

From

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

To

1. All Senior Town Planners
2. All District Town Planners

Memo No. 10684-10712

Dated: 8-8-2001

Subject: - Revision of composition rates for compounding of offences under the provisions of Act No. 41 of 1963 and the Rules, 1965 framed there under, with effect from 30-7-2001.

In supersession of all earlier decision taken in this regard, the Government has decided to revise the composition rates for compounding of offences under the provisions of Act No. 41 of 1965 framed there under, with effect from 30-7-2001. A copy of the revised rates is annexed herewith (seven pages) for your information, report and necessary action. These policies would be applicable on all cases received by the competent authority for the grant of occupation certificate on or after 30-7-2001.

In those cases where the application for grant of completion certificates has been submitted before 30-7-2001, the composition charges would be recoverable in accordance with the rates earlier in force.

Sd/-

Distt. Town Planner (HQ) DS
For Director, Town & Country Planning,
Haryana, Chandigarh

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

Sr. No	Description of violation	Proposed composition rate of deptt
1	BUILDING WITHOUT PLAN	
a	Construction raised without getting plan sanctioned and the construction so made conform to the building bye laws/zoning.	Rs.20 /- per sft for Residential (plotted) Rs.40/- per sft for Group housing and Rs 10/- per sft for Industrial.
b	Raising of sanction able construction after major changes in the approved design without getting the revised/superceded plan approved.	Rs. 10 /- per sft.
c	No construction raised with in the validity period and not getting the building plans revalidated	Revalidation Fee for a block of 2/5 years as per Rules.
d.	Under construction but not getting the building plans revalidated	Revalidation fee as per (c) above plus Rs 2 /- per sft per block year as above of the constructed portion.
<i>Note: Construction up to DPC or above shall be treated as covered area.</i>		
2	D.P.C	
(a)	For not taking D.P.C. Certificate and, construction as per approved plan	0-50 per sft of the ground coverage in individual plots and Rs.1.00 per sft of the ground coverage for Group Housing.
b	For changing DPC after taking DPC Certificate	
i	Revised DPC conforms to building bye laws/zoning	0-10 per sft of the ground coverage in individual plots and Rs.0.20 per sft of the ground coverage for Group Housing.
ii	Revised DPC not as per the provisions of approved zoning plan	Re.1.00 per sft, of the ground coverage however subject to the restriction laid down in item No-3(C) plus Rs-0.10 per sft for the balance sanction able portion.
3	EXCESS COVERED AREA	
(a)	Plan sanctioned but sanction able construction added during the course of construction.	Rs.10/- per sft. of the additional sanction able construction
(b)	Excess covered area beyond permissible limits but within zoning	To be compounded upto a maximum of 5% of permissible covered area. Upto 2% @ Rs 200/- per sft and beyond 2% @ Rs.400/- per sqft
(c)	Extra covered area beyond zoning line	Violation upto a maximum limit of 5% of set back line to be compounded @ Rs 800/-per sft (this will be over and above the fee of excess coverage).
(d)	Covered area beyond zoning line but within permissible limits	Subject to variation as proposed in 3(c) above. Rs.800/- per sft.
4	CANTILEVER/ PROJECTION	
(a)	Sanction able cantilever projection but not shown in the sanctioned building plan.	Rs.10/- per sft

DTP(HQ)
For, DTCP, Haryana.

Sr. No	Description of violation	Proposed composition rate of deptt
(b)	Non sanction able cantilever projection beyond 1.8 meter/1 meter within zoning line	Rs.40/- per sft
(c)	Non sanction able cantilever projection outside zoning line at roof level.	Violation up to a Maximum limit of 5% of the setback line @ Rs-Rs.400/- per sqft
(d)	Non sanction able cantilever projection at door level meant purely for protection from Sun and rain	Violation upto a maximum limit of 5% of the set back line @ Rs-200/- per sft.
(e)	Extra projected area upto 1.8 meter within building line but non sanction able	Violation up to 5% to be compounded @ Rs-200/- per sft.
(f)	Projection below door level	Not to be compounded.
5	PROJECTION ON GOVERNMENT LAND	
(a)	12" at door/window level	Rs 1000/- per layer.
(b)	At roof level	Not to be compounded
6	HEIGHT OF BUILDING	
(a)	Increase in height excluding parapet beyond permissible limits:	
(i)	Upto 6".	Nil.
(ii)	Above 6" to 1 ft	Rs.2000/
(iii)	Above 1'.0".	Not compoundable
<i>Note: The above deviation can only be compounded if the same lies with in the clearance given by NAAI.</i>		
7	HEIGHT OF BOUNDARY WALL AND TYPE OF GATE	
(a)	Change in size/design/position of gate within permissible zone	Rs-1000/- per each violation subject to variation up to 10% in size
(b)	Sanction able wicket gate provided but not shown in the approved building plan	Rs.200/-
(c)	Variation in the height of boundary wall	Variation up to 10% to be compounded @ Rs-1000/-
(d)	Un authorized construction of the Boundary Wall	Rs. 10/- per running feet
8	LIGHT AND VENTILATION	
(a)	Non provision of exhaust fan/ flue in the kitchen.	Rs.200/-
(b)	General light and ventilation including toilets.	Rs.100/- per sft for the variation up to 10%
9	CONVERSION FROM ONE UNIT TO ANOTHER UNIT AND OTHER MINOR CHANGES	
(a)	Store converted into kitchen. Provided it meets with the provisions of Rules.	Rs.1500/-
(b)	Cup Board/bay window provided within zoning line	Should be counted towards covered area subject to limitation prescribed in 3(b)
(c)	Bath/toilet/dress/kitchen/store clubbed or merge. Provided the revised sizes meet with light & ventilation norms	Rs-250/- each
(d)	Cup board/bay window provided out side the zoning line	Should be counted towards covered area subject to the limitation prescribed in 3(c).

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(e)	Other internal changes	Rs.5/- per sft.
(f)	Position change in the Door/Window.	Rs.100/- each
10	<u>STAIR CASE</u>	
(a)	Steps provided outside the zoning line for providing access to habitable area	May be compounded subject to the limit prescribed in 3(c) and to be taken as covered area.
(b)	Riser & tread not as per rules	Variation upto 10% is compoundable@ Rs-100/- per step
(c)	Provision of winder steps at landings Only	Rs-200/- each
(d)	Width of stair case reduced from minimum width prescribed under the rules	Reduction only upto 3" is compoundable @ Rs500/- per staircase.
(e)	WC provided under the stair case but does not satisfy minimum permissible standard	Variation upto 10% w.r.t. size and light & ventilation norms is compoundable @ Rs-100/- sft
(f)	Variation in Head Room.	Up to 3" is compoundable@ Rs.500/- per stair case per floor.
Note: In public Buildings and Group Housing no stair winders will be allowed		
11	MEZZANINE FLOOR	
(a)	Height of mezzanine floor reduced	Variation upto 5% is compoundable @ Rs.250/- sqft
12	WATER TANK AND STORM WATER DRAIN	
(a)	Underground water tank provided in the rear court yard	To be ignored.
(b)	Rain water pipe not provided.	Rs-2000/- each.
13	UNAUTHORISED OCCUPATION	
(a)	2 – 4 marla category	Rs-10/- per SFT
(b)	6 – 10 marla category	--do--.
(c)	10 marla and above	--do--
(d)	Group Housing	Rs.10/- per sft of the dwelling unit Area.
14	VENTILATING SHAFT	
(a)	Area of shaft is less than the permissible	Variation upto 10% may be compounded @ Rs 800/- per SFT
(b)	Shaft covered at 7'-0" Ht	To be ignored provided light and ventilation parameters are being met with
(c)	Shaft omitted	Not compoundable
15	HEIGHT AND SIZE OF HABITABLE AND OTHER ROOMS	
(a)	Variations in Height and size of habitable and other rooms	Variation in height upto 3" and 5% of the permissible areas may be compounded @ Rs-500/- each.
16	MISCELLANEOUS VIOLATIONS IN THE LICENCED COLONIES	
(a)	Construction of roads and parking areas etc by the coloniser without approval of the layout plan from the Director	@ Rs.10/- per sft of the mettled portion

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(b)	Unauthorized excavation.	@ Rs 5/- per cft of the excavated area.
(c)	Loft over Door	Rs 100/- per loft.
(d)	Change in elevation	Rs.10,000/- per block elevation only for Group Housing and other institutional buildings.
(e)	Basement	Any deviation in the uses and the area allocated for various uses in the sanctioned plan is non compoundable.
(f)	Corridor/Passage	The reduced width of Corridor shall not be permitted and it will be treated as non-compoundable offence.
(g)	Parking	Parking violations regarding reduction of number of cars are un-compoundable. However variation in width/slope of ramp leading to parking/basement up to maximum limit of 5% to be compounded at the rate of Rs. 10000/- per Ramp/Entry.

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**FOR COMMERCIAL SITES IN LICENCED COLONIES AND CLU
(Such Norms are not required/available for HUDA)**

Sr. No.	Description of violation	Proposed composition rates of the deptt
1	BUILDING WITHOUT PLAN	
a	Construction raised without getting any plan sanctioned and the construction so made conform to the building bye laws/zoning	Rs.100 /- per sft
b	Raising of sanction able construction after major changes in the approved design without getting the revised/superceded plan approved.	40 /- per SFT
c	No construction raised with in the validity period and not getting the building plans revalidated	Revalidation Fee for a block of 2/5 year as per Rules.
d.	Under construction but not getting the building plans revalidated	Revalidation fee as per (c) above plus Rs 5 /- per sft per block year as above of the constructed portion.
Note: Construction up to DPC or above shall be treated as covered area.		
2	D.P.C	
a	For not taking D.P.C. Certificate	
(i)	construction as per approved plan	Rs.1.00 per sft of the ground coverage.
(b)	For changing DPC after taking DPC Certificate	
(i)	Revised DPC conforms to building bye laws/zoning	Rs. 0.50. per SFT.
(ii)	Revised DPC not as per building bye laws/zoning	Rs.2.00 per sft, however subject to the restriction laid down in item No-3(c) plus Rs-0.10 per sft for the balance sanction able portion.
3	EXCESS COVERED AREA	
(a)	Plan sanctioned but sanction able construction added during the course of construction.	Rs.20/- per sft.
(b)	Excess covered area beyond permissible but within zoning	To be compounded up to a maximum of 5%. Up To 2% @ Rs 1000/-sft and between 2% to 5%of @ Rs. 4000/-sft
(c)	Extra covered area beyond zoning line	Violation upto a maximum limit of 5% of set back line to be compounded @ Rs 2000/-per sft (this will be over and above the fee of excess overage).
(d)	Covered area beyond zoning line but within permissible limits	Subject to variation as proposed in 3(c) above. Rs.2000/- per sft,
4	CANTILEVER/ PROJECTION	
(a)	Sanction able cantilever projection but not shown in the sanctioned building plan.	20/- per sft
(b)	Non sanction able cantilever projection beyond 1.8 meter/1 meter within zoning line	400/- per SFT
(c)	Non sanction able cantilever projection outside zoning line at roof level.	Violation upto a Maximum limit of 5% of the setback line @ Rs-600/-per sft

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Sr. No.	Description of violation	Proposed composition rates of the deptt
(d)	Non sanction able cantilever projection at door level meant purely for protection from Sun and rain.	Violation upto a maximum limit of 5% of the set back line @ Rs-600/- per sft.
(e)	Extra projected area upto 1.8 meter within building line but non sanction able	Violation upto 5% to be compounded @ Rs-600/- per sft
(f)	Projection below door level	Not to be compounded
5.	HEIGHT OF BUILDING	
(a)	Increase in height zoning excluding parapet beyond permissible limits:	
	Upto 6"	Nil.
	Above 6" to 1 ft	20000/-
	Above 1'.0"	Not compoundable
(c)	variation in height of Cantilevers	Up to 5% compound able @ Rs20/-sft
Note: The above deviation can only be compounded if the same lies with in the clearance given by NAAI.		
6.	HEIGHT OF BOUNDARY WALL AND TYPE OF GATE	
(a)	Change in size/design/position of gate within permissible zone.	Rs-5000/- per each violation
(b)	Sanction able wicket gate provided but not shown in the approved building plan	Rs-2000/-
(c)	Variation in the height of boundary wall	Variation upto 10% to be compounded@ Rs-5000/-
(d)	Un authorized construction of the Boundary Wall	Rs. 40/- running ft
7.	LIGHT AND VENTILATION	
(a)	Non provision of exhaust fan/ flue in the kitchen	Rs-2000/-
(b)	General light and ventilation including toilets.	Variation upto 10% to be compounded @ Rs-400/- per SFT
8.	CONVERSION FROM ONE UNIT TO ANOTHER UNIT AND OTHER MINOR CHANGES	
(a)	Store converted into kitchen. Provided it meets with the provisions of Rules.	Rs-5000/-
(b)	Cup Board/bay window provided within zoning line	Should be counted towards covered area subject to limitation prescribed in 3(b)
(c)	Bath/toilet/dress/kitchen/store clubbed or merge. Provided the revised sizes meet with light & ventilation norms.	Rs-1000/- each
(d)	Cup board/bay window provided out side the zoning line	Should be counted towards covered area subject to the limitation prescribed in 3(c).
(e)	Other minor internal changes	Rs.20/- per sft.
(f)	Position change in the Door/Window.	Rs.200/- each
9.	STAIR CASE	
(a)	Steps provided outside the zoning line for providing access to habitable area	May be compounded subject to the limit prescribed in 3(c) and to be taken as covered area

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Sr. No.	Description of violation	Proposed composition rates of the deptt
(b)	Riser & tread not as per rules	Variation upto 10% is compoundable@ Rs-400/- per step
(c)	Provision of winder steps at landings Only	Non Compound able
(d)	Width of stair case reduced from minimum width prescribed under the rules	Reduction only upto 3" is compoundable @ Rs10,000/-- per staircase
(e)	WC provided under the stair case but does not satisfy minimum permissible standard	Variation upto 10% w.r.t. size and light & ventilation norms is compoundable @ Rs-400/- sft
(f)	Variation in Head Room	Upto3" is compoundable@ Rs.5000/- per stair case per floor
Note: Reduction in the numbers of stairs/lifts/ramps as shown in the approved plan is a non compoundable violation.		
10.	MEZZANINE FLOOR	
(a)	Height of mezzanine floor reduced	Variation upto 5% is compoundable @ Rs.250/-
11.	WATER TANK AND STORM WATER DRAIN	
(a)	Underground water tank provided in the rear court yard	To be ignored provided it flushed with ground.
(b)	Rain water pipe not provided	Rs-2000/-
12.	UNAUTHORISED OCCUPATION	
		Rs.50/- sft of the occupied area.
13.	VENTILATING SHAFT	
(a)	Area of shaft is less than the permissible	Non Compoundable
(b)	Shaft covered at 7'-0" Ht	Non Compoundable
(c)	Shaft omitted	Non compoundable
14	HEIGHT AND SIZE OF SHOPS OFFICES AND OTHER HABITABLE USES	
		Non Compoundable
15.	MISCELLANEOUS VIOLATIONS IN THE LICENCED COLONIES	
(a)	Construction of roads and parking areas etc by the coloniser without approval of the layout plan from the Director	@ Rs.10/- per sft of the mettled portion.
(b)	Unauthorized excavation.	@ Rs 10/- per cft of the excavated area.
(c)	Change in the Elevation per block	Rs. 20,000/- LS
(d)	Basement	Any deviation in the uses and the area allocated for various uses in the sanctioned plan is non compoundable.
(e)	Corridor/Passage	The reduced width of Corridor shall not be permitted and it will be treated as non- compoundable offence.
(f)	Parking	Parking violations regarding the reduction of number of cars are un compoundable. However variation in width and slope of ramp leading to parking/basement up to maximum limit of 5% to be compounded at the rate of Rs. 10000/- per Ramp/Entry.
(g)	Loft over door	Rs. 200/- per loft.

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