



**RAVI URBAN DEVELOPMENT AUTHORITY**  
Housing Urban Development & Public Health Engineering Department  
Government of the Punjab  
(Legal Affairs Department)



No: RUDA/LW/Notifications/04-25  
Dated: 07-04-2025

To,

1. **Mr. Shahid Ashraf Tarar**  
Chairman, RUDA.
2. **The Secretary, (Ex-Officio Member)**  
Finance Department, Government of the Punjab.
3. **The Secretary, (Ex-Officio Member)**  
HUD&PHE Department, Government of the Punjab.
4. **The Senior Member, (Ex-Officio Member)**  
Board of Revenue, Government of the Punjab.
5. **Mr. Naweed Sharif, (Non-Official Member)**  
Smart Finance Limited, 9-A D/1, Gulberg III, Lahore.
6. **Mr. Ahmed Ali Tariq, (Non-Official Member)**  
House #38A, Block E-1, Gulberg 3, Lahore.
7. **Dr. Tahir Masood, (Technical Expert)**  
Berkeley Associates Pvt. Ltd 24 D1, NESPAK Colony, Township, Lahore.
8. **Dr. Shaker Mahmood Mayo, (Technical Expert)**  
Chairperson, City and Regional Planning Department, University of Engineering and Technology, Lahore.
9. **Mr. Imran Amin, (Member)**  
Chief Executive Officer, RUDA.

Subject: **RUDA- NOTIFICATIONS OF AMENDMENTS IN RAVI URBAN DEVELOPMENT AUTHORITY PRIVATE HOUSING SCHEME REGULATIONS 2021 (AMENDED).**

I am directed to refer to the subject noted above and to enclose herewith Notifications of the Amendments in Ravi Urban Development Authority Private Housing Scheme Regulations 2021 (Amended)" approved by the Board of Ravi Urban Development Authority in its meeting held on 05-03-2025.

2. Submitted for your information, please.

  
Executive Director (Legal Affairs)  
RUDA



- Cc.
- i. COO, RUDA.
  - ii. All ED, s/HOD, s RUDA.
  - iii. Office Copy.



Dated, 18<sup>th</sup> March, 2025

## NOTIFICATION

**No. RUDA/LW/Notifications/04-25:** In exercise of the powers conferred under Section 4 A(2) read with Sections 35 and 55 of the Ravi Urban Development Authority Act 2020 (Act XVII of 2020, amended and updated) the Board of Ravi Urban Development Authority (RUDA), in its meeting dated 05-03-2025, was pleased to approve the following amendments in RUDA Private Housing Scheme Regulations 2021 (amended) with effect from 05-03-2025.

1. Under Regulation 2 of Chapter-I, after Sub-Regulation 2(i)(r), the following shall be inserted:

**“(r)(i) LEED Certification** means Leadership in Energy and Environmental Design (LEED) Certification system 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 development, cities & communities.”

2. Under Regulation 2 of Chapter-I, for Sub-regulation 2(i)(ee)(i), the following shall be substituted:

**“(ee)(i) “TPID Charges”** means Trunk Public Infrastructure Development fee collected by the Ravi Urban Development Authority from developers/sponsors/JV partners/landowners for the purpose of funding the construction, maintenance, and improvement of trunk public infrastructure in its area. This includes main roads, water supply systems, sewage treatment plants, parks, river training works and other essential infrastructure needed to support the new development.”

3. Under Regulation 4(b) of Chapter-II, for Sub- Regulation 2(i)(ii), the following shall be substituted;

**“ii.** In case of a proposed or new housing scheme, a Bank Draft equivalent to 25% of total TPID Charges as per policy and 100% of the scrutiny fee & sanction fee accompanied by any fines or penalties imposed on the sponsor as prescribed under these regulations.

In case of an existing housing scheme, the 25% payment of total TPID charges will be divided into two equal installments. The 12.5% charges will be paid as first installment while the second installment of 12.5% must be paid within six months of the first installment.”

4. Under Regulation 4(b) of Chapter-II, for Sub- Regulation 2(i)(iii), the following shall be substituted;

**“(iii).** The remaining 75% TPID charges shall be paid by the sponsor in 16 equal quarterly installments over a period of Four (04) years, along with penalty and other



outstanding dues, after necessary adjustments. Sponsors who have already opted for a three-year installment plan, may apply to the Authority to switch to a four-year installment plan provided that they have not defaulted in payments or any of their obligations under the Act."

5. Under Regulation 4(b) of Chapter-II, after Sub- Regulation 2(i)(iii) (d), the following sub-Regulation shall be inserted:

**"(e)** In the event the sponsor pays the remaining 75% TPID charges in full within three months of issuance of the Provisional Planning Permission or technical approval, whichever applicable, a 10% discount on the TPID Charges may be granted as incentive, subject to prior approval of the Chief Executive Officer.

**(f)** The sponsor shall ensure timely payment of all installments due for the remaining 75% TPID Charges, in accordance with the quarterly installment plan issued by the Authority, provided that any delay in payments attributable to the sponsor will incur a penalty of 0.1% per day of the total TPID Charges till the duration of the default.

**(g)** Any default in payment of TPID charges exceeding 90 days from the specified date stipulated in the quarterly installment plan shall result in the following:

- i. Scrutiny fee shall be forfeited.
- ii. The application shall be deemed cancelled without serving any further notice."

6. Under Regulation 4(b) of Chapter-II, Sub- Regulation (6) shall be substituted with the following:

**"(6)** In the event that the Provisional Planning Permission time period lapses and the sponsor fails to meet the requirements of sanction of the housing scheme in accordance with these regulations, the sponsor may apply for renewal of Provisional Planning Permission for a further term of three years, subject to the re-payment of 100% scrutiny fee."

7. Under Regulation 4(b) of Chapter-II, Sub- Regulation (8) shall be substituted with the following:

**"(8)** After grant of the Provisional Planning Permission, the sponsor will only be allowed to market or advertise the project name and its salient features, provided however that under no circumstances shall such permission extend to promotion of plot schedule, installment plans, balloting and sale or purchase of files."

8. Under Regulation 4(b) of Chapter-II, for Sub- Regulation (9), the following shall be substituted:

**"(9).** In case of unauthorized advertisements or sale/purchase of plots, the sponsor will be intimated through notices for breach of Conformance Guarantee and a penalty of Rs.10,000/- per kanal will be imposed on the sponsor. However, if further terms and conditions of the Conformance Guarantee are violated, the Authority will nullify the Provisional Planning Permission and forfeit all received payments without serving any notice."

Under Regulation 5 of Chapter II, Sub- Regulation (2), after clause (b), the following shall be inserted:



**“(b)(i) Certificate of registration from Federal Board of Revenue as a Designated Non-Financial Business and Professions (DNFBP).”**

**10. Under Regulation 5 of Chapter II, for Sub-Regulation (2)(c)(i), the following shall be substituted:**

**“(c)(i) In case the sponsor submits an application in the name of any public or private institution, department, company, or organization, a No Objection Certificate (NOC) from the authorized representative of the respective institution, department, company, or organization shall be submitted.”**

**11. Under Regulation 6 of Chapter II, Sub- Regulation (2), after clause (a)(i)(b), the following shall be inserted:**

**“(c) Provided however that for a private housing scheme, the Master Plan Road may also be considered as access road.”**

**12. Under Regulation 6 of Chapter II, for Sub- Regulation (2)(a)(iii), the following shall be substituted:**

**“(iii) In case of proposed or revised housing scheme, the sponsor shall provide NOC from the Board of Revenue (BOR) Department regarding the state land in the shape of revenue paths, passages, water courses, ponds, etc. falling within the boundary of the housing scheme and housing scheme area is not notified by the government for acquisition of any other public purpose. If any state land falls within the boundary of the housing scheme, the sponsor shall comply with the prevalent policy of the Board of Revenue (BOR) Department regarding the exchange of state land.”**

**13. Under Regulation 9(i)(a) of Chapter III, in sr. no. 2 of table (Graveyard), the standards for provision of graveyard in the Private Housing Scheme/ Farm Housing Scheme shall be substituted with following:**

**“Provided that for housing schemes with an area up to 1,000 Kanals, the sponsor shall deposit a Graveyard Fee equivalent to the land cost of 2% of the scheme area. The land cost shall be calculated at the rate of average residential DC valuation table of the housing scheme area. However, for housing schemes having area above 1000 Kanals, minimum 2% area shall be reserved for graveyard within the scheme.”**

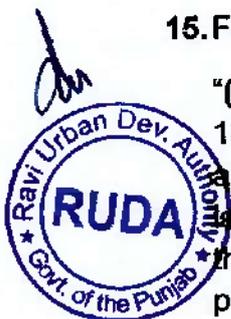
**14. Under Regulation 9(i)(a) of Chapter III, in sr. no. 3 of table (Commercial), under category Private Housing Scheme for sub-category Above 500 Kanal, following shall be substituted for existing entry:**

**“a. Maximum 20% for housing schemes adjacent to the Riverfront**

**b. Maximum 15% for housing schemes in any other area”**

**15. For Regulation 9(i)(b)(viii) of Chapter III, , the following shall be substituted:**

**“(viii) Minimum 10% of total residential area shall be provided for apartments and 10% for small plots (3Marla-5Marla) or apartments or a combination of both, with an exception to farm housing scheme, low-cost apartment housing scheme or in a land sub-division scheme having an area less than forty kanal. Furthermore, where the area allocated for apartments exceeds the above-mentioned 20%, the minimum percentages of areas for open space, graveyard and public buildings shall be**



increased by one percent against every 10% slab of apartments. The road on which apartments are provided should not be a dead end to ensure smooth flow of traffic. For provision of apartments, minimum width of access road shall be in conformance with RUDA Construction & Development Regulations.”

16. Under Chapter III, after Regulation 9(i)(b)(xv), the following shall be inserted:

“(xvi) The area allocated for Public Buildings shall not be mortgaged.

(xvii) In case of commercial plots, public buildings, apartment sites, filling or charging station, the respective right of way of access road must be in conformance with the RUDA Construction and Development Regulations.

(xviii) If a sponsor intends to avail the incentive under the criteria of LEED Certification to ensure the development of sustainable, green & eco-friendly neighborhoods, the following plans shall be submitted along with the layout plan to the Authority:

i. A Plan demonstrating that a minimum of ninety percent (90%) of the dwelling units have access to green spaces or parks within an 800-meter walking distance.

ii. A plan demonstrating that each residential block has access to grocery stores or fresh produce shops within a 400-meter walking distance.

iii. A plan indicating that residential blocks have access to at least two of the following facilities: athletic field or court, walking trail, children's playground, or a co-located adult and child physical activity space.

After evaluation of the plans and meeting the aforementioned requirements, the concerned department shall seek approval from the Chief Executive Officer for granting waiver.”

17. Under Chapter V, Regulation 23(3) shall be substituted with the following:

“(3) After grant of technical approval, the marketing or advertisement and sale/purchase of plots shall be allowed only to the extent of approved area, except mortgage plots, upon payment of approval fee, penalty (if any) or any other applicable fee subject to the prior permission from the Authority under the RUDA PHS Regulations 2021 (Amended).”

18. Under Chapter V, Regulation 25(4) shall be omitted.

19. Under Chapter V, Regulation 28 shall be substituted with the following:

**“28. Sub-division of a residential plot**

The Authority may allow sub-division of a residential plot in an approved private housing scheme in conformance with the prevailing RUDA Construction and Development Regulations.”

20. Under Chapter V, Regulation 29 A shall be substituted with the following:

**“29A. Sub-division or revision of a commercial block and public building site**



The Authority may allow sub-division or revision of the commercial pockets or commercial block and public building sites in an approved scheme in conformance with the prevailing RUDA Construction and Development Regulations.”

21. Under Chapter V, Regulation 29 shall be substituted with the following:

**“29. Approval of Sub-division of a plot**

The Authority shall allow for the approval of sub-division of a plot in conformance with the prevailing RUDA Construction and Development Regulations.”

22. Under Regulation 30 of Chapter VI, Sub- Regulation (1) shall be substituted with the following:

“(1) A sponsor shall deposit a scrutiny fee with the application, at the rate of rupees five thousand (Rs. 5000/-) per Kanal for the total scheme area.”

23. Under Chapter VI, after Regulation 30, Regulation 30A shall be inserted;

**“30A Waivers.** If a sponsor fulfils the terms under section 9(i)(b)(xviii) of these regulations, a waiver of 10% of the total sanction fee shall be granted.”

24. Under Chapter VI, Regulation 31 shall be substituted with the following;

**“(31) Fee for revised plan and service designs**

(1) In case of any revision of a housing scheme or service designs already approved by RUDA, the sponsor shall deposit fifty percent (50%) of the fee specified in regulation 30(2) above; provided that for approval of any additional area of the scheme, the fee shall be payable at the rate prescribed for a new housing scheme.

(2) In case of revision of a housing scheme or service designs already approved from any other authority or local government, the sponsor shall deposit fee for revised scheme or service designs at the rate of twenty thousand per kanal; provided that for approval of any additional area, the fee shall be payable at the rate prescribed for a new housing scheme.”

25. Under Chapter VII, after Regulation 39, Regulation 39A shall be inserted;

**“39 A. Change of Name of approved housing scheme**

i. The Authority may allow change in the name of an approved housing scheme subject to the following conditions:

a. Public notice in one English and one Urdu newspaper in order to invite objections, if any and settlements of such objections to the satisfaction of the Authority; and

b. Payment of 50% of sanction fee of a housing scheme.”

26. Under Chapter VIII, After Regulation 45, Regulation 45A shall be inserted.

**45 (A) Issuance of Security Feature Paper against Saleable Plots**

(1) At the time of technical approval, the concerned department, shall issue security feature paper on payment basis, with unique registration number against the



saleable plots. The mortgage plots and the public building plots reserved for the authority shall not be included for the purpose of sale/purchase.

(2) The sponsor shall be liable to sale/purchase of plots in the housing scheme/land sub division in accordance with the security feature paper.

(3) In case of revision of the housing scheme/land sub division, the revised saleable plots shall also be issued on the security feature paper on payment basis along with the unique registration number."

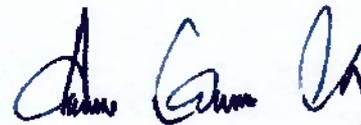
27. For Sub-Regulations (2(ii) & (6) of Regulation 4(b) in Chapter-II and Regulation 30(1) of Chapter-VI, the word "Processing Fee" shall be substituted with "Scrutiny Fee".

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

**NO. & DATE EVEN**

A Copy is forwarded for information and necessary action to

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



**ED (Legal Affairs)  
(Legal Department)  
Ravi Urban Development Authority**

