

COMPOUNDING POLICY:

**COMMERCIAL SITES GOVERNED BY ARCHITECTURE
CONTROLS.**

From:-

Chief Administrator,
H.U.D.A Panchkula.
(Arch. Wing).

To

1. The Administrator,H. U.D.A.(HQ),Panchkula.
2. The Administrator,H.U.D.A.,Panchkula.
3. The Administrator,H.U.D.A.Faridabad.
4. The Administrator,H.U.D.A.Gurgaon.
5. The Administrator,H.U.D.A.Hisar.

Memo no-1326-1330

Dated 29.07.05.

Sub:- Formulation of Uniform compounding rates for the violations done by the allottees during construction on the commercial sites governed by standard Architectural Controls.

Ref:- Agenda item no. A-95 (18) of the meeting of Haryana Urban Development Authority held on 21.06.2005.

Please find enclosed a copy of the new policy for the compounding of violations done by the allottees during construction on the commercial sites governed by standard architectural controls. The above policy was approved by the Authority in its meeting held on 21.06.05 as agenda item no A-95 (18). The policy will be applicable with immediate effect.

It has also been decided that non compoundable violations shall not be compounded. The compounding rates for violations shall be charged as per the classification of the areas enclosed at annexure-II.

DA/- 1. Compounding policy approved by
Authority : Annexure-I
2. Classification of areas: Annexure-II.

-sd-

Senior Architect,
For Chief Administrator,
H.U.D.A., Panchkula

Endst. No. 1331-36

dated 29.07.05

A copy of the above is forwarded to the Chief Administrator, ,(Urban Branch) Joint Director (legal), Engineer-In-Chief, H.U.D.A., CCF, H.U.D.A., Chief Town Planner, H.U.D.A. and Secretary, H.U.D.A Panchkula for information.

DA/- As above.

-sd-

Senior Architect,
For Chief Administrator,
H.U.D.A., Panchkula.
Contd....

Endst. No. 1337-53

Dated/ 29.07.05.

Copy of the above is forwarded to all the E.O.'s HUDA for kind information please.

DA/- As above.

-sd-
Senior Architect,
For Chief Administrator,
H.U.D.A., Panchkula.

COMPOUNDING POLICY OF COMMERCIAL BUILDINGS GOVERNED BY ARCHITECTURAL CONTROLS.

Sr. no.	Description of violation	Compounding rates in Rs. Approved by the Authority.	Remarks.
1.	Shaft omitted at G.F, F.F, S.F in S.C.O./S.C.F.	<u>Potential Zone</u> <u>Hyper High Medium Low</u> 60000/- 50000/- 30000/- 20000/-	<p>a) Where the shafts are an independent provision for individual SCO/SCF omission of shaft is not compoundable.</p> <p>b) However, compounding has been proposed only for cases where common shafts have been shown in the Arch. controls and where the party constructing first omits the shaft from the position as shown in the Arch. Control. In such cases compounding/ penalty will be levied on the first party at the rates mentioned. The adjoining second party has been allowed the facility of providing the reduced shaft along with toilet of size/area falling within his SCO/ SCF at the place stipulated in the Arch. control. For the reduced size no penalty is to be paid by the second adjoining party who has actually been forced to construct the reduced shaft due to omission of the shaft by the first party adjoining to him.</p>

Sr.No.	Description of violation.	Compounding rates in Rupees Approved by the Authority.				Remarks.
2.	Void/small pipe duct omitted	500/-				Pipe in common wall is not compoundable.
3.	Stair is provided from front side at second floor in SCF/SCO in those controls where terrace has been provided at second floor.	1000/-				Neither stair should be visible nor it should disturb the front elevation.
4.	Extra stair is provided in SCO/SCF	250/-				As long as structure is sanctionable.
5.	Minor change in front and rear elevation(each)	1000/-				Change in overall width and height of commercial sites is not compoundable. However , minor variation within the facade opening/ members within one inch may be considered as minor change and be compounded at proposed rate. However, overall effect of elevation should remain same.
6.	Flat is not constructed as per sanctioned plan.	Potential zone.				
		<u>(Hyper High Medium Low.)</u>				Change of Nomenclature is not allowed.
		2880/-	2400/-	1440/-	960/-	Compounding be allowed provided the essential items of a flat like bath, W.C. and kitchen are maintained as shown or constructed as per provisions of bye laws. Coverage of cut out is not compoundable.
		(per Sq. mtr.)				Contd...P..3..

Sr.No.	Description of violation.	Compounding rates in Rupees Approved by the Authority.	Remarks.
7.	DPC certificate not taken.	<u>Potential zone.</u>	
		(Hyper High Medium Low.)	
i)	Booth/Kiosk.	Booth : 6000/- 5000/- 3000/- 2000/- Kiosk: 3600/- 3000/- 2000/- 1000/-	50% of the rate shall be charged if constructed as per plan.
ii)	Service booth/double Storey shop.	<u>Potential zone.</u>	50% of the rate shall be charged if constructed as per plan.
		(Hyper High Medium Low.)	
		12000/- 10000/- 6000/- 4000/-	
iii)	SCO/SCF/Showroom/ Institutional/G.H.S.	<u>Potential zone.</u>	50% of the rate shall be charged if constructed as per plan.
		(Hyper High Medium Low.)	
		24000/- 20000/- 12000/- 8000/-	
8.	Unauthorized Occupation	<u>Potential zone.</u>	
		(Hyper High Medium Low.)	
i)	Booth/Kiosk/S.I.S./D.S.S.	Booth: 12000/-10000/- 6000/- 4000/- Kiosk: 6000/- 5000/- 3000/- 2000/- S.I.S./D.S.S. 18000/-15000/- 9000/- 6000/-	Completion certificate in any case has to be obtained as per procedure.

Sr.No.	Description of violation.	Compounding rates in Rupees Approved by the Authority.	Remarks.
	ii) SCO/SCF	<u>Potential zone.</u> (Hyper High Medium Low.) 30000/- 25000/- 15000/- 10000/-	Completion certificate in any case has to be obtained as per procedure.
	iii) Show rooms/GHS/ Institutional.	<u>Potential zone.</u> (Hyper High Medium Low.) 36000/- 30000/- 18000/- 12000/-	Completion certificate in any case has to be obtained as per procedure.
9.	TOILETS. Toilets shifted in rear side (along rear wall) in SCF/SCO within permissible covered area.	-NIL-	Provided light/ventilation is maintained as per bye-laws.
10.	TOILETS. Minor violations.		
	i) Roof is not laid at lower level at first floor because toilets are shifted at rear side. (Relates to sunken floors of toilets)	Ignored.	Provided light/ventilation is maintained as per bye-laws.
	ii) Roof is laid over open to sky (shaft) above 3' height and light is given from sides.	Ignored.	Provided light/ventilation is maintained as per bye-laws.
	iii) Any other minor violations related to toilets.	Ignored.	Provided light/ventilation is maintained as per bye laws.

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Sr.No.	Description of violation.	Compounding rates in Rupees Approved by the Authority.	Remarks.
11.	BASEMENTS. In single storey booths/kiosks and service booths (excluding public corridor).	<p><u>Potential Zone.</u></p> <p>(Hyper High Medium Low.)</p> <p>600/- 500/- 375/- 250/- (per Sq. ft.)</p>	<p>a) Site auctioned without basement but if allottee has constructed the basement illegally.</p> <p>b) Rest of the conditions shall be as per policy already conveyed to all Admini- strators and E.O's vide CA HUDA letter . no. 4508-72 dt. 24.10.2003.</p>
		<p><u>Potential zone.</u></p> <p>(Hyper High Medium Low.)</p> <p>300/- 250/- 190/- 125/- (per Sq. ft.)</p>	<p>Site auctioned without basement but if allottee constructs the basement after getting the building plans sanctioned. In this case, the compounding fee will be charged by the respective Estate Officers before sanctioning the building plan to the allottee. Rest of the conditions shall be as per policy already conveyed to all Administrators and E.O.'s vide CA HUDA letter no. 4508-72 dt. 24.10.03.</p>

Sr.No.	Description of violation.	Compounding rates in Rupees Approved by the Authority.	Remarks.
11.	STAIR CASE.		
	i) Minor violations related to treads and risers (upto 5% variation in dimensions)	500/- (per tread/riser)	-NIL-
	ii) Width of stair case reduced (upto 5%)	1000/- (per cm.)	-NIL-

CLASSIFICATION OF AREAS.

ANNEXURE-II

Agenda Item No. A-95 (18).

I Areas in hyper potential zone.

- a) Controlled areas declared under section-4 (I) (a) around municipal town Gurgaon.

II Areas in high potential zone.

- a) All the controlled areas in Gurgaon districts notified under provision of section-4 (I) (b) including controlled areas declared around Sohna Town.
- b) Controlled areas around Faridabad –Ballabhgarh complex.
- c) Controlled areas of Sonapat-Kundli multifunctional urban complex, Panipat.
- d) Periphery controlled area of Panchkula.

III Areas in medium potential zone.

- a) Controlled areas of Karnal, Kurukshetra, Ambala City, Ambala Cantt, Yamuna Nagar-Jagadhari, Bahadurgarh, Hisar, Rohtak, Rewari-Bawal-Dharuhera complex, Gannaur, Oil Refinery Panipat (Beholi).
- b) Controlled area declared under section-4 (I) (b) in Faridabad district and also including around towns like Palwal and Hodel.

IV Areas in low potential zone.

- a) **All the other controlled areas declared in the State.**