create any hindrance in parking.

(f) In case of provision of parking in basement, the parking space should be provided for both Motor Bikes and Motor Cars. Parking Basement only for Motor Bikes will not be approved.

(g) Mechanical parking will be allowed subject to the condition that it shall not comprise of more than 40% of the total car parking space required for the building. The remaining 60% parking space must be provided in a conventional manner as laid down in these regulation.[65]

(h) For the construction of basement, the entire plot area can be covered subject to the provision of RCC piling along all four sides of the plot.[66]

5.7.7 Construction of Partition Walls

No partition walls shall be constructed in parking areas.

5.8 MAXIMUM PLINTH LEVEL[67]

5.8.1 The Plinth level of residential houses shall not be more than 1.5ft with reference to outer paved area level (1 ft from crown of road) of the house.

5.8.2 Plinth level of retail shops shall be 1.5ft from the crown of road without basement and 3.5ft for shops with basement.

5.8.3 Plinth level of apartments, Commercial or Public Buildings shall not be more than 3ft for buildings without basement and 5 feet for buildings with basement/lower ground floor measured from the crown of road.

[65] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[66] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[67] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

5.9 MUMTY / STAIR TOWER & MACHINE ROOM FOR LIFT[68]

5.10 BASEMENT

5.10.1 The area of basement shall not be counted into FAR / permissible built-up area on the plot. For the purpose of scrutiny fee and property tax all covered area shall be calculated.

5.10.2 External walls, below natural ground / yard level of the basements shall be adequately waterproofed and structurally sound and stable against earth pressures.

5.10.3 Clear height of basement shall not be less than 8.5ft and not more than 12ft unless there are special requirements or site condition force for a changed height. However, if the basement is used for habitable purposes, the rules for respective space uses will be applied.

5.10.4 Prior to the approval of the Building Plan, the NOC must be obtained from the owner of the adjacent plot. In the event of damage to the adjacent property, both the owner and contractor shall bear joint and several liability for such damages. Additionally, any flaws in the design that are identified shall be the responsibility of the Architect and Engineer. The Authority shall not be held liable for any resulting damages.[69]

5.10.5 If services, such as bathroom, kitchen etc., are provided in the basement, the owner must provide mechanical disposal from the basement to the upper level in all cases (irrespective of levels of RUDA mains), so that there is no possibility of back flow in case of choking of the sewer lines. RUDA will not be responsible for the consequences in any case. Separate arrangements shall be made for the disposal of storm water drainage to the RUDA mains from the basement level. If any sewerage connection is found not connected with RUDA respective mains, the owner / allottee and the supervising Architect / Engineer shall be held responsible and will be penalized.

5.10.6 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 floor.

5.10.7 The owner will have to surrender the setback area for road widening in future if needed with compensation given by the Authority.

5.10.8 The lower ground floor / basement if used for usable purposes other than car parking shall be constructed after leaving all the mandatory open spaces as required under these Regulations.

5.11 CAR PORCH

The following regulations will be followed for design of residential car porch:

[68] Omitted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[69] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

1. The size of columns of car porch shall not be more than 18in x 24in or 18in diameter.
2. The area of porch, falling in front setback, preferably not covering more than half of the setback (both ways). However, it must not cover more than 2/3rd of the setback in any case.
3. The height of car porch shall not be less than 9ft and not more than the roof level of ground floor.
4. Void between boundary wall and roof of car porch shall be optional. It may be blocked or provided with grill, cemented jali or louvers. However, roof of car porch shall rest on columns / beam and not on the boundary wall.
5. Folding Shelter can be used to extend car porch up to 6ft from the edge of the car porch for parking vehicles as per **Annex C**.
6. (Omitted)[70]
7. Number of porches in residential buildings shall be as given in ***Table 10***.

Table 10. *Maximum Number of Car Porches*[71]

(1)	Farmhouse (Rural & Urban)	Three
(2)	2 kanal	Two
(3)	1 kanal	One
(4)	10 marlas or less	One

5.12 BOUNDARY WALL

1. Any person who first undertakes construction of the boundary walls may construct a 9in thick wall using 4 ½ in of the adjoining plots provided the layout has been approved by the Authority. However, no space from Right of Way (ROW) of road / street shall be utilized for this purpose. The boundary walls shall be considered as common boundary walls and all neighbors shall have rights to use it on their respective sides/top.
2. 2ft high steel grill / fence or wooden / steel louvers may be erected on top of the boundary walls for security purposes.
3. Before starting main building, boundary walls shall be got checked at ground level.
4. The gate of the house of the corner plot shall not be provided in the chamfered portion of the boundary wall.
5. Coping on boundary wall towards roadside may protrude upto 4in.
6. Common boundary wall shall not be used for construction of car porch columns. The columns shall be constructed adjacent to the boundary wall.
7. Boundary walls height should not exceed from as given in ***Table 11***.

Table 11. *Height of Boundary Walls*

Residential Building	7’
Industrial and Commercial	8’
Playgrounds/ Parks/ Agriculture	11’

[70] Omitted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[71] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

5.13 USE OF ROOF-TOP

In apartments / flats the roof area will be used by all occupants jointly.

5.14 BAY WINDOWS

1. Bay windows projecting up to **25%** in width of the setback would be allowed subject to a maximum projection up to 2.5ft and length up to 8ft. The area of bay windows shall be counted into FAR / permissible covered area.
2. Not more than two bay windows shall be allowed in any one set back.

5.15 ROOF PROJECTIONS

1. Roof projections mentioned in **Table 12** shall be allowed in front mandatory open space only.[72]

Table 12. Roof Projections for Different Floors[73]

	Floor	Max. Permissible Width of Projection (Only from Front MOS)
1	Ground Floor	3ft
2	First Floor	3ft
3	First Floor on terrace only	5ft
4	Stair Towers	3ft

2. The projections up to above-mentioned limits shall not be counted towards FAR / permissible covered area.
3. In no case the projection shall cover more than half of the width of any setback at any floor.
4. Projection exceeding relax-able limits will be dismantled / demolished.
5. A sun/rain shade with a maximum width of 1 foot 6 inches may be constructed above door and window lintels.[74]

5.16 SWIMMING POOL[75]

5.16.1 The Construction of a swimming pool shall not be permitted in a residential house with an area of less than 1 kanal, nor on the roof top of the building.

5.16.2 In case, a swimming pool is provided it shall comply with the following requirements.

(a) Proper drainage must be considered to prevent water runoff from the pool area causing harm to neighborhood properties or public drainage systems.

(b) Before installation of the pool, the owner must submit an affidavit committing to restore the damages to neighboring buildings, if any, as a result of installation

[72] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[73] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[74] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[75] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

of the pool.

(c) Sanitation shall be insured for water being filtered and providing no medium to growth of harmful bacteria and mosquitoes.

5.17 PROVISION OF ROCKERY / WATER FEATURES

1. Rockery / water feature upto height of boundary wall may be constructed with front boundary wall. In case rockery / water feature is provided along common boundary wall, a gap of minimum 6in shall be provided between the wall and rockery.
2. Rockery / water feature in clear spaces may be provided leaving clear passage to 2.5ft between building and rockery / water feature and minimum 6in gap between common boundary wall and rockery / water feature.

5.18 WATER TANKS

The person shall construct underground and overhead RCC water tanks in the house / shop and make necessary arrangements for pumping water from underground water tank to overhead water tank. The Authority shall be responsible to ensure that the water reaches to underground water tank.

5.19 GUARD POST

In residential buildings of 1 kanal and above a guard post may be provided within the plot / property boundary having inner size of maximum 8ft x 8ft with a maximum height of 8ft from the road level adjacent to the main gate towards the lawn.

5.20 SERVANT ROOMS / SERVANT QUARTERS

In residential buildings minimum one servant room along with bathroom may be provided in each house on plots measuring 10 marla and above.

5.21 PARAMETERS OF PUBLIC USES

These regulations will be applicable to public buildings including; university, college, school, and mosque.

5.21.1 Parking Space

All educational institutions and grand mosque shall leave 20ft wide parking space in addition to the road space (ROW) on all sides having roads. Parking shall also be provided in the basement for vehicles of the staff as approved by the Authority.

5.21.2 Ventilation

In educational buildings, each classroom should have adequate number of doors and windows, for better, free, and cross ventilation.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

5.21.3 Lavatories

In educational institutions an adequate number of lavatories (separate for girls & boys) shall be provided at each floor.

5.21.4 Potable Water Points[76]

Electric water coolers or water dispensers shall be provided as required, with filters installed to ensure standardized water quality.

5.21.5 Residential Accommodation

Residential accommodation can be built for the staff in the premises allocated for educational institutes on area more than 1acre and grand mosque.

5.21.6 Height of Rooms

(a) Minimum 12ft clear height from floor to ceiling shall be provided for main rooms such as classrooms.
(b) Height of ground floor excluding the roof thickness shall not be more than 17ft if mezzanine floor is constructed.
(c) Height of activity rooms like halls, laboratories, library etc. shall be 15ft – 17ft. Height of auditorium & amphitheaters may be kept at double height.
(d) In office complex, floor to ceiling height shall not be less than 10ft.
(e) In basement, floor to ceiling height shall not be less than 8.5ft and not more than 12ft.

5.21.7 Medical Room

A room for emergency medical treatment shall be provided in educational institutes.

5.21.8 Grill Height

In educational institutes height of grill in front veranda at upper stories shall not be less than 6ft. Spacing between grill rods shall not be more than 6in.

5.22 DESIGN AND ELEVATION

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.
2. If required, separate boundary walls instead of a shared one can also be constructed.

5.23 BUILDING STRUCTURES

1. Every owner / applicant who undertakes construction of building (s) shall be responsible for the material used therein. The responsibility for the structural stability

[76] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

of a building rests with owner / applicant.

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.
3. Extra precautionary measures shall be taken in the building (s) wherein heavy machinery or machines producing vibrations, are required to be installed.

5.24 FOUNDATION

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.
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.
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.
4. Building(s) must be provided with a damp-proof course at plinth / floor level.
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.

5.25 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.

5.26 FACILITIES FOR PHYSICALLY CHALLENGED PERSONS[77]

In Commercial, apartment and Public Buildings, ramps must have a minimum width of 4 ft. However, no ramp is required for buildings on plots measuring 10 marlas or less, except for corner plots. Additionally, a bathroom for physically challenged persons must be provided on all plots measuring 4 marlas or more, with a minimum area of 50 square feet, ensuring that each dimension is at least 6 feet.

[77] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

5.27 MISCELLANEOUS

1. No construction is allowed in the areas which are left open to sky.
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.
3. No antennas / tower shall be constructed / erected in the residential plots.
4. Storage of construction material is not allowed on the Right of Way of the road. The SOP's issued by the Punjab Environment Protection and Climate Change Department regarding smog shall be followed.[78]
5. Completion Certificate will be issued after the final visit of D&BC staff to see the utilities network and their satisfaction to the fact that the building is properly functional.
6. No staircase/building ramp shall be allowed in mandatory open spaces. Temporary mild steel stairs are permitted only for residential use within the mandatory open spaces.[79]
7. In Multi-Story Buildings, emergency stairs (metal) may be provided in the mandatory open space up to the first floor, designed to be slidable to the ground floor in case of hazard.[80]

5.28 REGULARIZATION OF OLD ESTABLISHED STRUCTURES[81]

In the old established housing schemes, blocks, or already developed areas prior to the establishment of the Ravi Urban Development Authority (RUDA), the existing structures shall be considered for regularization in accordance with the provisions herein, subject to the conformity of their land use with the RUDA Master Plan:

1. The building and development control regulations of the respective previous authority or agency shall be applicable on residential houses, farmhouses, apartments, commercial, public buildings, filling stations, banquet halls/marquees etc. However, the prevailing RUDA fee structure shall be applicable.
2. The applicable penalty for violations under the respective regulations shall be charged at the rate of Rs. 500/sft for residential houses, farmhouses & apartments and Rs. 1000/sft for commercial, public buildings, filling stations, and banquet halls/marquees etc.
3. In case, where old structure will be approved under the regulations of a previous authority, thereafter, if the owner submits the addition or alteration plans, such case

[78] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[79] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[80] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[81] Inserted vide RUDA notification no. RUDA/LW/Notifications/13-25, dated 13-11-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

shall be dealt with in accordance with the provisions of the RUDA Construction & Development Regulations, 2021 (Amended).

4. The Regularization Committee shall be responsible for approving old established structures, consisting of the following members:
   i. Executive Director, Development & Building Control Department (**Convener**)
   ii. Director, Development & Building Control Department (**Secretary**)
   iii. Deputy Director Infrastructure, Engineering Department (**Member**)
   iv. Deputy Director Architectural & Urban Planning Department (**Member**)
   v. Deputy Director Legal (**Member**)
   vi. Any other co-opted member (**Member**)
5. The Regularization Committee shall observe the following:
   i. The meeting shall be held once every three (3) months.
   ii. To examine, decide and approve or reject the cases of old established structures and suggest appropriate actions against violations.
   iii. To examine any other related technical matter regarding clarification or interpretation of existing regulations and decide accordingly.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

CHAPTER 6
ENGINEERING DESIGN REQUIREMENTS OF BUILDINGS

6.1 SITE INVESTIGATION

6.1.1 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.

6.1.2 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.

6.1.3 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.

6.2 SITE PREPARATION

6.2.1 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.

6.2.2 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.

6.2.3 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.

6.2.4 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.

6.2.5 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.

6.2.6 Sulfate attack affecting concrete floor slabs and oversite concrete associated with particular strata also needs to be considered.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

6.3 EARTHQUAKE RESISTANT DESIGN

6.3.1 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.

6.3.2 The seismic zone factor for buildings shall be kept in view considering the Seismic Zone Map of Pakistan.

6.4 STRUCTURAL DESIGN

6.4.1 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. Loads of solar panels, generators, outdoor units, helipad, if provided should be considered part of the structure loads.[82]

6.4.2 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).

6.4.3 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

[82] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

c. Building Code of Pakistan
d. Building Code Requirements for Structural Concrete (ACI 318-99) and Commentary (ACI 318R-99), American Concrete Institute, USA

6.4.4 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.

6.5 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.

6.6 TESTING OF CONSTRUCTION MATERIALS

6.6.1 The Authority may require the testing of any materials used in construction to determine if materials are of quality specified.
6.6.2 A complete record of tests of materials and of concrete shall be available for inspection during progress of work.
6.6.3 No combustible material other than allowed by RUDA shall be allowed for construction work.
6.6.4 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.
6.6.5 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.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

6.7 UNSUITABLE MATERIAL

6.7.1 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.

6.7.2 Where mature trees are present on sites with shrinkable clays the potential damage arising from ground heave to underground 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 do not penetrate them. Where roots could pose a hazard to building services, consideration should be given to their removal. A tree inventory shall be prepared and appropriate action will be taken, as agreed, to ensure safety. Alternative tree planting shall be carried out in the event of tree removal.[83]

6.7.3 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.

6.7.4 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.

6.8 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

6.9 FLOORS

6.9.1 Floors next to the ground should:

a. Resist the passage of ground moisture to the upper surface of the floor;
b. Not be damaged by moisture from the ground;
c. Not be damaged by groundwater;

6.9.2 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.

6.9.3 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,

[83] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

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.

6.10 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

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

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.

6.11 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).

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

CHAPTER 7
SPACE & SAFETY REGULATIONS

7.1 SEISMIC BUILDING DESIGN

The area of Authority lies in **Zone 2A** which comes under Moderate Seismic Risk category. To cater this all structures should be analyzed to withstand lateral forces caused by seismic loads and designed based on BCP-2007 as mentioned in ***Table 13*** given below. The reinforcement yield strength should be 60,000psi for all structures in RUDA jurisdiction.

Table 13. Design Criteria BCP 2007

Concrete Strength	Dead Loads	Live loads	Wind Load
Columns: 5000psi	Finishes: 30psf	Parking floor: 100psf	Finishes: 30psf
Shear Walls: 5000psi	Partitions: 20psf	Ground Floor: 100psf	Partitions: 20psf
Slab: 2500psi	Roofing: 10psf	Mezzanine Floor: 60psf	Roofing: 10psf
Beam 2500psi	Plaster: 10psf	First Floor: 60psf	Plaster: 10psf
Foundation: 2500psi		Typical Floor: 60psf	
		Roof Floor: 30psf	

7.2 FIRE PROTECTION[84]

1 All Multi-Storey Buildings, excluding residential houses must be planned, designed, and constructed in accordance with the specifications outlined in the Fire Safety Provision of the Building Code of Pakistan, as amended from time to time, to guarantee comprehensive fire safety for both the property and its occupants.

2 The building owner shall submit NOC of the fire safety plan approved by the relevant authority/department of the Government.

3 Evacuation plan and signs must be installed at each floor for the safe evacuation of the inhabitants.

7.3 SAFETY AND STABILITY OF BUILDINGS

Every builder who carries out building works shall use sound building material, of good quality and properly put together so as to ensure safety and stability of the building and in accordance with Uniform Building Code, 1997, USA & International Building Code, 2006 or Building Code of Pakistan, 1986 till the revised Building Code are notified.

7.4 DIGGING

Nobody shall be permitted to dig or cut the road space including shoulders / berms without prior written permission from the Authority. Defaulters shall be liable to pay fine as prescribed by the Authority as well as making good any damages so caused.

[84] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

7.5 WATER SUPPLY

1. Application for water connection shall be made on the prescribed form to the Building Control Branch. The applicant shall also be required to pay water connection fee as fixed by the Authority.
2. The applicant shall pay the charges for supply of water as per meter-reading or on flat rate as decided by the Authority.
3. Special rates for supply of water, as decided by the Authority, shall be charged at the time of new construction, addition, or alteration etc.
4. In case of disconnection of water supply service by the Authority, the person shall be liable to pay monthly charges of water supply during the disconnection period, as per routine. The person shall also pay reconnection charges as prescribed by the Authority of restoration of disconnected water supply.
5. The person shall be bound to pay any arrears with penalty or fine imposed by the Authority with water supply bill.
6. No person shall be permitted to bore well, tube well, water pump, or hand pump for alternative supply of water or install motor or pump directly on the water supply line. Violation of which shall result in a fine **of Rs. 10,000/- per breach,** along with any penalty prescribed by the Authority from time to time, which may include detachment and confiscation of the unauthorized motor or pump upon detection. In case the violation is repeated, the fine shall be increased with subsequent disconnection and the violator shall bear the costs of disconnection as imposed by the Authority.[85]
7. The Authority may allow boring of shallow pump only for construction purposes and upon completion of the construction the bore shall be destroyed.
8. Separate charges shall be levied for the house having swimming pool or maintaining lawn on adjacent open plot as prescribed by the Authority.
9. An overhead tank and underground water tank must be provided in each building.[86]
10. The provision of ground water tank is mandatory. Underground or overhead water tank is to be provided in residential plots as following:[87]

Table 13A. *Minimum Sizes of Under Ground Water Tank*

PLOT SIZE	LENGTH	WIDTH	HEIGHT	CUBIC FEET	GALLON
5 Marla upto 10 Marla	6'-0"	4'-0"	2'-6"	60 Cft	**400**
Above 10 Marla upto 1 Kanal	10'-0"	5'-0"	2'-6"	124 Cft	**800**
Above 1 Kanal upto 2 Kanal	10'-0"	5'-0"	4'-0"	200 Cft	**1200**
Above 2 Kanal	--	--	--	As per Usage Demand	

[85] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[86] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[87] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

Table 13B. Minimum Sizes of Overhead Water Tank

PLOT SIZE	LENGTH	WIDTH	HEIGHT	CUBIC FEET	GALLON
5 Marla upto 10 Marla	3'-0"	4'-0"	2'-6"	30 Cft	**200**
Above 10 Marla upto 1 Kanal	5'-0"	5'-0"	2'-6"	62 Cft	**400**
Above 1 Kanal upto 2 Kanal	5'-0"	5'-0"	4'-0"	100 Cft	**600**
Above 2 Kanal	--	--	--	As per Usage Demand	

11. To ensure efficient water usage, all Multi-Storey Buildings, excluding residential houses are required to submit a water demand report detailing the anticipated water consumption for the building. The permissible size of the water tank will be determined based on the information provided in the report.[88]

7.6 DISPOSAL OF WASTEWATER[89]

1 A water channel of 3in x 3in size shall be constructed outside the house as approved in the drawing submitted. The channel shall be connected to internal septic tank of the house through a "P" trap.

2 All drainage and sanitary installations shall be carried out in accordance with the requirements of concerned department for drainage, plumbing and sanitary fitting.

3 The minimum sizes of Septic Tanks for residential plots will be as follows:

Table 13C. Minimum Sizes of Septic Tanks for Residential Plots

Plot Size	Depth	Length	Width
5 Marla upto 1 Kanal	4ft- 3inches (1.29m)	8 ft (2.44m)	4ft (1.22m)
Above 1 Kanal upto 2 Kanal	4ft- 3inches (1.29m)	9 ft (2.74m)	4ft- 6inches (1.37m)
Above 2 Kanal	4ft- 3inches (1.29m)	10 ft (3.05m)	5ft (1.52m)

7.7 SEWERAGE

1. On completion of construction, the Authority shall provide the facility of sewerage by connecting the building sewer with main network of sewerage system. The person shall pay connection charges as well as monthly sewerage charges as decided by the Authority from time to time.

2. All Low-Rise Buildings and residential houses, shall not be allowed to discharge wastewater directly into sewerage pipe without a Septic Tank, which shall be cleaned annually by the owner. Violation of this arrangement shall be subject to a fine of up to Rs. 10,000/- per breach, along with a penalty as may be prescribed by the Authority.[90]

[88] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[89] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[90] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

3. No person shall be allowed to connect his sewerage with the main sewerage network at own. The person shall apply to the Authority for this connection, otherwise fine shall be levied as prescribed by the Authority.
4. In case of disconnection of the Sewerage service by the Authority' monthly bill of sewerage shall be charged, as per routine for disconnection period. The person shall pay reconnection charges as prescribed by the Authority.
5. In case a building is occupied without applying for sewerage opening the date of sewerage opening shall be considered as one and a half year from the date of approval of drawing or date of occupation of building whichever is earlier. In such cases the Authority may also levy fine for this violation.

7.8 ENERGY MANAGEMENT[91]

To make the buildings sustainable, the owner of the building shall adopt the following energy efficient techniques and solutions.

7.8.1 Green Roofs Cape / Roofs Cape Podium

For Commercial, apartment and Public Buildings of 1 kanal and above, a minimum 40% of the roof area must be dedicated to green roofs cape to reduce cooling cost by up to **50%** in summer and retain **15-30%** more heat in winters than conventional roofs. Green facade and Podium roofs capes are encouraged. Any technical devices on the Podium must be covered and seamlessly integrated into the architectural design, not to be visible, and the cover should be an integrated part of the overall architecture.

7.8.2 Solar Panel Installation

a) It is mandatory that solar panel installations be carried out on roofs of buildings used for non-residential purposes. For Commercial, apartment, or Public Buildings, a minimum of 30% of the roof area must be allocated for solar panel installations to promote sustainable energy use.
b) Solar panels may be installed on vertical facades in designated areas, subject to prior approval from the relevant Authority.
c) Solar panel installation on Podiums is discouraged due to the potential shadow projections that may reduce solar efficiency.
d) To maintain optimal functionality, solar panels must be regularly cleaned and maintained.
e) Residential units that install solar panels with a capacity as outlined below will be eligible for a 25% discount on building completion fee;

Table 13D. *Minimum Requirement of Solar Panels for Residential Units*

Description	Solar Panel Size
5 Marla but less than 10 Marla	20% of the load allocated by NEPRA

[91] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

10 Marla but less than 1 Kanal	25% of the load allocated by in NEPRA
1 Kanal but less than 2 Kanal	30% of the load allocated by NEPRA
2 Kanal and above but less than 4 Kanal	35% of the load allocated by NEPRA
Farm Houses (Rural & Urban)	40% of the load allocated by NEPRA

7.8.3 Electrical Equipment

All types of buildings must utilize the latest technology and energy-efficient electrical equipment, including lighting, fans, HVAC systems, elevators, escalators.

7.8.4 Roof Insulation

Roof insulation is to be done in all types of buildings for energy efficiency. The insulation material should not be less than 1 inch thick. Material like sand, soil or any raw material shall not be considered as insulation material.

7.8.5 Building Information Modeling (BIM) / Building Management System (BMS).

1. The developer will be required to provide a Building Information Model for Highrise Buildings and buildings of public assembly with a specific purpose i.e., hospitals and institutions. This will be a computer-based control system to monitor and regulate the building's electrical and mechanical equipment such as power system, lighting, and ventilation to confirm sustainability. The integrated model will encompass, at a minimum, the following key components;

    a) Integrated Structural and MEP Model (Electrical Drawings, HVAC Drawings, Fire-Fighting Plans, Public Health Plans)
    b) Site Logistic Planning Model
    c) Construction Sequencing Model
    d) Facility Information Model

2. The developer will be required to provide a Building Management System for Highrise Buildings and buildings of public assembly for a specific purpose i.e., hospitals and institutions. This will be a computer-based control system to monitor and regulate the building's electrical and mechanical equipment such as power system, lighting, and ventilation to confirm sustainability. The integrated model will encompass, at a minimum, the following key components;

    a) Control of Building Systems and Services
    b) Graphic User Interface (GUI)
    c) Real Time Monitoring of Building Operation and Performance
    d) Trending and Logging of Building Operation and Performance
    e) Time Scheduling of Building Systems
    f) Fault Management and Alarming
    g) Control Application Programming

h) User Event Management
i) Energy Management and Reporting (NABERS)

7.8.6 Incentives

1. To encourage the adoption of environmentally friendly building practices, a discount on the Building Plan completion fee will be offered to the owners who incorporate any of the following energy-efficient and sustainable techniques to reduce electrical consumption:

Table 13E. Incentives for Implementation of Sustainable Techniques

Sustainable Techniques	Incentives
Implementation of geothermal air conditioning system to meet the 50% of building's electricity requirements	A discount of 20% will be applied to the building completion fee.
The erection of cavity walls on southwest facades of the building	A discount of 10% will be applied to the building completion fee.
Installation of double glazed and low-e glass covering not less than 30% of total facade of building	A discount of 10% will be applied to the building completion fee.

2. Upon integrating sustainable solutions into the building, the owner of the building within the Authorities jurisdiction may pursue LEED certification for sustainability. This initiative is endorsed by the Authority by offering incentives and additional Floor Area Ratio (FAR) for LEED-certified buildings, as outlined in the table below.

Table 13F. Incentives for LEED Certification

Additional FAR for Muti-Storey Buildings for LEED Rating		
Silver	**Gold**	**Platinum**
3%	5%	10%
Incentive for LEED Certified Low-Rise Buildings		
For all residential units	100% of building completion fee will be waived off.	

3. In case, the building owner fails to attain LEED certification after approval from the Authority, a fine of Rs. 20000/- per Sq.ft of the additional FAR granted on the basis of LEED certification shall be imposed.
4. All LEED-certified buildings are required to maintain and renew their certifications for a minimum period of ten (10) years. Failure to renew their certification within this period will result in a fine of Rs. 1,000 per sq.ft of the additional FAR granted on the basis of LEED certification per year till the next ten (10) years, calculated from the issuance date of the final LEED certificate.

7.9 Rainwater Harvesting Tank/Rechargeable Well/Pit[92]

a) Newly constructed Buildings shall provide rainwater harvesting tank or rechargeable wells or pits with its plinth area.
b) Rainwater harvesting systems must be designed for the reuse and storage of rainwater, and it shall be ensured that underground aquifers are not contaminated throughout the collection and storage process.

7.9.1 Residential and Farmhouse Buildings

a) For houses with an area of 1 kanal and above, the installation of a rainwater harvesting tank, rechargeable well, or pit is mandatory. The rainwater harvesting tank must meet the following minimum size requirements:

Table 13G. Rainwater Harvesting Storage Tank Capacities

Sr. No.	Size of Plot Residential	Capacity of Storage Tanks (Gallons)
1.	1 Kanal upto 2 Kanal	1700
2.	2 Kanal	2500
	Urban and rural farmhouse	
3.	4 kanal and above	50% of water demand for the green space

7.9.2 Commercial/Apartment/Public Buildings

All Multi-Storey Buildings and buildings of public assembly exceeding an area of 2 Kanal must provide rainwater harvesting tank, rechargeable well or pits. In the case of rainwater harvesting tanks, no downspout or roof drainpipe collecting the rainwater from any building shall connect directly with the sewerage system, neither shall rainwater be discharged onto the streets or Rights of Way. Rooftop rainwater captured will be diverted to nearby landscapes or natural areas.

7.9.3 Parks, Gardens etc.

Provision of rainwater harvesting to recharge the aquifer in parks and gardens is mandatory. Park owning agencies and departments are required to implement appropriate techniques to harvest the rainwater to recharge the aquifers which may include spread basins, recharge pits, recharge trenches, dug wells, recharge shafts, injection wells. Recharge trenches may also be used as an alternative to recharge well. The Park level must be 2 ft below the crown of the adjacent road.

Maintenance of the Rainwater Harvesting System

a) Operation & Maintenance of all rainwater harvesting systems along the roads will be the responsibility of the Authority.

[92] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

b) Operation & maintenance of all rainwater harvesting systems in the parks and gardens shall be responsibility of respective parks or gardens management.

c) Operation & maintenance of all rainwater harvesting systems in the Public Buildings, Commercial plazas, community centers, apartment buildings will be the responsibility of owners/management of that unit. The rainwater for the first 10 minutes should preferably be drained out to the green lawns, by operation of valves to avoid contamination.

d) Operation & maintenance of all rainwater harvesting systems in residential buildings will be the responsibility of the property owner of that building. The rainwater for the first 10 minutes should preferably be drained out preferably to the green lawns, using valves to avoid contamination.

e) Operation & maintenance of all rainwater harvesting systems in a housing society, public or private housing scheme shall be the sole responsibility of the association of homeowners or property owners.

7.9.4 Inspection of the Rainwater Harvesting System

RUDA reserves the right to periodically inspect rainwater harvesting system of any public or private building to verify that regular maintenance activities are being performed adequately.

CHAPTER 8
INSTALLATION / ERECTION OF SKY BOARD / ANTENNA / COMMUNICATTON TOWER / NEON SIGN BOARDS

8.1 INSTALLATION / ERECTION OF ADVERTISEMENT & SIGN BOARDS

These regulations provide details on the guidelines for the display of outdoor signboards and advertisement signs. The guidelines are intended to strike a balance between safeguarding the streetscape from visual clutter and meeting the commercial needs of business or advertising space at appropriate locations.

8.2 ADVERTISEMENT SIGNS ON BUILDING WALL AND BOUNDARY WALL / FENCE

The maximum display period for each temporary sign is 2 calendar months.

8.2.1 Requirements for Advertisement Signs

Depending on the approved use of the development where an advertisement sign is displayed, the requirements as given in **Table 14** and **Table 15** are to be adhered to for the display of the advertisement signs that are mounted on building walls and boundary walls / fence. The approved use of the development is categorized based on the primary use approved for the development where advertisement sign is displayed.

Table 14. Requirements for Advertisement Signs on ***Building Walls***

1. Commercial: Advertisement signs are permitted to be displayed on building walls of commercial developments, subject to the following conditions:	
Size	**Mounting Height**
The aggregate area of all advertisement signs (including temporary signs) shall not exceed the following, whichever is smaller: • 300 Sft for each frontage facing public street or adjoining site. • 20% of the surface area of the wall.	• The top edge of advertisement signs does not exceed the height of commercial floors or 90ft above the ground level, whichever is lower. • If the building is a Commercial-Residential development, only advertisement signs are permitted to be displayed on building walls of commercial floors. No advertisement signs will be allowed on the Residential floors.
2. Civic & Community Institutions, Sports & Recreation, Health & Medical Care & Educational Institution: No advertisement signs are permitted, except for temporary signs promoting events and activities taking place at the premises where the signs are displayed. The display of permissible signs above are subject to the following conditions:	
Size	**Mounting Height**

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

The aggregate area of all temporary signs does not exceed the following, whichever is smaller: • 500 Sft per development; or • 30% of the surface area of the wall	The top edge of all temporary signs does not exceed the building height or 90ft above the ground level, whichever is lower.

3. **Bus Terminal / Interchange & MRT / LRT Station:** No advertisement signs are permitted, except for temporary signs promoting events and activities taking place at the premises where the signs are displayed. However, advertisement signs promoting goods and services that are available at the shops located within these developments are permitted if such signs are displayed on the building walls of approved commercial space within the bus terminals/interchanges and MRT/LRT stations. The display of permissible signs above are subject to the following conditions:

Size	**Mounting Height**
The aggregate area of all advertisement signs (including temporary signs) does not exceed the following, whichever is smaller: • 200Sft per development; or • 20% of the surface area of the wall	The top edge of all advertisement signs (including temporary signs) does not exceed the height of commercial floors or 90ft above the ground level, whichever is lower.

4. **Petrol Station:** No advertisement signs are permitted, except for temporary signs promoting events and activities taking place or goods and services that are available at the premises where the signs are displayed. However, the permissible temporary signs above can be displayed on the building walls and / or structures (e.g., pumps, pillars) within the pumping area under the canopy. However, no sign shall be hung from the roof / ceiling of the canopy or protrude beyond the building wall.

Size
The aggregate area of all temporary signs does not exceed 300Sft per petrol station.

5. **Utility, Agricultural, and Residential:** No advertisement signs (including all temporary signs) are permitted on the building wall.

Table 15. Requirements for Advertisement Signs on ***Boundary Walls / Fence***

1. **Commercial:** No advertisement signs (including all temporary signs) are permitted on the boundary wall, fence or retaining wall.
2. **Civic & Community Institutions, Sports & Recreation, Health & Medical Care & Educational Institution:** No advertisement signs are permitted, except for temporary signs promoting events and activities taking place at the premises where the signs are displayed. The display of permissible signs above are subject to the following conditions:

Size	**Mounting Height**

The aggregate area of all temporary signs mounted on the boundary wall / fence does not exceed 300Sft per development.	The top edge of all temporary signs does not exceed the height of boundary wall / fence. No advertisement signs (including all temporary signs) are permitted on retaining walls which are not boundary walls.
3. **Bus Terminal / Interchange & MRT / LRT Station:** No advertisement signs (including temporary signs) are permitted on the boundary wall, fence or retaining wall.	
4. **Petrol Station:** No advertisement signs (including all temporary signs) are permitted on the boundary wall, fence or retaining wall.	
5. **Utility, Agricultural, and Residential:** No advertisement signs (including all temporary signs) are permitted on the boundary wall / fence.	

8.3 OTHER TYPES OF ADVERTISEMENT SIGNS

The guidelines below are applicable to advertisement signs (including temporary signs) located within any developments, regardless of the uses (e.g., commercial, industrial, institutional, sport & recreational), unless otherwise stated.

8.3.1 Free-Standing Advertisement Signs

Free standing advertisement signboards are allowed only at the specified sites by the Authority.

8.3.2 Signs at Construction Sites

1. Project information and marketing signs for the on-site development only are permitted on the construction hoardings at development sites. The display of commercial advertisements promoting goods and services or information on other development projects is not permitted.
2. The height of signs on construction hoardings shall not exceed 10ft from the ground level in general. To allow some articulations of design, a specific portion of such signs on construction hoardings can be allowed up to 10' wide and 20' high from the ground level.

8.3.3 Real Estate Signs

(a) Such signs are permitted at developments approved for commercial and industrial uses, subject to the same requirements for advertisement signs at these developments as given in **Table 14** and **Table 15**.

(b) For non-commercial or non-industrial developments, real estate signs are permitted only at the properties to which the signs pertain. They are to be mounted on the building walls or boundary walls / fence, subject to the following conditions:

- One sign per development
- A maximum size of 20 Sft per sign; and

- The sign should be removed within 14 days of the sale, rental or lease of the property advertised.

(c) In the case of vacant land where there is no building or permanent structure for the mounting of signs, free-standing signs pertaining to the sale or lease of the vacant land are permitted, subject to the following conditions:

- One sign per site
- A maximum size of 107Sft per sign
- A maximum height of 10ft from the ground level; and
- The sign should be removed within 14 days of the sale, rental or lease of the property advertised.

8.3.4 Signs Located on Awnings, Canopies

Whilst business signs can be supported on awnings, and canopies, commercial product advertisements are strictly not allowed. If sponsorship logos are incorporated together with the building / tenant's name sign, the size of the sponsor's logo shall not exceed 20Sft or one-third of the overall surface area of the awnings, and canopies, whichever is smaller.

8.3.5 Advertisements on Digital Screens (e.g., LED, LCD screen)

Advertisements on digital screens are permitted, where the display of such digital screens would not adversely affect the amenity of the nearby residents or create visual clutter along the streetscape. All proposals to display advertisements on outdoor digital screens are to be assessed on a case-by-case basis by the Authority.

8.3.6 Advertisement Signs on Lamp Posts

Temporary signs are permitted on lamp posts located within the development boundary. However, these signs can only be used for the publicity of events and activities taking place at the development where the lamp posts are located, subject to the following conditions:

(a) Signs on lamp posts are required to be mounted individually on each lamp post and are not permitted to be displayed between two lamp posts or across multiple lamp posts.
(b) Each lamp post can carry one set of banners which can either be single or double-sided.
(c) These signs must not be larger than 6Sft each; and
(d) The following information is to be clearly indicated on the signs:

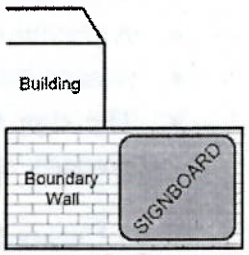
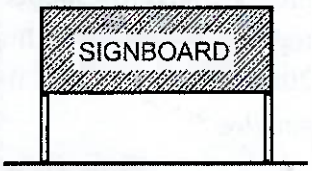
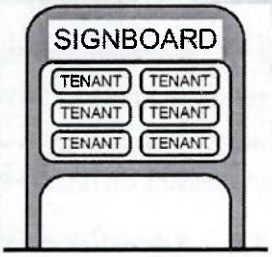
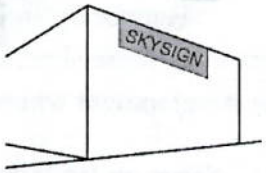
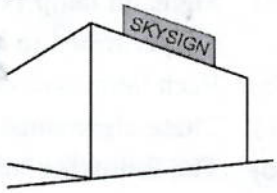
- The name of the event
- The date / duration of the event
- The venue of the event

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

8.4 SIGNBOARDS

8.4.1 The guidelines given in ***Table 16*** are applicable to all signboards, regardless of the uses (e.g., commercial, industrial, institutional, sport & recreational, residential) of the places / buildings where the signboards are displayed.

Table 16. Type / Location of Signboards

1. On Boundary Wall / Fence • Each signboard must not exceed 160 Sft in size. • The aggregate area of all signboards mounted on boundary wall / fence must not exceed 300 Sft per development. • The height of signboards must not exceed the height of boundary wall / fence.	
2. Free-standing Signboard • Each signboard must not exceed 160 Sft in size. • The aggregate area of all free-standing signboards must not exceed 300 Sft per development. For petrol stations, the aggregate area of all free-standing signboards must not exceed 160 Sft per petrol station. • The height of signboards must not exceed 20ft from the ground level. • For buildings or developments with multiple occupants / tenants, signboards of occupants / tenants can be displayed on one or more integrated free-standing structures. Free-standing signboards for individual occupants / tenants are not permitted.	 
3. Sky Sign on or above Roof / Parapet • Only the building name / logo can be mounted on or above the roof / parapet as a sky sign. • There shall only be one sky sign for each building. • Each sky sign must not exceed 500 Sft in size. • The height of sky sign must not exceed 16ft from the roof / parapet level, whichever is higher. • The sky sign is to be well integrated with the building without any exposed framing or brackets seen from the surrounding.	 

8.4.2 Shop sign board in the form of 3D letters made of plastics / metal etc. may be installed at the specific place such that it should be properly integrated with building facade.

8.4.3 Depth of backlit flex board will be 8in while depth of 3D letters shall not be more than 6in.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

8.4.4 Shops signs will be backlit. No light shall be installed beyond the building line to light the sign board from the front.

8.5 PROHIBITED SIGNS

The following signs are prohibited for locations within area of Authority.

(a) Advertisement signs on buildings above the roof or roof parapet level.
(b) Advertisement signs on public infrastructure and their ancillary structures e.g., entrance & exit structures to Rapid Transit System stations and underpasses, MRT viaduct columns and kiosks.
(c) Advertisement signs on residential buildings and residential component of mixed-use buildings.
(d) Advertisement signs located within or in the vicinity of the boundary of airports and airbases.
(e) Advertisement signs located over trees or bushes and within water catchment areas and nature reserves.
(f) No advertisement in the form of wall chalking will be allowed.

Note:

1. In case of failures to ensure these regulations, the Authority has the right to remove / demolish the advertisement signs or sign boards immediately.
2. Damaged shop sign boards shall be replaced with new sign boards by the owner themselves.
3. Sign boards shall be displayed on front side only for non-corner shops, whereas for corner shops, it can be displayed on front as well as on side of the shop.

8.6 INSTALLATION / ERECTION OF ANTENNA / COMMUNICATION TOWER

8.6.1 The Authority may allow the installation, erection of antennas and communication towers for data transmission and communication purposes on the following properties:[93]

(a) Roof tops of private, Government and Semi Government buildings, excluding residential houses;
(b) Water tanks;
(c) Disposal Works;
(d) Corners of any other property, that cannot ordinarily be put to any productive use by local authorities;
(e) Redundant parts of parks, upon approval from the concerned authorities and verification that these areas are unsuitable for other activities;

[93] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

(f) Any antenna/communication tower extending more than 25 feet above the roof top shall be demolished and removed by the Authority at the owner's risk and expense.

(g) If the combined height of the antenna/communication tower and the building exceeds 300 feet, a No Objection Certificate (NOC) from the Civil Aviation Authority will be required.

8.6.2 The owner shall get the permission from the Authority prior to installation/erection of antenna/communication tower. For the purpose of obtaining permission, the owner/tenant shall submit following documents with the application:

(a) Structural drawing of the antenna.

(b) Stability certificate from a qualified structural engineer.

(c) Affidavit that owner shall compensate damages to the persons/property of others if caused due to the failure/falling of the antenna/communication tower and that the owner/tenant shall remove the antenna/communication tower without any claim/charges as and when ordered by the Authority. Affidavit shall include statement that all the formalities prescribed by different agencies of the Government for installation/erection of antennas/communication tower have been completed.

(d) Permission / Allocation of frequency letter from Pakistan Telecommunication Authority certifying that the firms are permitted to install such antenna / communication tower. Copies of requisite certificates obtained from different agencies of the Government including NOC from Headquarters Signals 4 Corps Lahore for installation / erection of antennas/communication tower.

8.6.2(a) Plan Scrutiny Committee for BTS / Towers / Antennas[94]

The proposal shall be scrutinized by the following committee for approval:

i. ED Development & Building Control Department (Convener)
ii. Director Development & Building Control Department (Member)
iii. Deputy Director Engineering Department (Member)
iv. Deputy Director Architectural & Urban Planning Department (Member)
v. Deputy Director Development & Building Control Department (Secretary)
vi. Deputy Director Legal Affairs Department
vii. Any other member nominated by the Authority (Member)

8.6.3 Initial permission for installation, erection of antenna or communication tower shall be granted on payment of prescribed fee (@ Rs. 50,000/- per year) for three years which is extendable for another term on payment of prescribed fee, subject to satisfaction of the Authority. Application for renewal shall be submitted by the owner or tenant at least

[94] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

one month before the date of expiry of permission, failing which the antenna or communication tower shall be removed by the Authority at the owners/ tenants risk and expense without serving any notice. Authority reserves the right to refuse, grant or cancel such permission already granted.[95]

8.6.4 Red revolving/blinking light, used for warning to the aircraft etc. shall be installed on the antennas and towers and maintained around the clock. In case of failures to ensure this, the Authority has the right to cancel the permission without notice and remove/demolish the antenna/communication tower immediately.

8.6.5 All outdoor mechanical equipment including antennas, roof top equipment, refuse storage areas, shall be concealed from public view by solid walls, screens, fences, parapets, enclosing structures, or landscaping.

[95] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

CHAPTER 9
MISCELLANEOUS

9.1 HORTICULTURE WORK

9.1.1 Proposed Building Plan will also ensure the space for tree plantation as per the plot size given below:[96]

Table 17. Minimum Requirement of Tree Plantation

Plot Size (Category)	No. of Trees (Minimum)
Residential	
5 marla and above but less than 10 marla	01
10 marla and above but less than 1 kanal	02
1 kanal and above but less than 2 kanal	03
2 kanal and above but less than 4 kanal	06
Rural and Urban Farmhouse	
4 kanal upto 12 kanal	35% of plot area should be green including a variety of elements such as trees, shrubs, plants, grass, flowers, water features (such as ponds or fountains), and other decorative or functional elements.

9.1.2 No tree shall be cut without the permission of the Authority.

9.1.3 The owner of any residential house or farmhouse must maintain the road shoulder, excluding the building ramp, as a designated green area and pavement is prohibited. This area must be maintained at a level that is 3 inches below the crown of the adjacent road to facilitate effective drainage and prevent water accumulation. [97]

9.2 WASTAGE OF CHLORINATED WATER

Washing of cars outside the house or shop is not permitted, however cars may be cleaned using a bucket inside the wailed area. A person who commits any such act shall be liable to violation charges as prescribed by the Authority from time to time. Cleaning of ramp with chlorinated water along with pipe is also not permitted.

9.3 CONSTRUCTION NOT ALLOWED

No constructions, erection, alteration, and installation shall be allowed for the purposes of the following businesses in commercial areas without prior written permission of the Authority:

(a) Hotels, restaurants, and takeaways.

[96] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[97] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

(b) Auto workshops and repair shops.
(c) Industrial activities.
(d) Mutton/beef chicken shops, vegetable / fruit shops (only allowed in sector shops).
(e) Any other activity of public nuisance or environmental pollution.

9.4 SPECIAL PROVISION FOR PHYSICALLY CHALLENGED PERSONS[98]

9.4.1 Every Commercial/ apartment/ Public Building with an area of 4500 Sq.ft or above must provide accessible entry and exit points for physically challenged persons, which shall be indicated with proper signage. The main entrance must include a ramp with a slope not stepper than 1:12 and a non-slip surface, in conjunction with stepped entry. If the floor of the building is elevated by more than two steps high or the riser of step is equal to or more than 6 inches, the ramp must align with the lowest steps while remaining inside the Property Line.

9.4.2 The minimum number of parking spaces for physically challenged persons shall be as per table given below.

Table 17A. Minimum Number of Parking Spaces for Physically Challenged Persons

Total Number of Parking Spaces Provided in a Parking Lot or Facility	Minimum Number of Accessible Parking Spaces Permitted
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
Above 500	2 percent of total

9.5 GENERATOR

Generator shall not be used as a prime source of electric supply. It may be used as standby with following conditions:

9.5.1 Residential

(a) Petrol or diesel driven generators with soundproof canopy may be installed. Prior written permission from Gas Regulatory Authority shall be obtained by the member if gas driven generator is installed.
(b) Noise beyond the boundary limit shall not be more than 5 decibels. Proper

[98] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

arrangements for noise control shall be made.

(c) Generator can be placed in basement (subject to proper ventilation), rooftop on front side or in front lawn 5ft away from common boundary wall. However, the generator shall not be placed in rear & side clear spaces at ground floor and terraces at first floor.

(d) The person who installs the generator will submit a stability certificate from qualified structural engineer for soundness of roof slab against the weight/vibration of the generator.

(e) The person will submit an affidavit to compensate damage to the person/property of adjoining houses if caused due to improper placement of the generator and shall remove the generator without any claim/charges as and when directed by the Authority.

(f) Access to rooftop through internal stair or spiral stair installed at rear is compulsory to install the generator on rooftop.

(g) The maximum capacity of generator shall be 25 KVA for the residential building.

9.5.2 Commercial/Apartment/Public Buildings[99]

1. The maximum capacity of generators for Commercial, apartment or Public Buildings will be determined by the electrical load demand. Additionally, the developer or owner is required to submit the load calculation sheet along with electrical drawings as outlined in Regulation 3.4.
2. Generator set will be diesel driven only with soundproof canopy to avoid noise pollution. The owner must obtain permission from the Authority, prior to the installation of generator. To apply for this permission the owner shall submit following documents:

   (a) A Stability certificate from a qualified Structural Engineer for placing generator on the rooftop.

   (b) NOC from the building owner.

   (c) An affidavit stating that the owner will compensate for any damage to the persons/property caused by improper installation of the generator and that the owner agrees to remove the generator without any claim or charges as and when directed by the Authority.

Note:[100]

a) Generators must comply with specified noise level limits, air pollution guidelines and must not induce vibrations that compromise integrity of building structures. Failure to maintain a generator in accordance with these standards may result in a fine to owner and a requirement to either remove or replace the non-compliant generator.

[99] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[100] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

b) If the installed generator capacity exceeds the capacity approved by the concerned department, the owner will incur fines and may be required to either remove or replace the non-compliant generator.

9.6 GRAVEYARD

9.6.1 The Authority shall have the exclusive powers to protect, upgrade, develop, maintain and to undertake proper maintenance and administration of the graveyards.

9.6.2 The corpse of the members, their spouses and dependent children living in the same house.as per burial policy can be buried in the graveyards managed and maintained by the Authority.

9.7 BURIAL POLICY ELIGIBILITY FOR BURIAL

Following categories of deceased are eligible for burial in RUDA graveyards:

9.7.1 Owner of a residential building and his spouse (s). Owner of commercial building, if residing in RUDA.

9.7.2 Parents, mother-in-law & father-in-law of the owner of residential building in case they are residing in the same house.

9.7.3 Dependent children of the owner of the residential house as under:

(a) Dependent children married/unmarried along with their spouse(s) and grandchildren residing in the same house and dependents of any age, living in the same house.

(b) Dependent children of divorced or widowed daughter living in RUDA with her parents.

(c) Dependent unmarried/divorced or widow sisters & their dependent children living with their brother.

(d) Members should register their family members living in the house with RUDA and also in the address column of CNIC/FORM 'B' (children).

9.8 CANCELLATION OF PERMISSION

9.8.1 If at any time after permission to carryout building works has been granted and the Authority is satisfied that such permission was granted is a consequence of any defective title of the applicant material misrepresentation or fraudulent statement contained in the application made or in the plan, elevations, sections or specifications of the documents submitted there with in respect of such building, the permission may be cancelled and any work done there under shall be deemed to have been done without the permission of the Authority.

9.8.2 The Authority may reject any plan which suggests/contains or implies any modification which may appear to contravene or contravenes any rules, regulations, policies or notifications issued by the Authority or in the opinion of the Authority appears harmful

to the interest of the community/society.

9.9 SPECIAL POWER OF ATTORNEY

Owner of plot may execute a special power of attorney issued by the Authority, in the manner specified by the Authority authorizing a person to submit applications and receive / pay any charges / penalty / to undertake construction on his / her behalf in accordance with these regulations.

9.10 POWERS OF AUTHORIZED OFFICER

If the building works commenced or carried out contrary to the provisions of these regulations/approved building plan, the Authority shall:

9.10.1 By written show cause notice require the person who is carrying out such building works to stop all works forthwith.

9.10.2 If such person fails to show sufficient cause to the satisfaction of the Authority why such building works or part there of shall not be removed or altered, the Authority may take the following actions:

(a) Require the person who has carried out the works against the provisions of these regulations / approved building plans to demolish the whole building or part thereof.

(b) In case of failure to demolish the unauthorized works, the Authority shall demolish such works and shall disconnect all services at the risk and cost of the person. In case of noncompliance registration may be cancelled and premises may be taken over by the Authority.

(c) In addition, the authorized officer shall file a report to the concerned police station for registration of case against the accused.

(d) The authority shall request to the concerned agencies for ban on issuance of fard, malkiyat, registry, and title document.

9.11 INTERPRETATION & DELEGATION

9.11.1 Interpretation

The Authority may take suitable decisions on any matters arising as a result of doubtful interpretation of Building Regulations or such matters, which may not have been specifically covered in them.

9.11.2 Delegation

The Authority may delegate all or any of the powers as laid down in Building Regulations to any of its officers for the purposes of implementation of building Regulations.

Note:

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

(a) Building Regulations shall be in addition to the requirements of any other law and regulations applicable.

(b) Special Regulations may be prepared by the Authority for areas like historically significant areas, flood plans, and environmental sensitive areas. However, the overall format and sequence of model building regulations, shall not be changed and these additions shall be made at appropriate places.

(c) A standard Performa Form-29 is provided for checking the required documents at the time of submission of building plan.

9.12 AMENDMENTS

The Authority is competent and has power to amend these regulations from time to time as it may deem necessary. The term amendment covers addition, deletion, substitution, and modification of these regulations.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

CHAPTER 10
INSPECTIONS AND CERTIFICATES DURING CONSTRUCTION

10.1 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

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

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.

10.2 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.

10.3 FILLING OF EXCAVATED SITE / INCOMPLETE HOUSE

10.3.1 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.

10.3.2 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.

10.3.3 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.

10.4 CONSTRUCTION VIOLATIONS

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

10.4.1 **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.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

(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.
(l) No building construction or demolition activities shall commence without the implementation of necessary measures to prevent air pollution, specifically the emission of dust from the construction site. Such measures include, but are not limited to, the regular sprinkling of water on dusty materials.[101]

10.4.2 **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.

10.5 REMOVAL OR PREVENTION OF CONSTRUCTION VIOLATION

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

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.
2. Utility services shall be restored after removal / regularization of construction violation and payment of restoration charges.
3. All debris, obstructions and erections in any street/ road must be removed within seven

[101] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

(7) days of the completion of work and the street or road, along with all drains, and public utility installations shall be kept in a clean, tidy, and serviceable condition. Failure to comply with this, will result in a fine of Rs. 10,000/- per day to the owner.[102]

10.6 COMPLETION OF BUILDINGS

a. 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.

b. The applicant must provide a certificate for uses other than residential from the firefighting department of the City District Government regarding provision and adequacy of firefighting arrangements prior to issuance of completion certificate.

c. 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.

d. If the 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) and infrastructure, the authorized person may issue notice requiring the applicant or owner to either demolish or repair such part within the time specified in the notice.[103]

e. 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.

10.7 COMPLETION CERTIFICATE

a. On completion of building, the applicant / owner shall contact Authority for sewer / water connections before occupation of the building.

b. Occupation of building without getting the sewer / water connections opened from the Authority shall be liable to violation charges.

c. 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 23** for issuance of completion certificate.

d. Completion certificate shall be issued normally within 1 month if no violation is

[102] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[103] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

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.

e. Applicant / owner is bound to obtain completion certificate within 2 months of building completion as per approved plan.

10.8 MAINTENANCE OF BUILDING[104]

a) The Development Authority may issue instructions to the builders or occupants of the building for improvement of facade and management of the common utility areas. In case the builder or occupier fails to comply with the instructions, the Authority may undertake the work at the risk and cost of the occupier or builder.

b) The builder or occupants shall be responsible for maintaining the building services including all common utility areas as per requirements of any regulations enforced.

c) A company/corporation responsible for the monitoring and maintenance of electrical and mechanical installations, such as elevators, escalators, mechanical lifts, air-conditioning plants, air handling unit, ventilation systems, sprinkling system, overhead tank, lighting system, mechanical parking unit, if any, must be established. If the builder or owner of the building fails to comply within a designated notice period provided by the Authority, a fine specified in the table below shall be imposed.

***Table 17B.** Fine for Non-Compliance of Building Maintenance*

Category	Fine
1. Commercial / Apartment	
a. Low Rise	Rs. 10,000/- per day
b. Mid Rise	Rs. 15,000/- per day
c. High Rise	Rs. 20,000/- per day
d. Skyscrapers	Rs. 30,000/- per day
2. Public Building	Rs. 5,000/- per day

[104] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

CHAPTER -11
ROLES AND RESPONSIBILITIES

11.1 GENERAL

1. The owner shall undertake the various activities from design to construction of all buildings.
2. Every person shall be responsible for the discharge of his duties as per his / her following prescribed role.

   (a) **Builder:** responsible for obtaining approval of building plans from the competent Authority, ensuring compliance with the provisions of Building Regulations and instructions issued during or after the construction. He / she shall also hire requisite professionals.

   (b) **Consultant:** responsible for designing and supervision of construction activities in accordance with the approved building plans, Building Regulations, and other instructions.

   (c) **Contractor:** responsible for constructing the building as per provisions of approved building plan, Building Regulations, and other instructions.

   (d) **Authority:** responsible for performance of its functions and duties in accordance with the provisions of the Act and Building Regulations.

3. Health, Safety & Environment (HSE) measures shall be complied at all project sites in line with Punjab Occupational Safety & Health Act 2019.[105]

11.2 BUILDER- RESPONSIBILITIES

1. Builder shall engage the services of following qualified professionals for the various stages of the project:

   (a) Consultants

   1. Architect
   2. Geotechnical Engineer (for multi-storey & buildings of public assembly)
   3. Structural Engineer / Vetting Structural Engineer (for multi-storey & buildings of public assembly)
   4. Electrical Engineer (for multi-storey & buildings of public assembly)
   5. Public Health Engineer (only for multi-storey & buildings of public assembly)
   6. HVAC and Mechanical Engineer (for multi-storey & buildings of public assembly)

[105] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

(b) **Resident Engineer** (for multi-storey & buildings of public assembly)

(c) **Contractor** (for multi-storey & buildings of public assembly)

2. The builder shall enter into a contract with each of the above professionals, as applicable, and before the start of services of a professional, submit to the Authority a written document signed by the builder and the respective professional, showing the agreed scope of the services for record.
3. The builder 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.
4. In cases, where there is a change in the name or role of any professional engaged by the builder / professionals pursuant to Building Regulations, the builder shall promptly inform in writing to the Authority on **Form-21**. 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.
5. The builder shall display on a reasonable hoarding board showing approved building and site plan, visible to the general public and monitoring team of the Ravi Urban Development Authority at the construction site.
6. The builder shall be responsible for the disposal of debris / waste from construction site to the waste disposal site, as prescribed by the district government.
7. The builder shall be responsible to restore the area in front of his / her plot after construction.
8. The builder shall be responsible to display the sanctioned plan at the site.

11.3 BUILDER'S RESPONSIBILITY FOR BTS / TOWERS / ANTENNAS

1. The area approved for installation of BTS towers shall be maintained / beautified by the concerned company to create environmentally friendly atmosphere.
2. Repair and maintenance of the premises on / in which the BTS sites are to be constructed will be the responsibility of the Mobile Company as per their requirement.
3. The security of BTS towers in all respects shall be the absolute responsibility of the concerned cellular company.
4. In case the site is acquired by any Government agency for development activity in public interest, the cellular company at its own risk and cost shall remove the structure. However, compensation for land and permanent structures shall be regulated according to relevant provisions of law.
5. Any future change in approved specifications (tower base, height, building structure) will require fresh sanction from the concerned Authorities.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

11.4 CONSULTANTS - QUALIFICATION AND RESPONSIBILITIES

Various Consultants hired by the builder shall be responsible for designing and supervision of construction activities to the extent of designs, drawings and specifications approved by the Ravi Urban Development Authority.

1. Architect / Town Planner

(a) The architect registered with the PCATP and having a registration with the Authority to prepare building plans.
(b) The architect shall produce architectural designs, drawings and where required in contract also the technical specifications.
(c) The Architect shall ensure that all architectural designs are in accordance with these Regulations.

2. Structural Engineer / Vetting Structural Engineer

(a) The Structural Engineer / vetting Structural Engineer shall be a consulting engineer registered with PEC with 5 years of professional experience as structural engineer.
(b) The Structural Engineer shall produce structural design drawings and, where so required by contract also technical specifications.
(c) The structural designs shall comply with requirements of the Code specified as:

- Prepare design and specifications of structure which shall be designed as may be specified in Building Codes of Pakistan (Seismic Provisions-2007).
- Engage services of a qualified Structural Engineer, registered with Pakistan Engineering Council, for the preparation of detailed design and specifications of structure.
- Ensure that the design and specifications are in accordance with law, rules, master plan and guidelines of the agency responsible for the approval.

(d) A vetting Structural Engineer shall undertake the review of structural drawings & designs, required under these Regulations.

3. Electrical Engineer

(a) The Electrical Engineer shall be a consulting engineer registered with PEC and shall have practiced this specialty as a registered professional electrical engineer for at least five years.
(b) The Electrical Engineer shall be responsible for producing electrical design drawings and, where so required by his / her contract, also for technical specifications.
(c) The Electrical Engineer shall be responsible for ensuring conformity with designs and drawings on the site.

4. **HVAC and Mechanical Engineer**

(a) The HVAC and Mechanical Engineer shall be a consulting engineer registered with PEC and shall have practiced this specialty as a registered professional Mechanical Engineer for at least five years.

(b) The HVAC and Mechanical Engineer shall produce HVAC and mechanical designs drawings and, where so required by his / her contract also for technical specifications for various equipment, lifts, and materials to be used.

(c) The HVAC and Mechanical Engineer shall be responsible for ensuring conformity with designs and drawings on the site.

5. **Public Health Engineer**

(a) The responsibilities of Public Health Engineer shall be as given below:

1. The Public Health Engineer shall be a consulting engineer, registered with PEC and shall have practiced this specialty as a registered professional public health engineer for at least five years.
2. The Public Health Engineer shall produce public health designs drawings and, where so required by his / her contract also for technical specifications.
3. The Public Health Engineer shall be responsible for ensuring conformity with designs and drawings on the site.

(b) Each Consultant listed at 1-5 above shall visit the site at regular intervals but at least once in a fortnight during the construction period when work related to his / her services is in progress.

(c) Each Consultant shall record the date and time of his / her visit and his findings during the visit and send a copy to the Resident Engineer for record.

(d) Whenever a Consultant finds that construction / works is not taking place according to approved designs, drawings, and specifications he shall immediately inform the Builder, Resident Engineer, and the Authority on **Form-17**.

(e) In case the consultants do not inform the Authority his / her case will be referred to the competent forum for blacklisting.

6. **Fire Fighting**[106]

a) The services of a qualified fire safety engineer, registered with PEC, shall be engaged for the preparation of detailed design and specifications of structure.

b) The fire safety plan shall be prepared as per the design and specifications specified by the approving authority or agency, and the Fire Safety Provisions outlined in the Building Code of Pakistan, as amended from time to time.

[106] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

c) The fire safety engineer shall submit these designs and specifications to the Authority, vetted by the Fire Safety Engineer on the Panel of the Authority.

d) The owner will submit the vetted designs and specifications to Civil Defense or any other relevant department for provision of NOC.

e) Install or provide fire safety equipment's/fixtures for building as may be specified by approving authority, agency, or department at the time of approval.

7. Transportation/Traffic Engineer[107]

a) The Transportation/Traffic Engineer shall be a consulting engineer registered with PEC with 5 years of professional experience as Transportation/Traffic Engineer.

b) The Transportation/Traffic Engineer shall carry out Traffic Impact Assessment study.

c) The Transportation/Traffic Engineer shall carry out all planning, analysis, modelling, forecasting under Traffic Impact Assessment study.

d) The Transportation/Traffic Engineer shall be responsible for all activities carried out for the Traffic Impact Assessment study.

11.5 RESIDENT ENGINEER - QUALIFICATION AND RESPONSIBILITIES

11.5.1 The construction activity shall be supervised by a Resident Engineer registered as a professional Civil Engineer, with PEC with 10 years' experience in construction projects.

11.5.2 The Resident Engineer shall:

(a) Render full-time on-site supervision of the project.
(b) Develop and implement a construction-site safety program.
(c) Take reasonable measures to adhere to all good engineering construction practices.
(d) Cause to employ reasonably trained staff, in respective fields, as and when required, for undertaking the supervision.
(e) 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, 1997, USA.
(f) Hold conferences with the contractor, builder and concerned consultants at suitable intervals, reviewing progress, quality, and safety. Minutes of the said conferences shall be duly maintained.
(g) To maintain a complete set of all approved plans, designs, drawings, and specifications at site.
(h) Maintain all the construction / works records at site during construction and handover the same to the builder after completion of construction.

[107] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

(i) Promptly inform the Authority on Form-18 and builder if in his / her view construction / works is taking place in violation of the approved designs, drawings, and specifications.

(j) The construction / works records shall comprise of the following:

1. Progress record of construction activities.
2. Event report including weather condition, seismic tremors, wind, temperature, and rain fall data.
3. Record of the site presence of the key staff members of the Resident Engineer, Contractor (s) and subcontractor (s), on a daily basis.
4. Record of contractors and sub-contractors working on the site.
5. Copies of all change orders.
6. Copies of as-built drawings, for only such elements where the construction has significantly deviated from the design drawings.
7. Record of all tests including a description of samples, storage, transportation, test results and acceptance notes, with dates.
8. Records of all formal inspections made by him, on a day-to-day basis, of the individual elements, with a checklist of parameters inspected and approved.
9. Record of the minutes of periodic conferences made with the contractor / builder and consultants.
10. Record of all correspondence made.
11. Record of visits of the Authority officials and the consultants and copies of written instructions issued by them.
12. Reports of all failures if any including a technical evaluation of the facts and the action taken.
13. Reports of all accidents including a technical evaluation of the causes of accidents and the action taken.

11.6 CONTRACTOR- QUALIFICATION AND RESPONSIBILITIES

(a) Every contractor hired by the builder must be registered with PEC having valid license for undertaking the particular category of work.

(b) The contractor shall carry out his / her duties in a professional manner ensuring safety at the construction site and conformity to designs, drawings, specifications in accordance with Regulations and good engineering construction practices.

(c) The contractor shall ensure that all his / her workers / staff working at construction site are fully insured against any injury or death due to mishap.

(d) The contractor shall employ reasonably skilled staff at the site, headed by a licensed professional as per requirements of PEC.

(e) Promptly inform the Authority on **Form-18** and builder if in his / her view construction / works is taking place in violation of the approved designs, drawings, and specifications.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

(f) Construction activities shall be conducted from 8 AM to 6 PM, excluding Sundays. For any work outside of these hours in residential areas, the contractor must obtain prior permission from neighboring property owners.[108]

(g) Concreting work can be conducted at night, provided that the contractor notifies the neighbors in writing through a letter at least three days in advance of the scheduled work, which shall be applicable only to residential areas.[109]

11.7 RAVI URBAN DEVELOPMENT AUTHORITY – RESPONSIBILITIES

(a) The field staff shall visit the site as prescribed under these Regulations.

(b) The field staff shall ensure that the building is constructed as per approved plans the structural engineering staff shall ensure that the construction is taken place as per approved structure designs and specifications and as per good engineering construction practices to ensure required quality of construction.

(c) In case of any violation of approved plans and designs action shall be taken immediately as per these Regulations.

(d) All structures / towers shall be inspected by the Ravi Urban Development Authority after every two years to ensure safety and environmental standards.

11.8 GENERAL OBLIGATIONS / RESPONSIBILITIES

11.8.1 Soil / Material Testing

(b) All geotechnical investigation and material testing services shall be ensured by all respective professionals. These tests shall be carried out in approved laboratories.

(c) 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 conducted by another laboratory possessing such facility and approved for executing that test.

11.8.2 Substitution of Building Professional

(a) In case of change of a Consultant, Resident Engineer and Contractor, each shall immediately inform the Authority in writing on **Form-21** along with the details of substitute provided. Whenever another consultant, resident engineer & contractor substitute a professional each shall be responsible to the extent of works undertaken by them. The Resident Engineer will maintain a record of magnitude of construction works done by each professional and hand over the record, of the period of his / her incumbency, to the Resident Engineer taking over from him.

(b) In case of substitution of a professional the respective work shall remain suspended till the hiring of a substitute.

[108] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[109] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

CHAPTER-12
FEES AND PENALTIES

12.1 SCHEDULE OF FEES AND CHARGES

1. The Authority shall charge fee for the processing **(non-refundable fee)** and approval of building plans required to be submitted under these Regulations at rates fixed by the Authority as given in **Table 18** and **Table 19** respectively.

Table 18. *Schedule of Processing Fee for Residential buildings*[110]

	Category	Residential	Farmhouses
(a)	Proposed Building Plan	Rs. 15,000/-	Rs. 30,000/-
(b)	Revised Building Plan	Rs. 15,000/-	Rs. 30,000/-
(c)	Addition & Alteration Plan	Rs. 15,000/-	Rs. 30,000/-
(d)	Amalgamation Plan	Rs. 15,000/-	Rs. 30,000/-
(e)	Building Completion Plan	Rs. 15,000/-	Rs. 30,000/-
(f)	Land Subdivision Plan	Rs. 15,000/-	Rs. 30,000/-

Table 18A. *Processing fee for Commercial, Apartment and Public Building*[111]

	Category	Commercial/Apartments/ Public Buildings	Remarks
(a)	Proposed building plan	Rs. 10,000/- per marla	a. A lumpsum of Rs. 30,000/- processing fee will be charged for upto 3 Marla on all categories of plans. However, per marla processing fee shall be applicable for plots of above 3 Marla.
(b)	Revised building plan	Rs. 10,000/- per marla	
(c)	Building completion plan	Rs. 10,000/- per marla	
(d)	Amalgamation plan	Rs. 5,000/- per marla	
(e)	Plots subdivision plan	Rs. 5,000/- per marla	
(f)	Addition & alteration plan	Rs. 100,000/- Lumpsum	

- Note: Minimum (Rs. 30,000/-) processing fee will be applied to Government and religious building regardless of plot size.

Table 19. *Schedule of Approval Fee for Residential, Public Building & Commercial*[112]

1,	Residential	Charges
(a)	Proposed Building Plan Approval Fee	Rs. 18/Sft of total covered area
(b)	Revised Building Plan Approval Fee	Rs. 18/Sft of total covered area
(c)	Addition & Alteration Plan Approval Fee	Rs. 10/Sft of total covered area
(d)	Construction of gate and Boundary Wall (for Vacant Plot)	Rs. 2,000/- per Marla

[110] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[111] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[112] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

2.	Commercial, Apartment & Public Buildings Plots	Charges
(a)	Proposed Building Plan Approval Fee	Rs. 50/Sft of total covered area
(b)	Revised Building Plan Approval Fee	Rs. 50/Sft of total covered area
(c)	Addition & Alteration Plan Approval Fee	Rs. 50/Sft of total covered area
(d)	Construction of gate and Boundary Wall (for Vacant Plot)	Rs. 10,000/- per Marla

Note: A 50% waiver on building plan approval fee shall be granted for religious and government buildings.

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.
3. Subject to the provisions of RUDA Construction and Development Regulations – 2021, sub-division and amalgamation of plots may be allowed provided that the plots are owned by the same owner and are of the same land use. Moreover, on amalgamation, the planning control of resultant plot shall be followed for construction of new building. Sub-division and amalgamation charges will be applicable as per **Table 20**.

***Table 20.** Charges for Sub-Division of Plots*[113]

Sub-Division of Plots	Charges
Residential	
Fee for every new plot created	Rs. 125,000/-
Commercial / Apartments / Public Buildings	
Fee for every new plot created	Rs. 250,000/-

***Table 20A.** Charges for Amalgamation of Plots*[114]

Amalgamation of Plots	Charges
Residential	
Amalgamation upto 1 kanal	Rs. 100,000/-
Amalgamation upto 2 kanal	Rs. 200,000/-
Amalgamation upto 4 kanal	Rs. 300,000/-
Amalgamation above 4 kanal	Rs. 100,000 per kanal
Commercial / Apartments / Public Building	
Approval Fee	Rs. 20,000/- per marla of the resultant plot

[113] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[114] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

4. Land use conversion charges will only be applicable to **RUDA Jurisdiction** as given in **Table 21.**

Table 21. Land Use Conversion Charges[115]

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

5. Malba fee for material stacking during construction of buildings will be applicable as per given in **Table 22.**

Table 22. Material Stacking Charges (Malba Fee)[116]

Sr. No.	Material Stacking Charges (Malba Fee)	Charges
(a)	Residential	Rs. 10/Sft of total covered area
(b)	Commercial/Public Building	Rs. 25/Sft of total covered area

6. Owner of the building is bound to obtain the building completion certificate within 1 year of completion of building. Completion certificate charges will be as per **Table 23.**

Table 23. Charges for approval of completion building plan[117]

Fee for the approval of completion building plan	Charges
1. Residential	Rs. 20,000/-
2. Commercial, Apartment and Public Building	Rs. 100,000/-
Late application fee for issuance of completion certificates	
1. Residential	(a) For subsequent years: Rs. 20,000/year
2. Commercial / Public Building / Apartment	
a. Low Rise	Rs. 100,000/year
b. Mid Rise	Rs. 250,000/year
c. High Rise	Rs. 500,000/year
d. Skyscraper	Rs. 1,000,000/year

[115] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[116] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[117] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

12.2 PENALTY RATES FOR COMPOSITION VIOLATION OF REGULATIONS

1. The Authority shall impose penalties for violation of the provision of these Regulations at such rates as given in **Table 24**.

Table 24. *Penalty rates for compoundable violations of Regulations*

All type of Buildings	**Charges**
Un-authorized construction of inter floors in rooms that reduce in whole, or part of the minimum height prescribed for rooms.	Rs300/Sft of total covered area
Un-authorized construction of projections, sunshades cantilever or porch in excess of the prescribed limit for such projections.	Rs. 150/Sft of total covered area
Construction of any form including excavation for construction prior to approval of building plan.	Rs. 5000/- plus of Rs.1500/- per day if offence is continued after service of Notice.
Construction Balcony (usable) on sides not abutting road.	Rs.300/- Sft of covered area

2. Other fines and charges for compoundable violations will be applicable as per **Table 25**.

Table 25. *Other Fines and Charges*[118]

1.	**Penalty for incorrect construction at plinth level stage**	
(a)	Residential Houses	Rs. 10/- per Sft. of total covered area
(b)	Commercial / Apartment and Public buildings	Rs. 30/- per Sft. of total covered area
2.	**Fine for generator excessive noise or smoke**	Rs. 25,000/- (lump sum)
3.	**Fine for generator exceeding the permitted capacity**	Rs. 50,000/- (lump sum)

3. Fines for carrying out demolition of existing structure without prior approval from the Authority will be applicable as per given in ***Table 26***.

Table 26. *Fine for carrying out demolition of existing structure without prior approval.*[119]

Description	**Fines**
Residential Houses	
1. 3 Marla but less than 10 Marla	Rs. 50,000/-
2. 10 Marla but less than 1 Kanal	Rs. 75,000/-
3. 1 Kanal but less than 2 Kanal	Rs. 125,000/-
4. 2 kanal and above	Rs.70,000/- per kanal

[118] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[119] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

Commercial / Apartment and Public Buildings	
5. Less than 5 Marla	Rs. 100,000/-
6. 5 Marla but less than 10 Marla	Rs. 250,000/-
7. 10 Marla but less than 1 Kanal	Rs. 400,000/-
8. 1 Kanal and above	Rs. 400,000/- per kanal

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 27**.

Table 27. Fine for Late Construction[120]

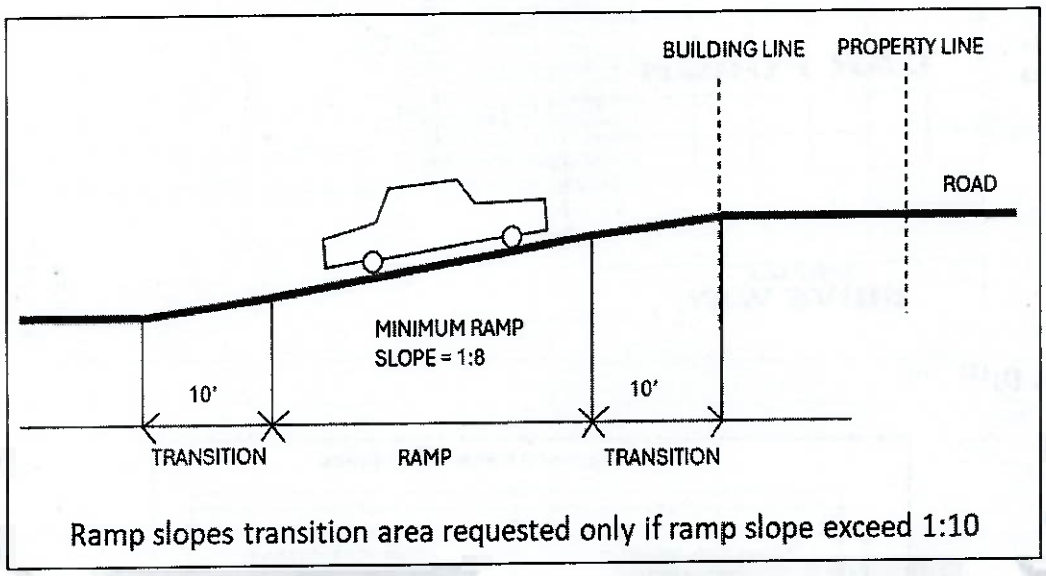
Residential Houses	Rs. 20,000/year
Low Rise	Rs. 100,000/year
Mid Rise Building	Rs. 200,000/Year
High Rise	Rs. 400,000/ Year
Skyscraper	Rs 1,000,000/Year

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

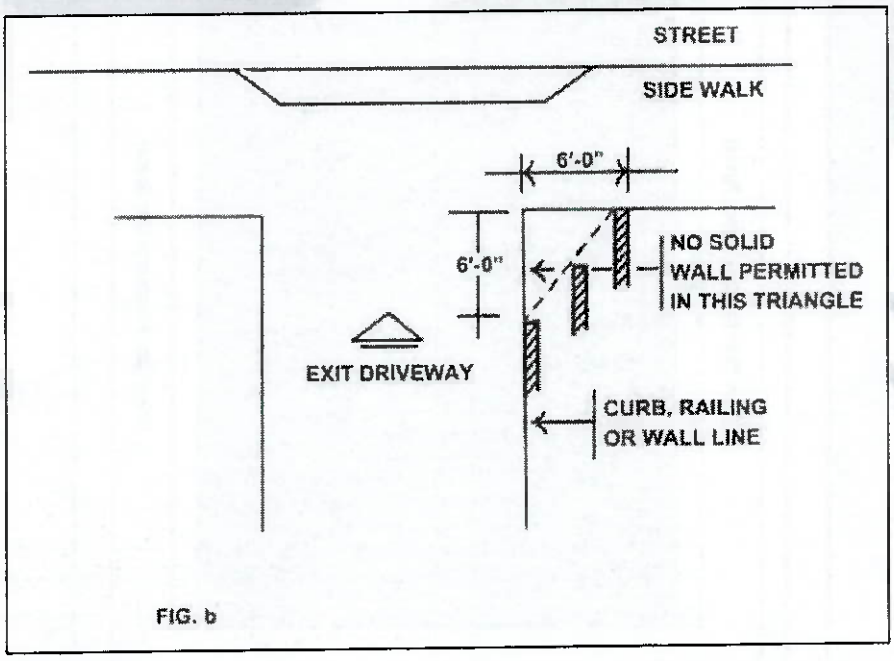
[120] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

ANNEXURES

Annex A:[121]

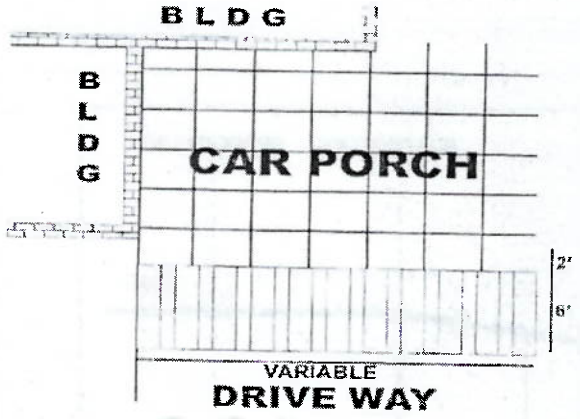


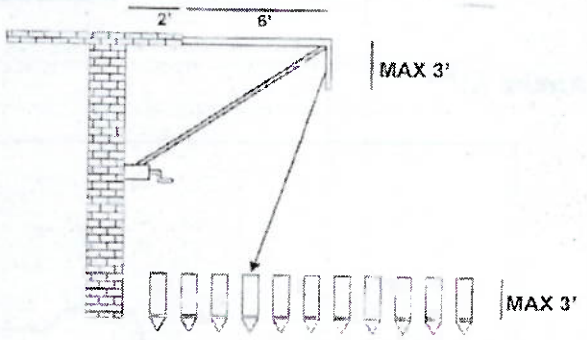
Annex B:



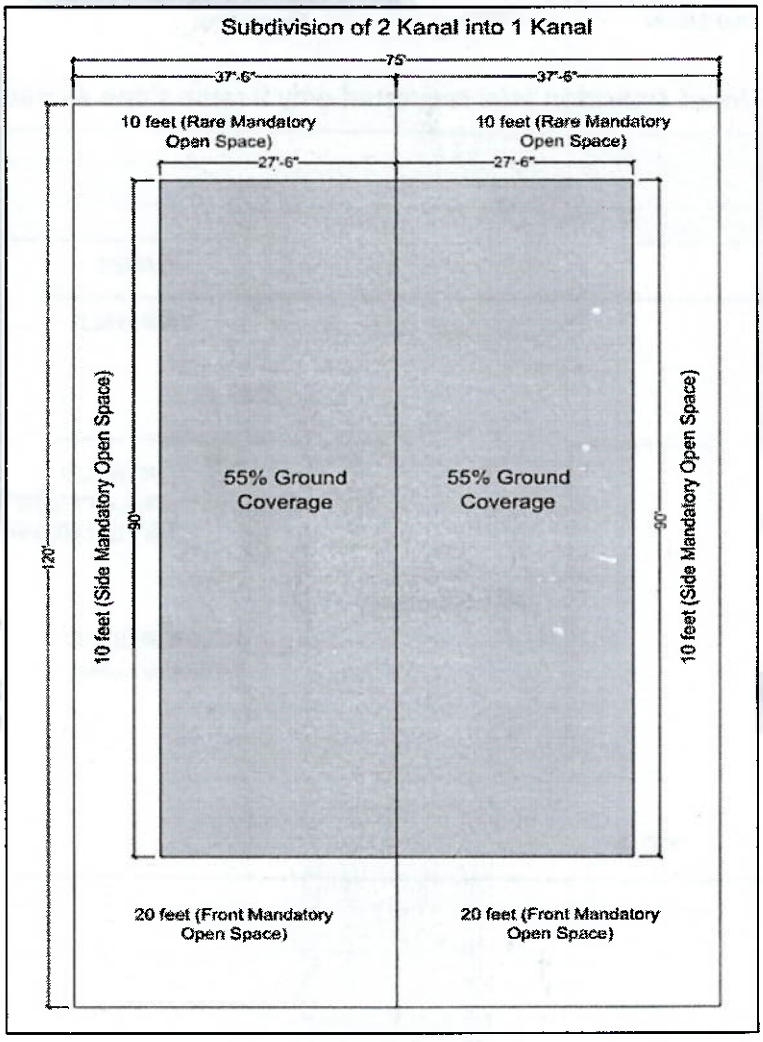
Annex C:

[121] Substituted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.



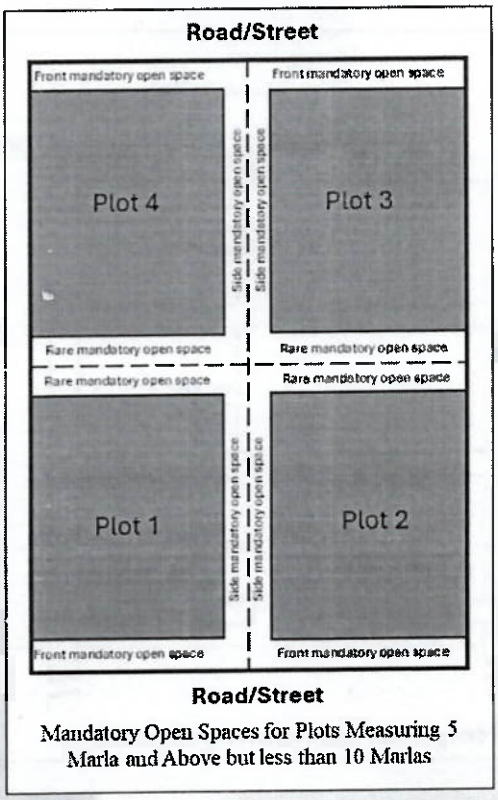


Annex D:[122]



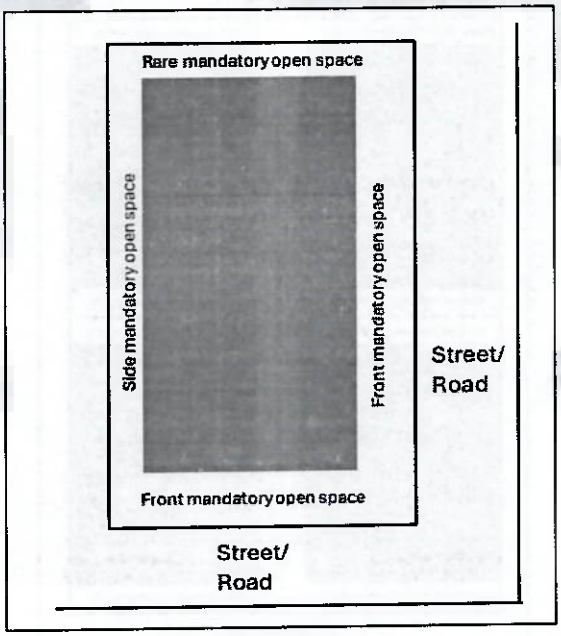
[122] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Annex E:[123]



Mandatory Open Spaces for Plots Measuring 5 Marla and Above but less than 10 Marlas

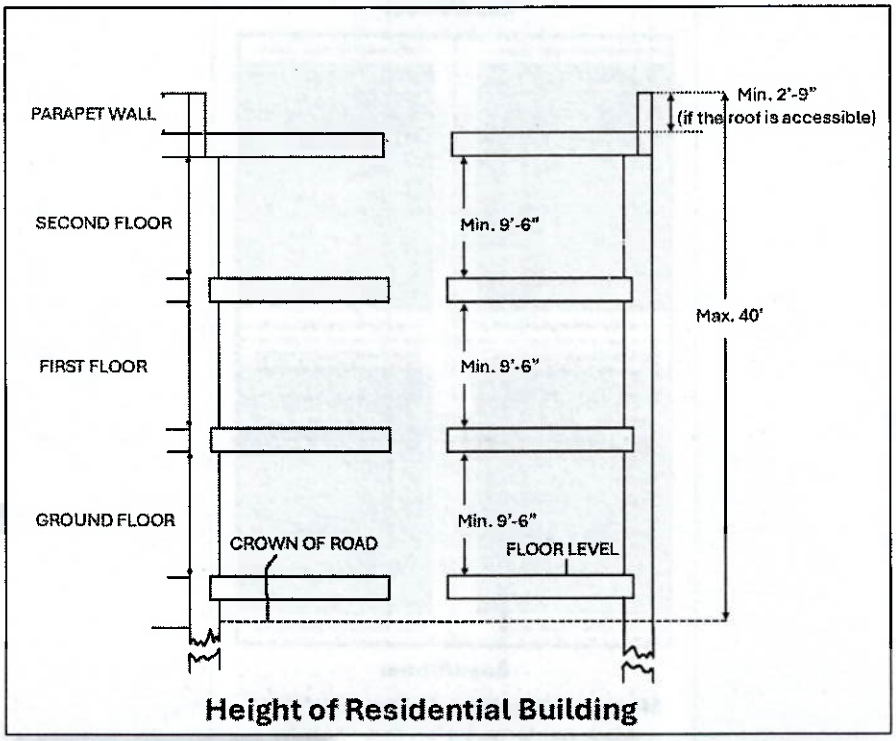
Annex F:[124]



[123] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[124] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

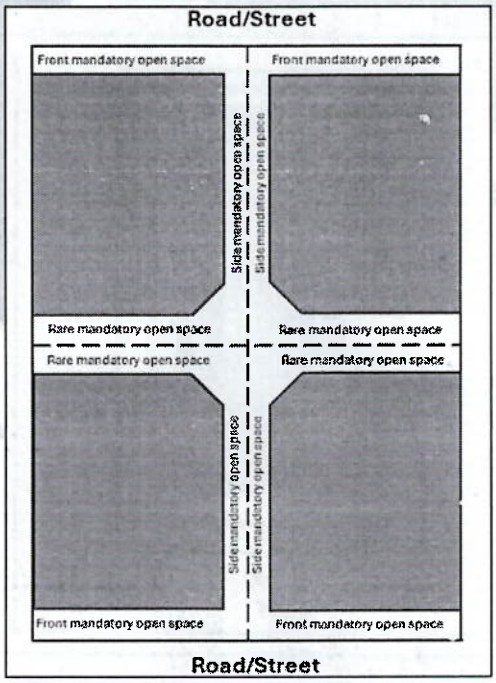
Ravi Urban Dev. Authority RUDA Govt. of the Punjab

Annex G:[125]



Height of Residential Building

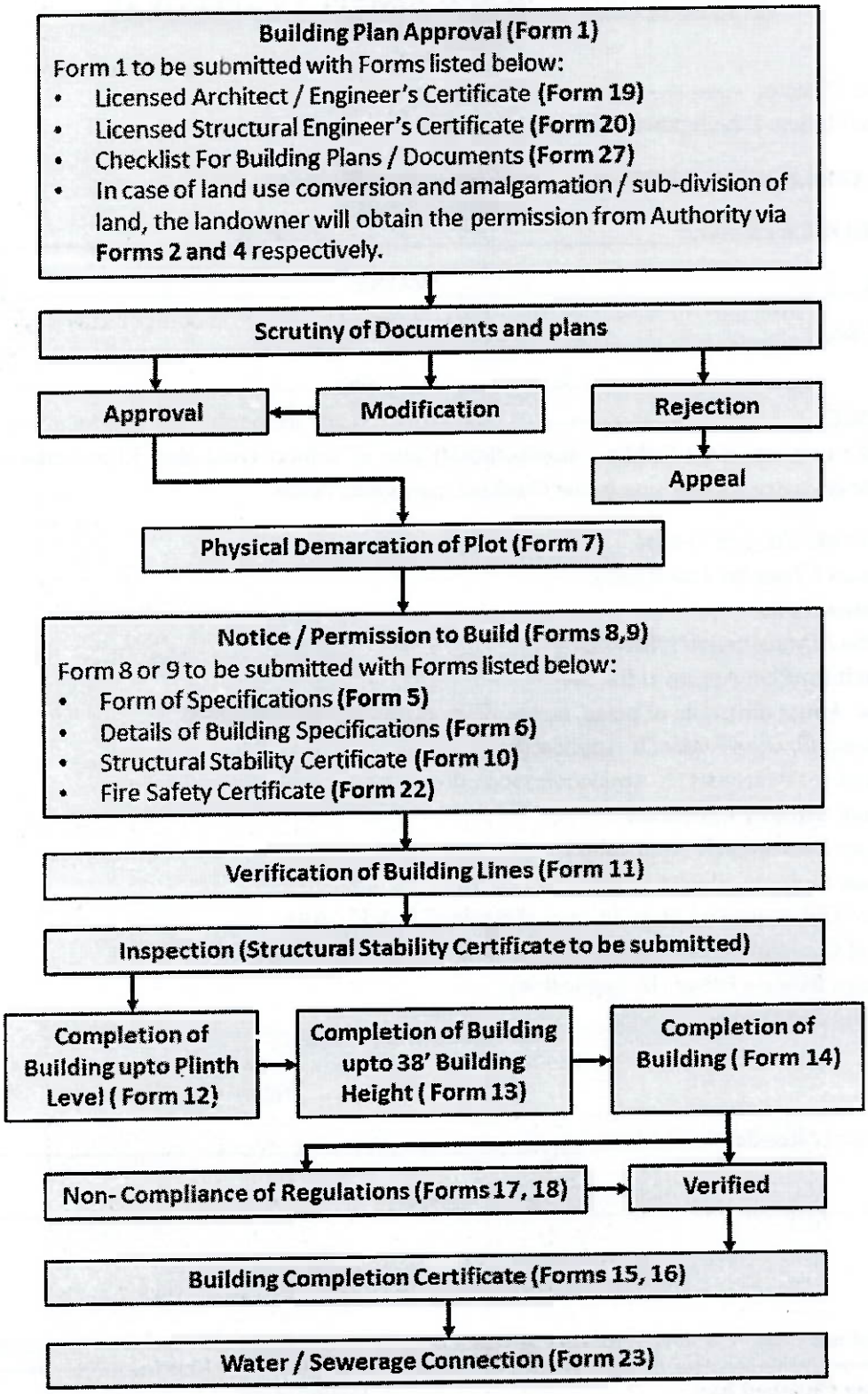
Annex H:[126]



[125] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.
[126] Inserted vide RUDA notification no. RUDA/LW/Notifications/05-25, dated 18-03-2025.

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

APPLICATION PROCESS STEPS



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)
- ☐ 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.gop.pk

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

Ravi Urban Dev. Authority ★ RUDA ★ Govt. of the Punjab

APPLICATION FOR LAND USE CONVERSION

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)
- ☐ 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.gop.pk

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

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

APPLICATION FOR CHANGE IN USE OF PROPERTY

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)
- ☐ 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.gop.pk

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

Ravi Urban Dev. Authority ★ RUDA ★ Govt. of the Punjab

APPLICATION FOR AMAGAMATION / SUB-DIVISION OF LAND

To

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

Subject: APPLICATION FOR AMAGAMATION / SUB-DIVISION OF LAND.

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

SECTOR _____ **ZONE** _____

Respected Sir,

I ---------- S/O ----------
having CNIC ---------- want to apply for amalgamation / sub-division of subject cited plot (s). 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 / sub-division of land)
- ☐ 4 copies of amalgamated / sub-divided plan / sketch duly signed by all the allottees and the Architect
- ☐ NOC form Revenue Directorate, RUDA or last paid bill
- ☐ Bank draft for amalgamation / sub-division fee
- ☐ An affidavit regarding providing terms and conditions of amalgamation / sub-division.
- ☐ Any other required document.

You are requested to amalgamate / sub-divide the plot (s) 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.gop.pk

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

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

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.gop.pk

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

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

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.ruda.gop.pk

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

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

APPLICATION FOR PHYSICAL DEMARCATION OF PLOT

To

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

Subject: APPLICATION FOR PYSICAL 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 Construction & Development Regulations-2021.
- ☐ Copy of CNIC of owner.
- ☐ Copy of Allotment / Transfer Letter / Ownership.
- ☐ 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.gop.pk

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

Ravi Urban Dev. Authority * RUDA * Govt. of the Punjab

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
- ☐ 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.gop.pk

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

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

APPLICATION FOR NOTICE / PERMISSION TO BUILD MULTI-STOREYED 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
- ☐ Any other required document.

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.gop.pk

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

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

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.gop.pk

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

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

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

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): _____

Ravi Urban Dev. Authority ★ RUDA ★ Govt. of the Punjab

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	

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:** _____

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

Special Remarks (if any): _____

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

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.gop.pk

Documents Checked by: _____ **Designation** _____
Date: _____ **Forwarded to (Directorate):** _____ **Signature:** _____

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

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	

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): _____

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

APPLICATION FOR COMPLETION CERTIFICATE

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
- ☐ Any other required document.

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.gop.pk

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

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

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
- ☐ Any other required document.
- ☐

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.gop.pk

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

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

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 Construction & Development 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.gop.pk

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

Ravi Urban Dev. Authority ★ RUDA ★ Govt. of the Punjab

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.ruda.gop.pk

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

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

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 Construction & Development 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 Construction & Development 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 Construction & Development 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.gop.pk

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

Ravi Urban Dev. Authority ★ RUDA ★ Govt. of the Punjab

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 Construction & Development 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 Construction & Development 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 Construction & Development 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.gop.pk

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

Ravi Urban Dev. Authority ★ RUDA ★ Govt. of the Punjab

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 Construction & Development 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.gop.pk

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

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

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.ruda.gop.pk

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

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

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.gop.pk

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

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

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 Construction & Development 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.gop.pk

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

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

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.gop.pk

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

Ravi Urban Dev. Authority ★ RUDA ★ Govt. of the Punjab

APPLICATION FOR ERECTION / INSTALLATION OF ANTENNA / COMMUNICATION TOWER

To

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

Subject: APPLICATION FOR ERECTION/INSTALLATION OF ANTENNA/ COMMUNICATION TOWER.

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

SECTOR _____ **ZONE** _____

Respected Sir,

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

having CNIC ---------- want to apply for permission certificate for installation / erection of antenna / communication tower on roof top / ground of subject cited plot. I have attached all the prerequisite documents according to the checklist mentioned below.

- ☐ NOC from the Owner
- ☐ Attested copy of Owner's CNIC
- ☐ Structural Stability Certificate
- ☐ Affidavit (The Owner / Tenant will compensate damage to the person / property of other if caused due to improper erection of the antenna / communication tower and that the Owner / Tenant shall remove the antenna / communication tower without any claim / charges as and when ordered by the Authority).
- ☐ Permission / Allocation of frequency letter from Pakistan Telecommunication Authority.
- ☐ Copies of requisite certificates obtained from different agencies of the Government including NOC from Headquarters Signals 4 Corps Lahore for installation / erection of antennas/communication tower.

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): _____

Ravi Urban Dev. Authority RUDA Govt. of the Punjab

CHECKLIST FOR BUILDING PLANS / DOCUMENTS

		Yes	No
1.	Application Forms 5, 6, 7 / 8		
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.gop.pk

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

CHIEF EXECUTIVE OFFICER
RAVI URBAN DEVELOPMENT AUTHORITY

Ravi Urban Dev. Authority ★ RUDA ★ Govt of the Punjab