

From

The Director,
Town & Country Planning,
Haryana, Chandigarh.

To

All Senior Town Planners
All District Town Planners (Enf & Planning)

Memo No. 5487-5510
Dated: 16-03-2006

Sub: - Amendments in composition rate / norms for compounding of offences under the provision of Act No. 41 of 1963 and Rules 1965 framed thereunder.

Ref: - In continuation of this office memo no. 10684-10712 dated 8.8.2001 and memo no. 7993-8020 dated 30.5.02.

With reference to subject referred above, it is informed that the Government has approved amendments in the composition norms / rates for compounding the deviations in the building approved under the provisions of Act No. 41 of 1963 and the Rules 1965 framed thereunder. Copy of the amendments in composition norms / rates is enclosed herewith for your office record and necessary action. The occupation cases received before 3.3.2006 and violations are compoundable shall be examined as per policy dated 8.8.01. The occupation cases which have non compoundable violations and are submitted after 8.8.2001, will be examined as per the amended policy.

You are also requested to put up the copy of amended policy on the notice board for awareness of the general public.

This is for your information and necessary action.

Sd/-

District Town Planner (Hq)NS
For: Director, Town & Country Planning,
Haryana, Chandigarh

**COMPOSITION NORMS FOR RESIDENTIAL, COMMUNITY BUILDINGS,
INDUSTRIAL (PLOTTED / GROUP HOUSING COLONIES) FARM HOUSE,
INDUSTRIAL (CHANGE OF LAND USE CASES)**

Sr. No.	Description of violation	Proposed composition norms / rates by the department
1	Excess covered area beyond permissible limit with in zoning line	Excess covered area beyond permissible limits may be compounded up to a maximum of 10% of the total permissible FAR in plotted colony Upto 2% @ Rs. 3230/- per sq.mts. and 2% to 10% @ Rs. 6460/- per sq.mts. ----- In commercial complex excess covered area beyond permissible limits may be compounded up to a maximum of 5% of the total permissible FAR / ground coverage Upto 2% @ Rs. 16146/- per sq.mts. and beyond 2% to 5% @ Rs. 53820/- per sq.mts.
2	Extra covered area beyond zoning line (Zoning Violation)	May be considered up to a maximum limit of 10% of set back to be compounded @ Rs. 32292/- per sq.mts. for commercial and Rs. 10764/- per sq.mts. other than commercial (this will be over and above the fee of excess coverage). In case of high rise building subject to 6.00 meters wide clear motorable space around the building.
3	Cup Board / bay Window	May be considered subject to limitation as proposed at Sr. no. 2 @ Rs. 5000/- each. In case of high rise building subject to 6.00 meters wide clear motorable space around the building.
4	Elevation Change	May be considered Rs. 1000/- for plotted.
5	Pipe Shaft	May be considered subject to as proposed at Sr. No. 2 @ Rs. 200/- each. In case of high rise building subject to 6.00 meters wide clear motorable space around the building.
6	Non sanction able cantilever projection outside zoning line at roof level	Violation up to a Maximum limit of 10% of the setback @ Rs. 10764/- per sq.mts. In case of high rise building subject to 6.00 meters wide clear motorable space around the building may be considered.
7	Non Load bearing Architectural pillars	May be considered Rs. 1000/- each maximum up to 4 pillars subject to limitation at Sr. no. 2
8	Construction raised without getting plan sanctioned and the construction so made conform to the building bye laws/zoning	Rs. 323/- per sq.mts. for Residential (plotted) Rs. 1077/- per sq.mts. for Group housing and Rs. 216 /- per sq.mts, for Industrial and Institutional and other public building. Rs. 2153/- per sq.mts. for commercial may be considered.
9	Covered area beyond zoning line but within permissible limits	May be considered up to a maximum limit of 10% of set back to be compounded @ Rs. 32292/- per sq.mts. for commercial and Rs. 10764/- per sq.mts. other than commercial. In case of high rise building subject to 6.00 meters wide clear motorable space around the building.

Sd/-

DTP (Hq) NS

For: DTCP, Hr.

Department of Town and Country Planning,
Haryana, Chandigarh