GREATER MOHALI AREA DEVELOPMENT AUTHORITY AJITGARH

ORDER

Whereas Punjab Urban Planning & Development Authority (Building) Rules, 1996 (hereinafter called the Rules) were framed under the Punjab Regional and Town Planning and Development Act, 1995 primarily to regulate and promote construction of buildings on plots/ sites allotted under the said Act. In order to have a uniform policy for compounding certain violations, a Policy was framed by PUDA vides order No. PUDA / Policy-2003 / 7486-7505 dated 06.11.2003 for compounding certain violations in 2003, which was amended, vide Order No. PUDA-TPW-05/2239-2266 dated 02.05.2005 and by GMADA vide Order No. GMADA-ARCH-2010/11408 dated 07.09.2010. Consequent to the creation of this Authority in 2006, policies of PUDA were adopted by GMADA for implementation within the area under GMADA jurisdiction.

Whereas, it has now been observed that the enhancement in the rates for compounding such violations were not commensurate with the inflationary trends, as well as it was felt that the date of enhancement should be made annual and linked to the financial year.

After careful consideration of the matter and recommendations made by the committee in the larger public interest, I, A.K.Sinha, Chief Administrator, Greater Mohali Area Development Authority, in exercise of powers conferred under proviso to Section 157 of the Punjab Regional and Town Planning Act, 1995, hereby prescribe the increase in rates of compensation for compounding of the violations of PUDA (Building) Rules, 1996 as provided in the Schedule attached to this order, instead of demolition or alteration of such buildings , to be effective immediately. However, in the case of non-compoundable violations, the buildings shall have to be altered as per Rules.

The rates prescribed shall be increased by 10% over and above the rates prescribed above on 1st April of every financial year with first increase effective from 1st April 2013.

However, it is made clear that no violation of building bye-laws shall be tolerated and any construction raised in such violation in future shall be demolished at the risk and cost of the violator.

This order is in continuation of the earlier issued vide Endorsement no PUDA /Policy/ 2003 /7486-7505 dated 6-11-2003 and other subsequent orders issued as above.

DATED: **A.K.Sinha, IAS**
Ajitgarh Chief Administrator

Endst. No. GMADA-Sr.Arch./2012/272-275 Dated: 7.9.12

A copy of the above orders along with the Schedule is forwarded to the following for information and further necessary action:

1. Chief Town Planner, Punjab, Chandigarh.
2. Chief Engineer,GMADA,SAS Nagar.
3. District Town Planner, SAS Nagar,
4. Divisional Town Planner, GMADA, SAS Nagar.
5. Estate Officer (Plots / Housing), GMADA, SAS Nagar.

Senior Architect,
For: Chief Administrator,

Endst No. GMADA-Sr.Arch./ 2012 / 276-281 Dated 7.9.12

A copy of the above is forwarded to Chief Administrators, PUDA / JDA / PDA / ADA / GLADA / BDA for information and revision of rates within their respective areas / jurisdiction.

Senior Architect,
For: Chief Administrator.

C.C.

1.PS/C.A. for kind information to Chief Administrator, GMADA,Ajitgarh.

2.PA/ACA,GMADA for kind information to ACA, GMADA, Ajitgarh.

SCHEDULE REGARDING COMPOSITION FEE/ CHARGES FOR COMPOUNDING VIOLATIONS OF PUDA (BUILDING) RULES, 1996.

S.No		Nature of Violation	Rates of composition fee/charges effective from the date of issue of orders
1		**Building Plan**	
	A	Construction raised without getting the building plans approved from the competent authority but construction conforming to building byelaws	
	(a)	Residential Building	@ rate of 30(Thirty) Per sq feet of covered area including area under basement *
	(b)	Commercial Building	@ rate of 50(Fifty) Per sq feet of covered area including area under basement *
	(c)	Institutional Building	@ rate of 50(Fifty) Per sq feet of covered area including area under basement *
	(d)	Industrial Building	@ rate of 50(Fifty) Per sq feet of covered area including area under basement * *Also includes charges otherwise levied for the sanction of building plans
	B	Raising of construction after making major changes in approved plan without getting the revised / superseded plan sanctioned	
	(a)	Residential Building	@ rate of 20(Twenty) Per sq feet of covered area including area under basement **
	(b)	Commercial Building	@ rate of 30(thirty) Per sq feet of covered area including area under basement **
	(c)	Institutional Building	@ rate of 30(Thirty) Per sq feet of covered area including area under basement **
	(d)	Industrial Building	@ rate of 30(Thirty) Per sq feet of covered area including area under basement ** **Also includes charges otherwise levied for the sanction of building plans
	C	Variation in Internal Planning with minor changes	Rs.3000/- per floor.
2		Damp Proof Course (DPC)	
	A	For not obtaining DPC certificate, but DPC as per sanctioned plan	
	(a)	Residential Plot	@ rate of 10(Ten) Per sq feet of covered area including area under basement
	(b)	Booths	@ Rs 15000 (Lumpsum)

	(c)	SSS / SCF / SCO	@ Rs 20000 (Lumpsum)
	(d)	Institutional Sites	@ Rs 20000 (Lumpsum)
	(e)	Industrial Sites upto 500 sq yds	@ Rs 15000 (Lumpsum)
	(f)	Industrial Sites above 500 sq yds	@ Rs 20000 (Lumpsum)
	(g)	Group Housing or Rental Housing	@ Rs 20000 (Lumpsum)
		However, if within 10 days of making application on the prescribed proforma, if approval is not received, then the approval will be deemed to be granted with no penalty imposed	
	B	In case of plots where DPC is not as per the approved building plans but is as per the Bye-laws and sanctionable	Two times the rates, as defined at 2(a) above.
	C	Changing DPC after getting DPC certificate but conforming to Building Bye-laws	Two times the rates, as prescribed at 2(a) above
3		**Roof Level Certificate**	Charges to be levied as per para 2 above
4		**Excess Covered Area**	
	A	Excess Covered Area including area beyond steps / ramps beyond permissible limits but within zoning lines	
	(a)	Residential Plots upto 5%	@ Rs 400 Per sq feet Area upto 2%
			@ Rs 800 Per sq feet Area above 2%.
			No compounding of area above 5%+
	b)	Commercial Plots upto 10% at Ground Floor & higher levels	@ Rs 800 Per sq feet Area upto 5% and @ Rs. 800 per sq. feet for area above 5%. No compounding of area above 10%.
			@ Rs 1600 Per sq feet Area above 5%
			No compounding of area above 10% as in the case of residential Building
	(c)	Institutional & Industrial Building upto 5%	@ 2 times of Rates prescribed at 4(A) above.
	B	Excess Covered Area beyond zoning line upto 5%	@ 3 times of Rates prescribed at 4(A) above
	C	Excess Covered Area beyond zoning line but within permissible limits	@2 times of Rates prescribed at 4(A) above.
5		**Cantilever Projection**	
	A	Additional Cantilevered projection beyond sanction able limits but within the prescribed depth. However, no violation in depth of projection to be compounded	@ Rs 20 per Sq feet

	B	Side projection in corner plot upto 1'-6" above 6'-9" height on public hand. However, projection of depth larger than 1'-6" and below 6'-9" and at roof level not to be compounded	@ Rs 200 per Sq feet
	C	Cantilevered projection not shown on the building plan but sanction able	@ Rs 20 per Sq feet
6		**Height of the Building**	
	(a)	In case of building covered under frame control	No Height Variation allowed
	(b)	In case of building not covered under frame control	Compoundable as per the following:
	I	upto 6"	@ Rs 3000 (Lumpsum)
	Ii	Above 6" upto 1 feet	@ Rs 5000 (Lumpsum)
	Iii	No compounding allowed beyond height of 1 feet	No Compounding allowed
7		**Height of Boundary Wall, Location & Type of Gate**	
	(a)	Width of Gate	No Compounding fee is to be charged on gate width upto 12 feet. In addition a wicked gate of 3'-0" is allowed in front of boundary wall. violation on side gate and gate on rear side not be compounded
	(b)	Variation in height of front boundary wall upto 10%	@ Rs 1200 However Metallic Grill/ perforated Zafri upto maximum of 3 feet height above the permissible height of boundary wall shall be allowed with no compounding fee levied.
	(c)	Variation in height of front boundary wall beyond 10%	No Compounding allowed
	(d)	Change in position of Gate in Marla houses	@ Rs 3000 (Lumpsum)
8		**Light & Ventilation**	
	(a)	Variation in General light & ventilation	Reduction upto 10% to be compounded @ 3000 per sq feet beyond 10% no compounding allowed
	(b)	Non-provision of exhaust fan / flue in kitchen	@ Rs 3000
	(c)	Variation in size / shape of windows	
9		**Stair Case**	Allowed subject to the condition that no violation of Air, Light and Ventilation norms.
	(a)	Riser & treads	Variation up to 5% to be compounded @ RS.300 per step. No compounding, if variation is more than 5%.
	(b)	Provision of winder (step) at landing only	@Rs 600 for each winder(step).

	(c)	Reduction in width of stair case	Reduction up to maximum 3" allowed with compounding charges of Rs. 3000/- per staircase to be levied subject to provisions of fire safety.
	(d)	WC provided under stair case	Allowed in case the height of W.C is 7'-6'from plinth level. In case of height between 6'-0'and 7'-6"then compounding fee @ Rs. 6000 be charged. However, no compounding allowed in case the height of W.C is less than 6'-0' from plinth level.
10		**Ventilating Shaft**	
	(a)	Area of shaft	Maximum reduction in area up to 10% may be compounded @ Rs.3000 /- per sq.ft
	(b)	Shaft covered at 7'-O'height	Allowed in case air, light& and ventilation is as per rules.
	(c)	Omission of shaft	Not to be compounded.
11		Height and size of habitable and other rooms without changing the location of the rooms	Variation in height up to 3" and 5% of permissible area may be compounded @ RS:2000/- for each variation.
12		Temporary store in rear courtyard.	The store/room with toilet in the rear courtyard of Marla and one Kanal houses having area of 150.00 Sq.ft or forty percent of rear courtyard (whichever is less) is allowed having RCC/RBC roof at nine feet height subject to the condition that light and ventilation of adjoining room is not affected. The construction will be done with the back boundary wall in such a block system that four adjoining plots owners will do such construction in the same corner.
13		**Unauthorized Sewer Connection**	
	A	Residential Buildings	
	(i)	Upto 6 marla	Rs.8000/-
	(ii)	Above 6 and Upto 10 marlas	Rs.16000/-
	(iii)	Above 10 marlas and upto 1 kanal	Rs.24,000/-
	(iv)	Above 1 kanal	Rs.32,000/-
	B	Commercial Building	

	(i)	Single Story shops	Rs.24,000/-
	(ii)	SCO/SCF of one bay	Rs.40,000/-
	(iii)	SCO/SCF of two bay	RS.56,500/-
	(iv)	Hotel and Lodging-cum Restaurant.	Rs. 80,500/-
	(v)	Semi Industrial Shops	RS,24,000/-
	C	Industrial Building	
	(i)	Upto one kanal plot	Rs.24,000/-
	(ii)	Above one kanal upto 4 kanal plot	Rs,50,000/-
	(iii)	for each additional 4 kanal or part thereof	Rs.16,000/-
	D	Group Housing Building	Rs. 8/-per.sqft.
	E	**Institutional Building**	**Rs. 16,000/-per half acre.** In case the unauthorized sewerage connection is found to be faulty and not conforming to the technical requirements then such connections shall be rectified and cost of such rectification shall be recovered from the plot owner in addition to the compounding charges.
14		**Basement**	
	(a)	Basement constructed under the built up area of commercial building where not provided/ permitted in the Architectural Control Design	@ Rs.1500/- per sq. ft. for maximum of the area permitted as ground coverage excluding the area under the Public corridor subject to the condition specified in this regard. However basement under public corridor not to be compounded
	(b)	Basement constructed without getting the building plan sanctioned but otherwise not permissible/ sanction able	@Rs 40/- per sq feet of the area under basement.
15		Change in Land Use	Not to be compounded.
16		Construction of toilets in commercial sites where no toilet is	Permitted. No compounding fee to be charged.

		allowed				
17		Construction of Toilet, cycle/scooter stand in rear courtyard in the commercial sites	Not compoundable.			
18		Store converted into kitchen provided it conform to the norms of air, light and ventilation	Rs:4000/-			
19		cupboards/ bay windows provided outside the zoning line	To be counted towards covered area and compounded @ and limitation prescribed in para 4 above			
20.		**Construction charges (Water supply connection during construction charges).**				
		Plot Size	Basement	GF	FF	SF
	I	4 marla	1900.00	1900/-	1900/-	1000/-
	ii.	5 marla	2400/-	2400/-	2400/-	1300/-
	Iii	6 marla	2850/-	2850/-	2850/-	1550/-
	iv.	8 marla	3800/-	3800/-	3800/-	2100/-
	v.	10 marla	4750/-	4750	4750/-	2550/-
	Vi	12 marla	5450/-	5450/-	5450/-	1350/-
	Vii	14 marla	6150	6150	6150	1500/-
	Viii	16 marla	6950/-	6950/-	6950/-	750/-
	ix.	1 kanal	8400/-	8400/-	8400/-	1450/-
	x.	2 kanal	12000/-	12000/-	12000/-	3000/-
	xi.	Booth	600/-	600/-	-	-
	xii.	SCF	3000/-	3000/-	2000/-(per storey)	2000/-
	xiii.	SCO	5000/-	5000/-	5000/-(per storey)	5000/-
21.		**Road cut rates**				
		Road category	Water supply		Sewerage	
	I	Upto 40 feet wide road	Rs.4500/-		Rs.9000/-	
	ii.	60 feet wide road	Rs.9500/-		Rs.19000/-	
	iii.	80 feet wide road	Rs.12500/-		Rs.25000/-	
22.		**Miscellaneous**				
	i	Security fee for water connection	Rs.1500/-			
	ii.	Service connection charges	Rs.1500/-			
	iii	Illegal water connection	Rs.5000/-			

Note:-

I. **In case of independent built up houses having single ownership, the compounding of violations shall be allowed on the conditions and rates as specified above in the case of residential plots.**

II. **In case of flatted development/apartments, having multiple units and ownerships, compounding of violations will be as specified under a separate policy framework.**

III. **In case of commercial sites, compounding of excess construction/ coverage in the courtyard will be decided for each block of such sites, keeping in view the Architectural Control Design of each category and location of such sites on case to case basis.**

IV. **The rates prescribed shall be increased by 10% over and above the rates prescribed above in a cycle of every 1 year with first increase effective from 1.4.2013.**

V. **Minor changes as mentioned at Sr. NO.1 (C) shall include:**

i. **Change of position of doors, windows and ventilators.**
ii. **Size/shape of doors, windows and ventilators.**
iii. **Combining of bath & w.c. if provided separately in the building plan.**
iv. **Making separate bath & w.c. out of combined toilet provided in the building plan.**
v. **Non construction of party-walls between rooms subject to structural safety.**
vi. **Change in thickness of walls, size of columns subject to structural safety.**

All changes other than mentioned above shall be treated as major changes .

Chief Administrator,
GMADA,Ajitgarh.