GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING-2 BRANCH)
Notification

The May 6th, 2015

No.12/2/15-5Hg2/ 869 As an endeavor to regulate the development outside Municipal limits of Towns/ Cities, Lal Lakir of village abadi, Cantonment Boards, urban estates/focal points, the Govt. of Punjab has extended the Punjab Urban Development Authority (Building) Rules to the entire State of Punjab. But it has been observed that some constructions have come up outside the limits of municipalities, lal- lakir of villages, cantonment boards, urban estates/focal points, in the state of Punjab as standalone projects without any approval of the competent Authority which needs to be regulated so as to bring these constructions into the planning framework and to ensure proper accessibility, parking, setbacks and other utilities required for the convenience and safety/ security of the public.

Therefore, in order to regulate these constructions, the Governor of Punjab is pleased to approve the following policy for the compounding of these constructions subject to parameter as laid down in this policy. This policy shall supersede the previous policy of the Govt. issued vide memo No.12/11/08/5Hg2/5803 dated 29.08.2008.

1 **Composition fee for the buildings which have been constructed without getting building plans approved from the competent authority but has obtained conversion of Land use from the Competent Authority :-**

i. Where Construction is in conformity to building rules
ii. Where Construction is not in conformity to building rules

(a). Composition fee where Construction is in conformity to building rules

In these cases the composition fee shall be as mentioned below:-

Sr. No.	Type of Building	Compounding Fee
(a)	Residential Building Plotted Group housing	@ Rs.10/- (Rupees ten) per sq.ft. of covered area. @ Rs.20/- (Rupees twenty) per sq.ft. of covered area.
(b)	Commercial Building	@ Rs.30/- (Rupees thirty) per sq.ft. of covered area.
(c)	Institutional / Public Building	@ Rs.20/- (Rupees twenty) per sq.ft. of covered area.
(d)	Hotel, Dhaba, Restaurant, Hospital	@ Rs. 20/- (Rupees twenty) of per sq. ft. of covered area.
(e)	Industrial Building and other buildings	@ Rs.10/- (Rupees ten) per sq.ft. of covered area.

(b). Composition fee where Construction is not in conformity to building rules

In these cases the composition fee shall be as mentioned below:-

Extent of Construction	**Composition fee**
i)Construction within permissible limits	Composition fee shall levied as per para -1(a)
ii)Construction above permissible limits: **List of major changes/ violations to be compounded and applicable fee**	
Nature of Violation	**Compounding Fee**
EXCESS GROUND COVERAGE & COVERED AREA	
(i) Excess covered Area including area under steps/ ramps within required zoned area / set backs	
a) In Residential plots upto 5% of the permissible covered area/ ground coverage.	a) @ Rs. 15/- per sq. ft. for area upto 5%. No compounding of area above 5%.
b) In case of the residential plotted buildings a room of maximum 5% of the permissible area on the ground floor or 150sqft whichever is less shall be compoundable in the back courtyard.	b) Rs. 30 / per sqft
c) In case of Group Housing upto 5% of the permissible covered area/ ground coverage.	c) (i) F.A.R = Rs 500/- per Sq.Ft. (ii) Ground Coverage = Rs 100/- per Sq.Ft.
d) In case of Institutional/ Public Buildings upto 5% of the permissible covered area/ ground coverage.	d) @ Rs. 40/- per sq. ft. for area upto 5%. No compounding of area above 5%.
e) In commercial plots / Buildings upto 3% of the permissible covered area/ ground coverage.	e) @ Rs. 60/- per sq. ft. for area upto 3%, in addition to applicable EDC and other charges. No compounding of area above 3%.
f) Industrial Buildings and other buildings upto 5% of the permissible covered area / ground coverage.	f) @ Rs. 20/- per sq. ft. for area upto 5%, in addition to other applicable charges. No compounding of area above 5%.
(ii) Ground coverage and covered area outside required setbacks.	Not Compoundable
CANTILEVER/ PROJECTION (Residential plotted)	
a) Additional Cantilevered Projection beyond sanctionable limits but within the prescribed depth.	a) @ Rs.100/- per sq. ft.
b) Side projection for protecting joinery in Corner plots upto 1'-6" above 6'-9" high on public land. However projection of depth larger than 1'-6" and below 6'-9" and at roof level not to be compounded.	b) @ Rs.100/- per sq. ft.

c) Cantilevered projection not shown on the building plan but sanctionable.	c) @ Rs.20/- per sq. ft.
BASEMENT	
(a) Basement constructed without getting the building plan sanctioned but otherwise permissible/ sanctionable.	(a) Residential buildings @ Rs.10/- per sq. ft. of the area under basement as permissible in building rules. (b) Commercial buildings @ Rs.30/- per sq. ft. of the area under basement as permissible in building rules. (c) Institution / Public buildings @ Rs. 20/- per sq. ft. of the area under basement as permissible in building rules. (d) Industrial building and other buildings @ Rs.10/- per sq. ft. of the area under basement as permissible in building rules.
PARKING	
Parking	Parking violations regarding number of cars are not compoundable. However variation in width/slope of ramp leading to parking and basement up to maximum 5% to be compounded at @ Rs10,000/- per ramp entry.

(2) Composition fee for the buildings which have been constructed without getting CLU and where Building Plans are also not approved by the competent authority.

i. Where Construction is in conformity to building rules

ii. Where Construction is not in conformity to building rule

a) Composition fee where Construction is in conformity to building rules

In these cases the composition fee shall be as mentioned below:-

Sr. No.	Type of Building	Compounding Fee
(a)	Residential Building Plotted Group housing	@ Rs.10/- (Rupees Ten) per sq.ft. of covered area. @ Rs.20/- (Rupees Twenty) per sq.ft. of covered area.
(b)	Commercial Building	@ Rs.30/- (Rupees Thirty) per sq.ft. of covered area.
(c)	Institutional / Public Building	@ Rs.20/- (Rupees Twenty) per sq.ft. of covered area.
(d)	Hotel, Dhaba, Restaurant, Hospital	@ Rs. 20/- (Rupees Twenty) of per sq. ft. of covered area.
(e)	Industrial Building and other buildings	@ Rs.10/- (Rupees Ten) per sq.ft. of covered area.

b) Composition fee where Construction is not in conformity to building rules

In these cases the composition fee shall be as mentioned below:-

Extent of Construction	**Composition fee**
(i) Construction within permissible limits	Composition fee shall levied as per para -2(a)
(ii) Construction above permissible limits: **List of major changes/ violations to be compounded and applicable fee**	
Nature of Violation	Compounding Fee
EXCESS GROUND COVERAGE & COVERED AREA	
(i) Excess covered Area including area under steps/ ramps within required zoned area / set backs:	
a) In Residential plots upto 5% of the permissible covered area/ ground coverage.	a) @ Rs. 15/- per sq. ft. for area upto 5%. No compounding of area above 5%.
b) In case of the residential plotted buildings a room of maximum 5% of the permissible area on the ground floor or 150sqft whichever is less shall be compoundable in the back courtyard.	b) Rs. 30 / per sqft
c) In case of Group Housing upto 5% of the permissible covered area/ ground coverage.	c) (i) F.A.R = Rs 500/- per Sq.Ft. (ii) Ground Coverage = Rs 100/- per Sq.Ft.
d) In case of Institutional/ Public Buildings upto 5% of the permissible area/ ground coverage.	d) @ Rs. 40/- per sq. ft. for area upto 5%. No compounding of area above 5%.
e) In commercial plots / Buildings upto 3% of the permissible area/ ground coverage.	e) @ Rs. 60/- per sq. ft. for area upto 3%, in addition to applicable EDC and other charges. No compounding of area above 3%.
f) Industrial Buildings and other buildings upto 5% of the permissible area/ ground coverage.	f) @ Rs. 20/- per sq. ft. for area upto 5%, in addition to other applicable charges. No compounding of area above 5%.
(ii) Ground coverage and covered area outside required setbacks.	Not Compoundable
CANTILEVER/ PROJECTION (Residential plotted)	
(a) Additional Cantilevered Projection beyond sanctionable limits but within the prescribed depth.	(a) @ Rs.100/- per sq. ft.
(b) Side projection for protecting joinery in Corner plots upto 1'-6" above 6'-9" high on public land. However projection of depth larger than 1'-6" and below 6'-9" and at roof level not to be compounded.	(b) @ Rs.100/- per sq. ft.

(c) Cantilevered projection not shown on the building plan but sanctionable.	(c) @ Rs.20/- per sq. ft.
BASEMENT	
(a) Basement constructed without getting the building plan sanctioned but otherwise permissible/ sanctionable.	(a) Residential buildings @ Rs.10/- per sq. ft. of the area under basement as permissible in building rules. (b) Commercial buildings @ Rs.30/- per sq. ft. of the area under basement as permissible in building rules. (c) Institution / Public buildings @ Rs. 20/- per sq. ft. of the area under basement as permissible in building rules. (d) Industrial building and other buildings @ Rs.10/- per sq. ft. of the area under basement as permissible in building rules.
PARKING	
Parking	Parking violations regarding number of cars are not compoundable. However variation in width/slope of ramp leading to parking and basement up to maximum 5% to be compounded at @ Rs10,000/- per ramp entry.

Notes: **(i) - In these cases prior approval of CLU is mandatory at government level.**

(ii) - In addition to the above charges, the present rates of CLU, EDC, LF, SIF and any other charges shall also be levied in lump sum on the total plot area of the site.

(3) Composition fee for the buildings for which CLU and Building Plans are approved but the Construction is not in conformity to the approved plans.

i. Within permissible limits.
ii. Beyond permissible limits.

a) Composition fee where Construction is within permissible limits of building rules

In these cases the composition fee shall be as mentioned below:-

Sr. No.	Type of Building	Compounding Fee
(a)	Residential Building Plotted	@ Rs. 2.5/- (Rupees Two and Paisa 50) per sq.ft. of covered area as per approved plan and Rs. 5/- (Rupees Five) per sq.ft. of covered area for additional covered area within permissible limits.
	Group housing	@ Rs. 5/- (Rupees Five) per sq.ft. of covered

		area as per approved plan and Rs. 10/- (Rupees Ten) per sq.ft. of covered area for additional covered area within permissible limits.
(b)	Commercial Building	@ Rs. 5/- (Rupees Five) per sq.ft. of covered area as per approved plan and Rs. 10/- (Rupees Ten) per sq.ft. of covered area for additional covered area within permissible limits.
(c)	Institutional / Public Building	@ Rs. 5/- (Rupees Five) per sq.ft. of covered area as per approved plan and Rs. 10/- (Rupees Ten) per sq.ft. of covered area for additional covered area within permissible limits.
(d)	Hotel, Dhaba, Restaurant, Hospital	@ Rs. 5/- (Rupees Five) per sq.ft. of covered area as per approved plan and Rs. 10/- (Rupees Ten) per sq.ft. of covered area for additional covered area within permissible limits.
(e)	Industrial Building and other buildings	@ Rs. 2.5/- (Rupees Two and Paisa 50) per sq.ft. of covered area as per approved plan and Rs. 5/- (Rupees Five) per sq.ft. of covered area for additional covered area within permissible limits.

b) Composition fee where Construction is not within permissible limits of building rules

In these cases the composition fee shall be as mentioned below:-

Extent of Construction	Composition fee
i)Construction within permissible limits	Composition fee shall levied as per para -3(a)
ii)Construction above permissible limits: **List of major changes/ violations to be compounded and applicable fee**	
Nature of Violation	**Compounding Fee**
EXCESS GROUND COVERAGE & COVERED AREA	
(iii) Excess covered Area including area under steps/ ramps within required zoned area / set backs:	
a) In Residential plots upto 5% of the permissible covered area / ground coverage.	a) @ Rs. 15/- per sq. ft. for area upto 5%. No compounding of area above 5%.
b) In case of the residential plotted buildings a room of maximum 5% of the permissible area on the ground floor or 150sqft whichever is less shall be compoundable in the back courtyard	b) Rs. 30 / per sqft
c) In case of Group Housing upto 5% of the permissible covered area / ground coverage.	c) (i) F.A.R = Rs 500/- per Sq.Ft. (ii) Ground Coverage = Rs 100/- per Sq.Ft.
d) In case of Institutional/ Public	d) @ Rs. 40/- per sq. ft. for area upto

Buildings upto 5% of the permissible covered area / ground coverage.	5%. No compounding of area above 5%.
e) In commercial plots / Buildings upto 3% of the permissible covered area / ground coverage.	e) @ Rs. 60/- per sq. ft. for area upto 3%, in addition to applicable EDC and other charges. No compounding of area above 3%.
f) Industrial Buildings and other buildings upto 5% of the permissible covered area / ground coverage.	f) @ Rs. 20/- per sq. ft. for area upto 5%, in addition to other applicable charges. No compounding of area above 5%.
(iv) Ground coverage and covered area outside zoning line	Not Compoundable
CANTILEVER/ PROJECTION (Residential plotted)	
(a) Additional Cantilevered Projection beyond sanctionable limits but within the prescribed depth.	(a) @ Rs.100/- per sq. ft.
(b) Side projection for protecting joinery in Corner plots upto 1'-6" above 6'-9" high on public land. However projection of depth larger than 1'-6" and below 6'-9" and at roof level not to be compounded.	(b) @ Rs.100/- per sq. ft.
(c) Cantilevered projection not shown on the building plan but sanctionable.	(c) @ Rs.20/- per sq. ft.
BASEMENT	
(a) Basement constructed without getting the building plan sanctioned but otherwise permissible/ sanctionable.	(a) Residential buildings @ Rs.10/- per sq. ft. of the area under basement of permissible in building rules. (b) Commercial buildings @ Rs.30/- per sq. ft. of the area under basement of permissible in building rules. (c) Institution / Public buildings @ Rs. 20/- per sq. ft. of the area under basement of permissible in building rules. (d) Industrial building and other buildings @ Rs.10/- per sq. ft. of the area under basement of permissible in building rules.
PARKING	
Parking	Parking violations regarding number of cars are not compoundable. However variation in width/slope of ramp leading to parking and basement up to maximum 5% to be compounded at @ Rs10,000/- per ramp entry.

List of minor changes/ violations to be compounded and applicable fee:

Minor changes shall include:

i. Variation in size of room's etc. maximum upto 5%.
ii. Change of position 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. Any reduction in the corridor width is permissible subject to Fire safety guidelines and Building Rules.

*All changes other than mentioned above shall be treated as major changes. The above mentioned minor changes shall be compounded @ Rs. 10,000/- per floor of the building.

Note:-

- The compounding fee mentioned in this policy shall be applicable only on those cases which are submitted to the Department of Town and Country Planning with in a period of three months from the date of notification of this policy. After which, the compounding fee as prescribed in the compounding policy of the concerned Special Urban Development Authority of the area shall be applicable.
- Any violation not covered in this policy but found compoundable shall be compounded as per provision of the compounding policy of the concerned development authorities in whose jurisdiction the site falls.
- The competent authority to compound such buildings will be the same officers of the department of Town and country planning as notified by the Government vide notification no. 1/149/96-4HG1/569 dated 21st January, 2005 or amended from time to time.
- This policy shall not be applicable on those buildings and marriage palaces which are already covered under the policy dated 21.8.2013 (regularization of unauthorized colonies/ buildings/ plots policy) and 16.11.2012 (regularization of marriage palaces).
- Only those buildings shall be covered under this policy which fulfills the government instructions/ provisions of respective master plans/regional plans and PUDA building rules.
- Labour Cess @ 1% or amended from time to time of the estimated construction cost of the building shall be chargeable.
- This policy shall not be applicable on those buildings which have been constructed prior to the 21.1.2005 (applicability of PUDA building rules 1996 in area falling outside M.C. Limit of the State of Punjab). In case the promoter/ owner renovates or re-erects his building, this policy shall be applicable on entire plot/building area as the case may be. In case the promoter/ owner adds certain pocket to the existing premises or constructs additional building(s) in the existing premises even then this policy shall be applicable on the entire existing and additional plot/building area as the case may be. Further it is clarified that the owner / promoter of those buildings who have constructed their buildings prior to 21.5.2005, but are willing to get their building plans approved or who requires NOC from this department, the above compounding fee shall be applicable in those cases also in toto.
- That for compounding of unauthorized buildings constructed between 21.01.2005 to 16.08.2007, no CLU, EDC and License fee shall be charged

as it was not chargeable during this period of time. However, the owners of these buildings have to pay the composition fee on building structure as fixed under this policy for compounding of their buildings as the Punjab Urban Planning and Development (Buildings) Rules 1996 were applicable throughout the State of Punjab during this period.

- To prove that the building has been constructed before 20.01.2005 or between 21.01.2005 to 16.08.2007, any of the following documents has to be produced along with the application:
    1. Electricity/ Telephone/ Sewer/ Water Supply Bill of the building; or
    2. Sale Tax Number/ Receipt of tax paid on any business being run in the building; or
    3. Certificate of affiliation/ admission register or any other document which may prove the existence of the building; or
    4. In case of Industrial buildings – consent to operate from PPCB; or
    5. Any other documents which may serve as proof for the abovesaid purpose.

    In addition to the above, the Competent Authority shall ascertain the year of construction and must pass a speaking order regarding the year of construction of the building. This order will be appealable and the Appellate Authority will be the Secretary/ Principal Secretary Housing and Urban Development.
- The compounding fee shall be deposited through a bank draft in favor of the competent authority of the department of Town and Country Planning.
- In case of existing building where no space is left for setback on any of the one side or rear, then the owner has to get a certificate from the fire authorities for getting relaxation, which shall be limited to one setback only. However, no relaxation shall be granted for front setback. In case a public street of minimum width of 20ft is passing along one side of the existing building, this 20ft wide public street may be considered as a side set back, in this case also NOC from fire department is mandatory.
- Violation of the Distance between two buildings within a site/adjoining site as per the Rule No. 17 of PUDA Building Rules 2013 is not compoundable.
- Any variation in travel distances required as per the fire norms specified in N.B.C. are not compoundable, and if required the needful alterations shall be made in the plans.
- Fire safety certificate and structural safety/stability certificates for existing buildings shall be submitted along with the application.

This policy shall not be applicable on the buildings constructed on the following sites :-

1) Buildings built over land belonging to State/ Central Government/ Public Undertakings/ Panchayat/ Shamlat lands/ Jumla Mushtarka Malkaan/ Waqf Board/ Land under PLPA etc. without consent of the concerned department.

2) Restricted areas under Works of Defense Act, 1903, the Ancient Monuments and Archeological Sites and Remains Act, 1958, the Punjab New Capital (Periphery) Control Act, 1952 or any other Act prohibiting the development of colonies/ buildings in a particular area.
3) Within the restricted zone near the Airport/ other defense installation/ Military areas as per their Acts/ Notification.
4) Within the restricted zone along Scheduled Roads.
5) Any area prohibited under any other law of the Central/ State Govt.

Viswajeet Khanna
Principal Secretary to Government, Punjab,
Housing & Urban Development Department

Dated:30-04-2015
Chandigarh.

Endst. No.12/2/2015-5Hg2/~~372~~ 870 Dated 6 May,2015

A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and 200 copies thereof may be supplied to this Department for official use.

Special Secretary

Endst. No. No.12/2/15-5Hg2/ 871-891 Dated: 6 May,2015

A copy is forwarded to the following for information and necessary action:-

1. Financial Commissioner, Revenue, Punjab.
2. Principal Secretary, Industry and Commerce, Punjab.
3. Principal Secretary to the Chief Minister, Punjab for kind information of the Hon'ble Chief Minister, Punjab
4. Principal Secretary to the Deputy Chief Minister, Punjab for kind information of the Hon'ble Deputy Chief Minister, Punjab - Cum-Minister Housing and Urban Development Department .
5. Secretary, Local Government, Punjab.
6. Chief Executive Officer, Punjab Bureau of Investment Promotion, Chandigarh.
7. Director, Local Government, Punjab,Chandigarh.
8. Chief Administrator, PUDA, Mohali.
9. Chief Administrator, GMADA, Mohali.
10. Chief Administrator, PDA, Patiala.
11. Chief Administrator, BDA, Bathinda.
12. Chief Administrator, GLADA, Ludhiana.
13. Chief Administrator, JDA, Jalandhar.
14. Chief Administrator, ADA, Amritsar.
15. Director, Town and Country Planning, Punjab, SAS Nagar.
16. Chief Town Planner, Punjab, Mohali.
17. PS/Chief Secretary, Punjab for kind information of Hon'ble Chief Secretary.
18. Director, Punjab Infotech, Chandigarh.
19. Incharge, IWDMS, Chandigarh.
20. Superintendent, Cabinet Affairs Branch, Main Sectt. Chandigarh.
21. Chief Nodal Officer, Nodal office, PUDA, SAS Nagar.

Superintendent