

From

The Chief Administrator,
HUDA (Town Planning Wing),
Panchkula.

To

1. The Director, Town & Country Planning, Haryana, Chandigarh.
2. The Administrators, HUDA, Panchkula, Gurgaon, Hisar, Faridabad, Rohtak.
3. The Senior Town Planners, Gurgaon, Panchkula, Hisar.
4. All the Estate Officers, HUDA.
5. All the District Town Planners.

Memo No: CTP(H)/DTP(N)-17370-414

Dated: 28-09-2006

Subject:- Composition Rates for compoundable violations in Plotted residential development applicable to Town & Country Planning Department and HUDA.

The following composition rates for compoundable violations in plotted residential development applicable to Town & Country Planning Department and HUDA have been approved by the Govt. These rates shall come into force with immediate effect.

Sr.no	Description of violation	Composition rates
1.	BUILDING WITHOUT PLAN	
a.	Construction raised without getting plan sanctioned and the construction so made conform to the building bye laws/ zoning.	Compoundable @ Rs. 400/- per sq. mts.
b.	Constructed without building plans revalidated	Compoundable @ Rs. 100/- per sq. mts. on constructed area.
2.	Covered area:	
a.	Covered area beyond zoning line but within permissible limits	Compoundable upto maximum limit of 10% of the set back to be compounded @ Rs. 10,800/- per sq. mts.
b.	Excess covered area beyond permissible limit within zoned area.	Compoundable upto 10% of the total permissible FAR. Upto 5% @ Rs. 3300/- per sq. mts. and beyond 5% @ Rs. 6500/- per sq. mts.
c.	Excess covered area beyond zoning line.	Compoundable upto maximum limit of 10% of the set back to be compounded @ Rs. 10,800/- per sq. mts. (This will be over and above the composition fee of excess covered area).
3.	Height of the building	
a.	Increase in height upto (including parapet and mumty) beyond permissible limit where no frame control is applicable (i) Upto 50 cm. Above 50 cm. to 1.00 meter.	Compoundable Nil Rs. 2000/- per sqm. of covered area subject to the maximum of 12 sq. mts.

4.	Light and ventilation	
a	Non provision of exhaust fan/flue in the kitchen	Compoundable @ Rs. 200/- each
b	General light and ventilation including toilets	Variation upto 10% is compoundable @ Rs. 1100/- per sq. mts.
5.	Height and size of habitable and other rooms.	
a.	Variation in height and size of habitable rooms, kitchen and toilets.	Reduction in height upto 10cm. and reduction in area upto 5% of the minimum required is compoundable @ Rs. 500/- each.
6.	Height of boundary wall and type of gate	
a.	Change of design, height, size and location of the gate/wicket gate and boundary wall.	Compoundable @ Rs. 1000/- each per violation upto the maximum of 10% in size and height of gate/wicket gate and boundary wall.
7.	Damp Proof Course (DPC)	
a.	Construction without obtaining DPC certificate but according to approved building plan.	Compoundable @ Rs. 5/- per sq. mts. of the permissible ground coverage.
b.	Changing DPC after obtaining DPC certificate but confirming to building bye-laws/zoning.	Compoundable @ Rs. 10/- per sq. mts. of the permissible ground coverage.
8.	State case	
a.	Steps outside the zoned area on ground floor	Steps shall not be counted towards covered area and compoundable @ Rs. 1000/- per step subject to the maximum of five steps and maximum width of 1.20 mts. having maximum tread of 30 cm. each.
b.	Tread and riser not as per rules.	Variation upto 10% compoundable @ Rs. 100/- per step.
c.	Provision of winder steps at landings only.	Compoundable @ Rs. 200/- each.
d.	Width of stair case reduced from minimum width prescribed under the rules.	Reduction only upto 10 cm. is compoundable @ Rs. 500/- per stair case.
e.	Head room height reduction from the minimum prescribed under the rules.	Upto 10 cm. is compoundable @ Rs. 500/- each Head room.
9.	Cantilever projection	
a.	Sanctionable projection but no shown in the sanctioned building plan.	Compoundable @ Rs. 100/- per sq. mts.
b.	Non-sanctionable cantilever projection but within zoning line.	Compoundable @ Rs. 500/- per sq. mts.
c.	Non-sanctionable cantilever projection outside zoning line.	Violation upto maximum limit of 10% of the set back line is Compoundable @ Rs. 11,000/- per sq. mts.
d.	Cantilever Cup Board/bay window	To be counted in covered area violation.
e.	Projection on Govt. land	Compoundable to the limit of 30 cm. in width @ Rs. 1000/- per sqm at door/window level only.

10.	Ventilation Shaft	
a.	Area of shaft is less than the permissible	Variation upto 10 is compounded @ Rs. 9,000/- per sq. mts.
b.	Shaft covered at 2.40 meters height	Compoundable @ Rs. 1000/- each provided light and ventilation parameters are being met with.
11.	Miscellaneous	
a.	Unauthorised occupation	Compoundable @ Rs. 50/- per sq. mts. of the permissible ground coverage.
b.	Pipe shaft beyond zoning line	To be counted in covered area violation
c.	Non load bearing architectural pillars.	Compoundable @ Rs. 1000/- each provided it is less than 30 cm. in dia not touching roof or projection and maximum up to 4 pillars.
d.	Minor changes like shifting of internal wall, door, window, ventilator, loft over door and other changes in elevations	Compoundable @ Rs. 100/- each.
e.	Store converted into kitchen, provided it meets with the provisions of rules.	Compoundable @ Rs. 1500/-

NOTE:- All the violations not covered by the composition rates listed above are non compoundable except minor variation in Public Health Services such as construction of under ground water tank etc. which are to be ignored.

Sd/-
District Town Planner,
For Chief Administrator, HUDA, Panchkula