



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



No: RUDA/LW/Notifications/05-25
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 CONSTRUCTION & DEVELOPMENT 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 Construction & Development 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.



GOVERNMENT OF THE PUNJAB
RAVI URBAN DEVELOPMENT AUTHORITY
151, Abubakar Block, Garden Town Lahore.

Dated: 18th March, 2025

NOTIFICATION

No. RUDA/LW/Notifications/05-25: In exercise of the powers conferred under Section 4 A(2) read with Sections 35 and 55 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 Construction & Development Regulations 2021 with effect from 05-03-2025.

1. In Chapter-1 (Preliminaries), Regulation 1.2, the following shall be inserted;

“High-Rise Building:

“High-Rise Building” means the structure with a minimum vertical Building Height of 150 feet up to a maximum of 300 feet;

“LEED Certification:

“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;

“Landscape Plan:

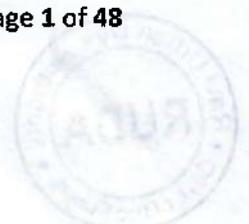
“Landscape Plan” means the development and decorative planting of gardens, yards, grounds, parks, and other aesthetic components which may be given in a specific area of the plot under the light of these Regulations;

“Low-Rise Building:

“Low-Rise Building” means the structure with a maximum vertical Building Height of up to 50 feet;

“Mandatory Open Spaces:

“Mandatory Open Spaces” means the horizontal space between the Building line and the Property line required to be left open and unobstructed;



“Mechanical Parking:

“Mechanical Parking” means an automated system, designed to park and retrieve vehicles;

“Mixed-Use Buildings:

“Mixed-Use Buildings” means the structures that integrates a combination of commercial, residential, and institutional uses within the same building;

“Multi-Storey Buildings:

“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;

“Musalla/Prayer Area:

“Musalla/Prayer Area” means the space other than a mosque, mainly used for praying;

“PEC:

“PEC” means the Pakistan Engineering Council, a statutory body formed under the PEC Act, 1976, responsible to regulate the engineering profession within Pakistan;

“Rural Farmhouse:

“Rural Farmhouse” means the dwelling on land measuring a minimum area of 4 kanals and a maximum area of 12 kanals, located within an agriculture area as designated in RUDA Master Plan;

“Skyscraper:

“Skyscraper” means a structure with multiple floors, comprising of a minimum height of 300 feet (91 meters) or above;

“Substructure:

“Substructure” means the portion of a building or structure that lies below the crown level of the adjacent road;

“Superstructure:

“Superstructure” means the portion of a building or structure that is above the crown level of the adjacent road;

“Traffic Impact Assessment (TIA) Study:

“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;

“Transportation/Traffic Engineer:

“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;

“Urban Farmhouse:

“Urban Farmhouse” means a dwelling within an urban area, situated on a plot measuring a minimum area of 4 kanal and a maximum area of 12 kanal;

2. In Chapter-1 (Preliminaries), Regulation 1.2, shall be substituted with the following;

“Commercial Building:

“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;

“Mid-Rise Building:

“Mid-Rise Building” means the structure with a vertical Building Height of above 50 feet but not more than 150 feet;

3. In Chapter 2 (Town Planning and Development), Regulation 2.2 , shall be substituted with the following:

2.2 SUB-DIVISION OF PLOTS

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.
- (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.
4. In Chapter-2 (Town Planning and Development) , Regulation 2.3, shall be substituted with the following;

2.3 AMALGAMATION

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.
- (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.

5. In Chapter-3(Building Permit Procedures & Regulatory Measures), Regulation 3.1.1 after clause (f), the following shall be inserted;

- (g) Traffic Impact Assessment Study prepared and signed by Transportation/Traffic Engineer registered with the PEC.

6. In Chapter-3(Building Permit Procedures & Regulatory Measures), Regulation 3.3 i., shall be substituted with the following;

- (i) The level of gate plinth shall be 1-foot above the crown level of the road.

7. In Chapter-3 (Building Permit Procedures & Regulatory Measures), Regulation 3.4, shall be substituted with the following;

3.4 SUBMISSION REQUIREMENTS FOR BUILDING PLANS

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 house, 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 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 Environmental Examination (IEE) report as applicable. A No Objection Certificate (NOC) from the Environmental Protection Agency (EPA) 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.

8. In Chapter-3(Building Permit Procedures & Regulatory Measures), Regulation 3.6.1, shall be substituted with the following;

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:

9. In Chapter-3 (Building Permit Procedures & Regulatory Measures), Regulation 3.6.1 (c), shall be substituted with the following;

(c) Release all floor plans for a Multi-Storey Building at once upon approval.



10. In Chapter-3 (Building Permit Procedures & Regulatory Measures), after Regulation 3.8(h), the following shall be inserted;

- (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.

11. In Chapter-3 (Building Permit Procedures & Regulatory Measures), heading of Regulation 3.9, shall be substituted with the following;

3.9 ADDITION/ALTERATION PLAN

12. In Chapter-3, (Building Permit Procedures & Regulatory Measures), Regulation 3.9.1, shall be substituted with the following;

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:

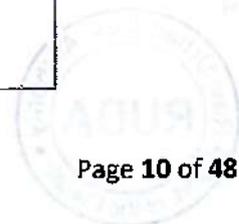
13. In Chapter-3, (Building Permit Procedures & Regulatory Measures), Regulation 3.9.1, the following shall be inserted;

- e. Structure stability report in case of addition/alteration.

14. In Chapter-4, (Land Use Classification), Regulation 4.1.1, shall be substituted with the following;

4.1.1 Residential Land Uses

Permitted	Permissible	Prohibited
<ul style="list-style-type: none"> • Detached, Semi Detached House • Apartment building • Park / play ground • Graveyard • Urban Farmhouse • Orphanage • Urban forest • Place of worship • Primary school • Dispensary 	<ul style="list-style-type: none"> • Neighborhood shop • Day care center • Guesthouse • Library 	<p>All uses other than permitted and permissible uses.</p>



15. In Chapter-4, (Land Use Classification), Regulation 4.1.6 , shall be substituted with the following;

4.1.6 Agricultural Land Uses

Permitted	Permissible	Prohibited
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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 	<p>All uses other than permitted and permissible uses.</p>

16. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.1, shall be substituted with the following;

5.1 RESIDENTIAL HOUSES

1. The mandatory open spaces for all residential houses 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 or 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**.
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.

17. In Chapter-5 (Building and Planning Control Requirements), heading of Regulation 5.2, shall be substituted with the following;

5.2 URBAN AND RURAL FARMHOUSES

18. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.2, shall be substituted with the following;

- 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.

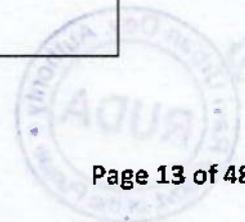
19. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.2.4 shall be deleted.

Deleted.

20. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.3.1, Table 3 shall be substituted with the following;

Table 3. Development Controls for Apartments

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 (a) 4% Proportionate to height (e.g if height is 400 ft then F.A.R will be $400 \times 0.04 = 16$)	Above 300	Min 100 feet	(No Restriction) NOC From CAA



21. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.3 (5.3.3), shall be substituted with the following;

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.

22. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.3.4, Table 4 shall be substituted with the following;

Table 4. Mandatory Open Spaces for Apartment Buildings

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)

*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.

23. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.4, shall be substituted with the following;

5.4 COMMERCIAL BUILDINGS

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 $400 \times 0.04 = 16$)	Above 300 feet	Min 100 feet	(No Restriction) NOC From CAA

Note:

- Commercial shop(s) having plot area less than 3 marla will be allowed to have 100% ground coverage. These shop(s) can be constructed as G+1 Floor, with a maximum height of 30 feet and a 5-foot-wide arcade on the ground floor abutting on adequate access road.

- 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**.

24. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.4.1, (d) the following shall be deleted.

5.4.1(d) Deleted

25. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.4.1, (j) & (k) the following shall be deleted and added in Regulation 7.9.

Deleted

26. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.4.1 (n), shall be substituted with the following;

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

27. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.4.1(t) shall be deleted.

28. In Chapter-5 (Building and Planning Control Requirements), after Regulation 5.4.1(q), the following will be inserted;

- q1 For an apartment comprising of 3 Beds and above, a servant quarter must be provided.
- q2 All Multi-Storey Buildings, excluding Low-Rise Buildings, with glass facades shall apply safety film to enhance glass protection and ensure safety.

29. In Chapter-5 (Building and Planning Control Requirements), after Regulation 5.4.1, the following shall be inserted;

5.4A REGULATIONS FOR SITE RESERVED FOR THE PUBLIC BUILDING

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

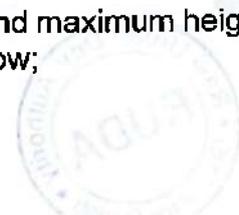
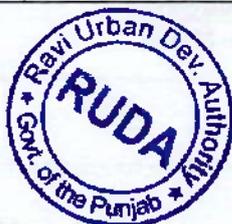


Table 5B. Development Controls for Public Buildings

Plot Size	Max Ground Coverage	FAR	Height (Including Parapet Wall)	Minimum ROW of Road	Subcategories Allowed Against Minimum Plot Area
1a. Educational Buildings (Coaching Center)					
10 marla and above but less than 1 kanal	70%	1:2	Upto 50 feet	30 feet	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Daycare • Montessori • Any other related category <p><i>* This category of educational sites must dedicate at least 10% of their plot area to a play area.</i></p>
4 kanal and above but less than 8 kanal	60%	1:4	Upto 120 feet	60 feet	<ul style="list-style-type: none"> • Primary School • Secondary Schools • Vocational Training center • Any other related category <p><i>*This category of educational sites must dedicate at least 15% of their plot area to a play area.</i></p>
8 kanal and above	50%	1:5	Upto 150 feet	80 feet	<p>All Categories of Schools and Vocational Center.</p> <p><i>*This category of educational sites must dedicate at least 15% of their plot area to a play area.</i></p>
1c. Educational Buildings (University and Institute)					
3 Acres and above but less than 10 acres	50%	1:3.5	Upto 100 feet	60 feet	<ul style="list-style-type: none"> • As per HEC/PM&DC criteria
10 acres and above	50%	1:5	Upto 150 feet	80 feet	
2. Religious Buildings					
2 kanal and above but less than 4 kanal	65%	1:1.5	Upto 40 feet	40 feet	<ul style="list-style-type: none"> • Church • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Hospital (OPD) • Hospital (IPD) * Any other related category
4 kanal and above less than 8 kanal	55%	1:6	Upto 150 feet	60 feet	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Gymnasium • Sports complex * Any other related category
8 kanal and above	50%	1:4	Upto 120 feet	80 feet	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Community center • Club house • Government/Semi Government Buildings • Library • Public Assembly * Any other related category • Masjid
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 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	

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 Director 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.
- c. Mosque minarets will be allowed irrespective of the height limit of the area subject to structure stability 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.



30. In Chapter-5 (Building and Planning Control Requirements), Regulation (5.5.2), shall be substituted with the following;

5.5.2 Filling/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 Stations (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 (PSQCA), National Electric Power Regulatory Authority (NEPRA) and the manufacturer's recommendations.
- (c) In the event a cafe / tuck shop / snack and coffee shop is provided, the owner must ensure all visitors are accommodated within the premises. Outdoor seating shall 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.

31. In Chapter-5 (Building and Planning Control Requirements), Regulation (5.7.1), shall be substituted with the following;

5.7.1 Parking Space Standards

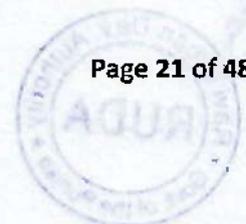
a. For Cars and Motor Bikes

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 Requirements for Cars	Parking Requirements for Motor 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			
2	Shopping Mall	1 for 700Sft covered area	1 for 200Sft covered area
3	Super Market	1 for 700Sft covered area	1 for 200Sft covered area
4	Commercial Building/ Commercial Plaza	1 for 700Sft covered area	1 for 200Sft covered area
5	Restaurant/Cafe	1 for 500Sft covered area	1 for 100Sft covered area
6	Shop	1 for 700Sft covered area	1 for 200Sft covered area
7	General Store/Furniture Store/Electric Store/Hardware Store etc.	1 for 700Sft covered area	1 for 200Sft covered 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			
11	School	1 for 1 Room	2 for 1 Room
12	Madrasah	1 for 1 Room	2 for 1 Room
13	College	02 for 1 Room	10 for 1 Room
14	University	05 for 1 Room	20 for 1 Room



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)	4 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

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.

32. In chapter-5 (building and planning control requirements), Regulation 5.7.2, **Table 8** shall be substituted with the following;

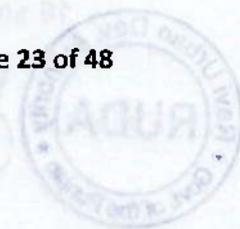
Table 8. Parking Specifications

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

33. In chapter-5 (building and planning control requirements), Regulation 5.7.2 (b), shall be substituted with the following;

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

34. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.7.6 (a), shall be substituted with the following;



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

35. In Chapter-5 (Building and Planning Control Requirements), after Regulation 5.7.6 (f), the following shall be inserted;

- 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 provided for the building. The remaining 60% parking space must be provided in a conventional manner as laid down in these regulation.
- 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.

36. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.8, shall be substituted with the following;

5.8 MAXIMUM PLINTH LEVEL

- 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.

37. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.9 "Mumty/Stair Tower & Machine Room for Lift", shall be deleted.

38. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.10.4, the following shall be substituted;

- 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.

39. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.11.6, shall be deleted.

Deleted

40. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.11.7, Table 10 shall be substituted with the following;



Table 10. Maximum Number of Car Porches

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

41. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.15.1, shall be substituted with the following;

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

Table 12. Roof Projections for Different Floors

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

42. In Chapter-5 (Building and Planning Control Requirements), after Regulation 5.15.4, the following shall be inserted;

5. A sun/rain shade with a maximum width of 1 foot 6 inches may be constructed above door and window lintels.

43. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.16, shall be substituted with the following;

5.16 SWIMMING POOL

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



44. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.21.4, shall be substituted with the following;

5.21.4 Potable Water Points

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

45. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.26, shall be substituted with the following;

5.26 FACILITIES FOR PHYSICALLY CHALLENGED PERSONS

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.

46. In Chapter-5 (Building and Planning Control Requirements), Regulation 5.27.4, shall be substituted with the following;

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.

47. In Chapter-5 (Building and Planning Control Requirements), after Regulation 5.27, the following shall be inserted;

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.
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.

48. In Chapter-6 (Engineering Design Requirements of Buildings), Regulation 6.4.1 (g), shall be substituted with the following;

- g. Loads of solar panels, generators, outdoor units, helipad, if provided, should be considered part of the structure loads.

49. In Chapter-6 (Engineering Design Requirements of Buildings), Regulation 6.7.2, shall be substituted with the following;

- 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.

50. In Chapter-7 (Space & Safety Regulations), Regulation 7.2, shall be substituted with the following;

7.2 FIRE PROTECTION

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.

51. In Chapter-7 (Space & Safety Regulations), Regulation 7.5.6, shall be substituted with the following

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.

52. In Chapter-7 (Space & Safety Regulations), after Regulation 7.5.8, the following shall be inserted;

9. An overhead tank and underground water tank must be provided in each building.
10. The provision of ground water tank is mandatory. Underground or overhead water tank is to be provided in residential plots as following:



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	

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.

53. In Chapter-7 (Space & Safety Regulations), Regulation 7.6, shall be substituted with the following;

7.6 DISPOSAL OF WASTEWATER

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)



54. In Chapter-7 (Space & Safety Regulations), Regulation 7.7.2, shall be substituted with the following;

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.

55. In Chapter-7 (Space & Safety Regulations), Regulation 7.8, shall be substituted with the following;

7.8 ENERGY MANAGEMENT

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;

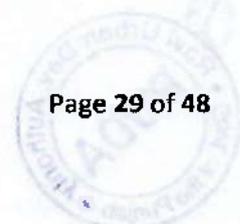


Table 13D. Minimum Requirement of Solar Panels for Residential Units

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

56. In Chapter-7 (Space & Safety Regulations), after Regulation 7.8, the following shall be inserted;

7.9 Rainwater Harvesting Tank/Rechargeable Well/Pit

- 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:

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.
- 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.

57. In Chapter-8 (Installation/Erection of Sky Board/Antenna/Communication Tower/Neon Sign Boards), Regulation 8.6.1, shall be substituted with the following;

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:



- 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;
- 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.

58. In Chapter-8 (Installation/Erection of Sky Board/Antenna/Communication Tower/Neon Sign Boards), after Regulation 8.6.2(a), shall be substituted with the following;

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

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)

59. In Chapter-8 (Installation/Erection of Sky Board/Antenna/Communication Tower/Neon Sign Boards), Regulation 8.6.3, shall be substituted with the following;

- 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 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.

60. In Chapter-9 (Miscellaneous), Regulation 9.1.1, shall be substituted with the following;

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

<i>Table 17. Minimum Requirement of Tree Plantation</i>	
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.

61. In Chapter-9 (Miscellaneous), after Regulation 9.1.2, the following shall be inserted;

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.

62. In Chapter-9 (Miscellaneous), Regulation 9.4, shall be substituted with the following;

9.4 SPECIAL PROVISION FOR PHYSICALLY CHALLENGED PERSONS

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 steeper 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

63. In Chapter-9 (Miscellaneous), Regulation 9.5.2, shall be substituted with the following;

9.5.2 Commercial/Apartment/ Public Buildings

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.



64. In Chapter-9 (Miscellaneous), after Regulation 9.5.2(c), the following shall be inserted;

Note:

- 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.
- 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.

65. In Chapter-10 (Inspections and Certificates during Construction), after Regulation 10.4.1 (k), the following shall be inserted;

- (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.

66. In Chapter-10 (Inspections and Certificates during Construction), after Regulation 10.5.2, the following shall be inserted;

3. All debris, obstructions and erections in any street/ road must be removed within seven (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.

67. In Chapter-10 (Inspections and Certificates during Construction), Regulation 10.6 (d), shall be substituted with the following;

- 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.



68. In Chapter-10 (Inspections and Certificates during Construction), after Regulation 10.7, the following shall be inserted;

10.8 Maintenance of Building

- 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.

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

69. In Chapter-11 (Roles and Responsibilities), after Regulation 11.1.2, the following shall be inserted;

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

70. In Chapter-11 (Roles and Responsibilities), Regulation 11.4.6, the following shall be inserted;

6. Fire Fighting

- 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.

- 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

- 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.

71. In Chapter-11 (Roles and Responsibilities), after Regulation 11.6 (e), the following shall be inserted;

- 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.
- 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.

72. In Chapter-12 (Fees and Penalties), Regulation 12.1.1; Table 18, shall be substituted with the following;



Table 18. Schedule of Processing Fee for Residential buildings

	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/-

73. In Chapter-12 (Fees and Penalties), Regulation 12.1.1, after Table 18, the following shall be inserted;

Table 18A. Processing fee for Commercial, Apartment and Public Building

	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.

74. In Chapter-12 (Fees and Penalties), Regulation 12.1.1, Table 19, shall be substituted with the following;

Table 19. Schedule of Approval Fee for Residential, Public Building & Commercial

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
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.



75. In Chapter-12 (Fees and Penalties), Regulation 12.1.3; **Table 20**, shall be substituted with the following;

Table 20. Charges for Sub-Division of Plots

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/-

76. In Chapter-12 (Fees and Penalties), after Regulation 12.1.3; after **Table 20**, the following shall be inserted;

Table 20A. Charges for Amalgamation of Plots

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

77. In Chapter-12 (Fees and Penalties), Regulation 12.1.4, **Table 21** shall be substituted with the following;

Table 21. Land Use Conversion Charges

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

78. In Chapter-12 (Fees and Penalties), Regulation 12.1.5, **Table 22** shall be substituted with the following;

Table 22. Material Stacking Charges (Malba Fee)

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



79. In Chapter-12 (Fees and Penalties), Regulation 12.1.6, **Table 23** shall be substituted with the following;

Table 23. Charges for approval of completion building plan

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		
		(a) For subsequent years:
1.	Residential	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.	Sky Scraper	Rs. 1,000,000/year

80. In Chapter-12 (Fees and Penalties), Regulation 12.2.2, **Table 25**, shall be substituted with the following;

Table 25. Other Fines and Charges

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)



81. In Chapter-12 (Fees and Penalties), Regulation 12.2.3, Table 26 shall be substituted with the following;

Table 26. Fine for carrying out demolition of existing structure without prior approval.

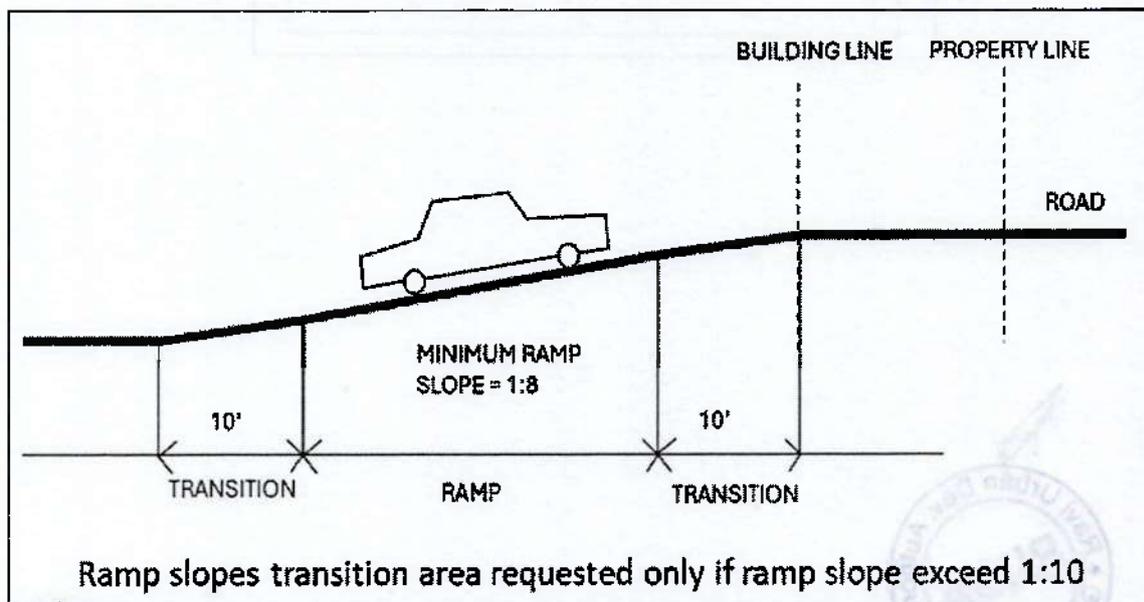
Description	Fines
Residential Houses	
1. 3 Marla but less than 10 Marla	Rs. 50,000/-
2. 10 Marla but less than 1 Kanal	Rs. 75,000/-
3. 1 Kanal but less than 2 Kanal	Rs. 125,000/-
4. 2 kanal and above	Rs.70,000/- per kanal
Commercial / Apartment and Public Buildings	
5. less than 5 Marla	Rs. 100,000/-
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

82. In Chapter-12 (Fees and Penalties), Regulation 12.2.4, Table 27 shall be substituted with the following;

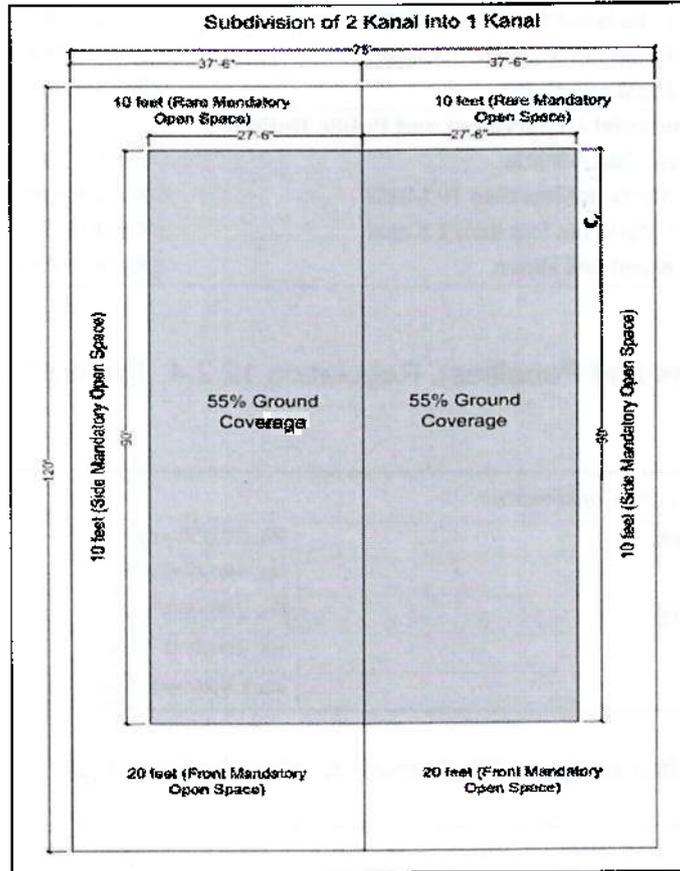
Table 27. Fine for Late Construction

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

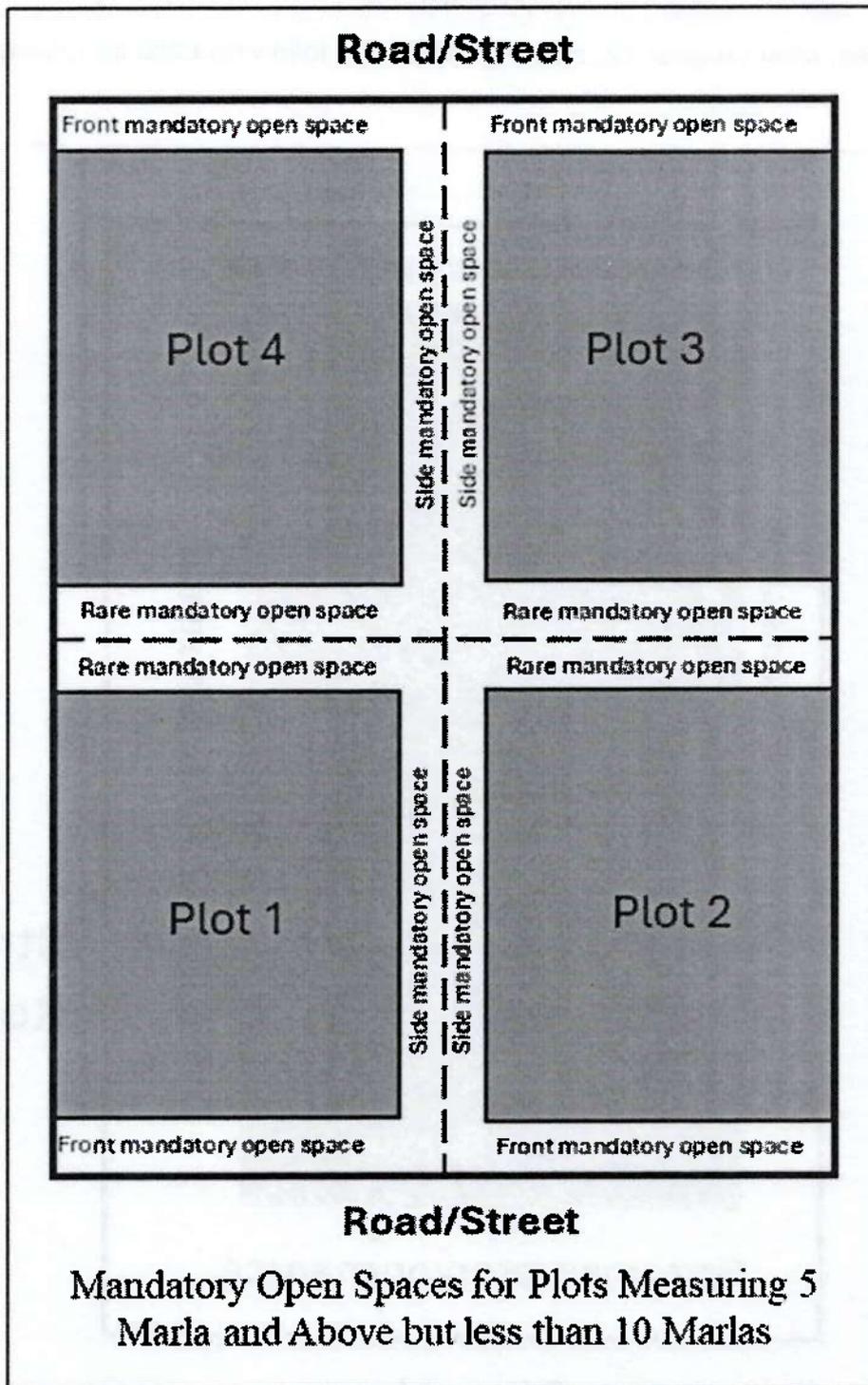
83. In Annexures, after chapter 12, Annex A, shall be substituted with the following;



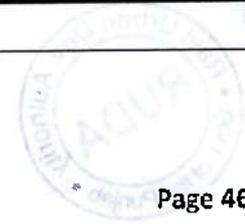
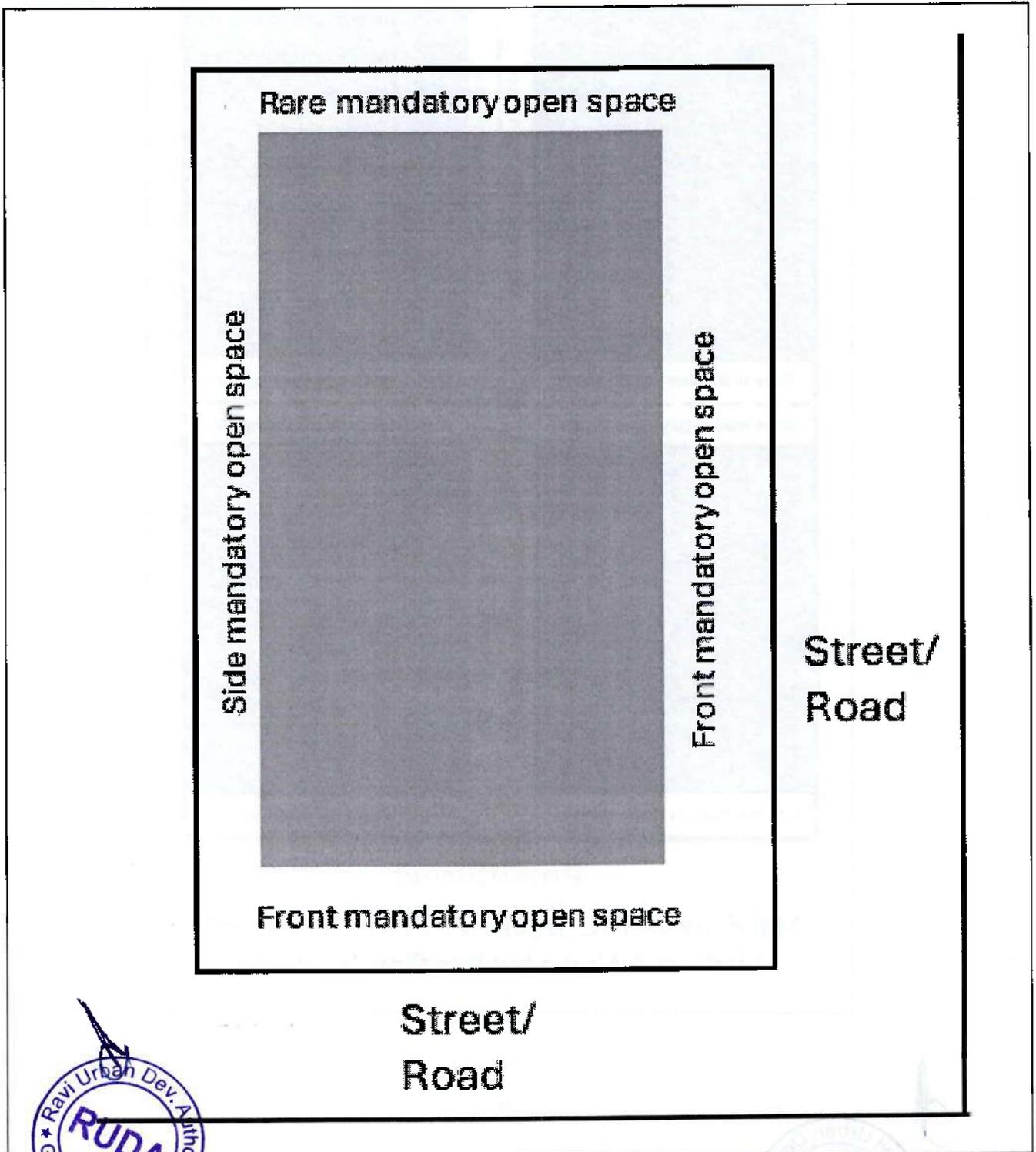
84. In Annexures, after chapter 12, after **Annex C**, the following shall be inserted as **Annex D**;



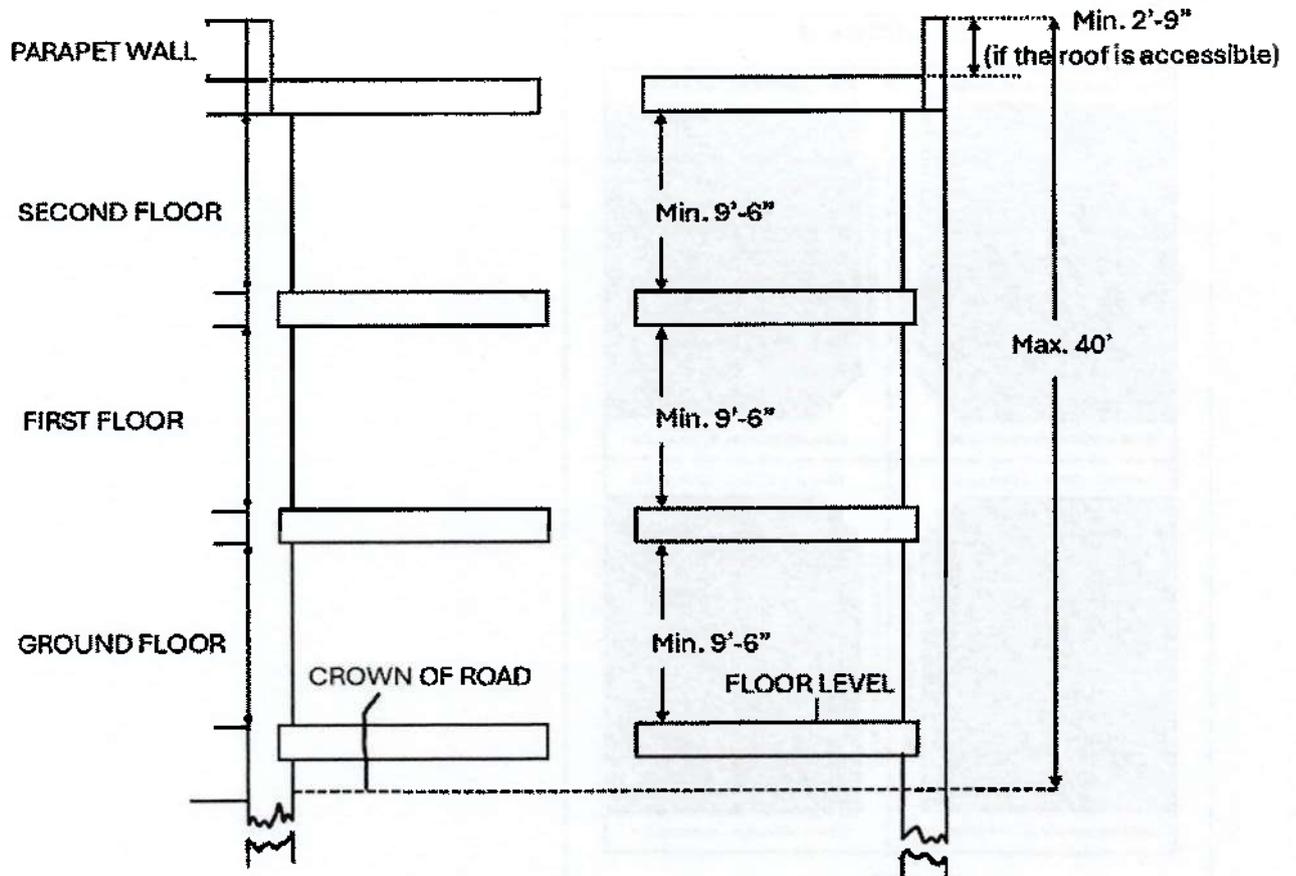
85. In Annexures, after chapter 12, after Annex D, the following shall be inserted as Annex E;



86. In Annexures, after chapter 12, after **Annex E**, the following shall be inserted as **Annex F**;



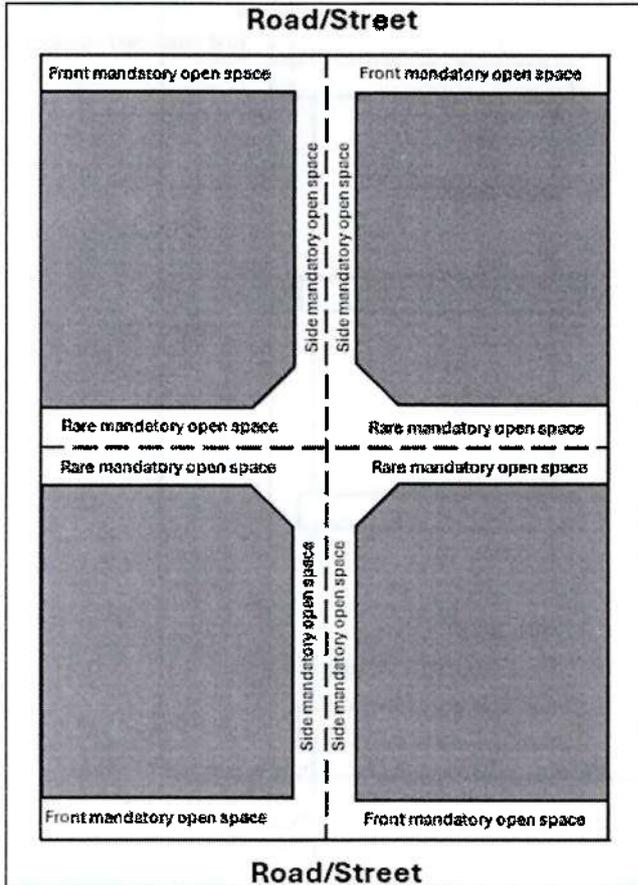
87. In Annexures, after chapter 12, after Annex F, the following Annex G shall be inserted;



Height of Residential Building



88. In Annexures, after chapter 12, after Annex G, the following Annex H shall be inserted;



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

Imran Amin



ED (Legal Affairs)
(Legal Department)

Ravi Urban Development Authority