1. PLANNING/ CONSTRUCTION AND USAGES OF VARIOUS BUILDINGS:

2.1 COMPOSITION FEE/ CHARGES FOR COMPOUNDING VIOLATIONS OF BUILDING RULES:

Sr.No. NATURE OF VIOLATION	RATES OF COMPOSITION FEE/ CHARGES
2.1.1 BUILDING PLAN	
(A) Construction raised without getting the building plan approved from the Competent Authority but construction conforming to building bye-laws.	
(a) Residential buildings	(a) @Rs.10/- (Ten) per sq. feet of covered area including area under basement.*
(b) Commercial buildings	(b) @Rs.20/-(Twenty) per sq. feet of covered area including area under basement.*
(c) Institutional buildings	(c) @Rs.20/- (Twenty) per sq. feet of covered area including area under basement.*
(d) Industrial buildings	(d) @Rs.20/-(Twenty) per sq. feet of covered area including area under basement.* Also include charges otherwise levied for sanction of building plans.*
(B) Raising of construction after making major changes in approved plan without getting the revised/ superseded plan sanctiond.	
(a) Residential buildings	(a) @Rs.5/- (Five) per sq. feet of covered area including area under basement.*
(b) Commercial buildings	(b) @ Rs.10/- (Ten) per sq. feet of covered area including area under basement.*
(c) Institutional buildings	

(d) Industrial buildings (a) Variation in Internal Planning with minor changes.	(c) @ Rs.10/- (Ten) per sq. feet of covered area including area under basement.* (d) @ Rs.10/- (Ten) per sq. feet of covered area including area under basement.* • Also include charges otherwise levied for sanction of building plans © Rs. 1000/- per floor
2.1.2 DAMP PROOF COURSE (DPC)	
(A) For not obtaining DPC certificate but DPC as per the sanction plans. (i) Residential plots (ii) Booths (iii) S.S.Shops/SCF's/SCO's (iv) Institutions (v) Industrial plots upto 1 kanal (vi) Industrial plots above 1 kanal (vii) Group housing or Rental housing However, if within 10 days of making application on the prescribed performa, if the 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 plan but is as per bye-laws and sanctionable.	(i) @Rs.1/- (One) per sq. feet of covered area at the ground level. (ii) @ Rs. 7500/- (iii) @ Rs. 10000/- (iv) @ Rs. 10000/- (v) @ Rs. 7500/- (vi) @ Rs. 10000/- (vii) @ Rs. 10000/- per half acre. (B)Two times the Rates, as defined at 2 (A) above.
(C) Changing DPC after getting DPC certificate but conforming to building bye-laws.	(C)Two times the Rates, as prescribed at 2 (A) above.
2.1.3 ROOF LEVEL CERTIFICATYE	Charges to be levied on the pattern and the rates as defined in Para (2) for the DPC
2.1.4 EXCESS COVERED AREA	

(A) Excess covered Area including area under steps/ ramps beyond permissible limits but within zoning lines: (a) In Residential plots upto 5% (b) In commercial plots upto 10% at ground level & at higher floors. (c) Institutional and Industrial buildings upto 5% (B)Excess covered area beyond zoning line upto 5% (C)Excess covered area beyond zoning line but within permissible limits.	(a) @Rs.200/- per sq. ft. for area upto 2% and @ Rs.400/- per sq. ft. for area above 2%. No compounding of area above 5%. (b) @Rs.400/- per sq. ft. for area upto 5% and @ Rs.800/- per sq. ft. for area above 5%. No compounding of area above 10%. (c) As in the case of Residential buildings. (B) @3 times of Rate prescribed at 4 (A) above (C) @2 times of Rate prescribed at 4 (A) above
2.1.5 CANTILEVER/PROJECTION	
(A) Additional cantilevered Projection beyond sanctionable limits but within the prescribed depth. However, no violation in the depth of projection to be compounded. (B) Side projection in Corner plots upto 1'-6" above 6"-9" height on public land. However projection of depth larger than 1"-6" and below 6"-9" and at roof level not to be compounded. (C) Cantilevered projection not shown on the building plan but sanctionable.	(A) @ Rs. 100/- per sq. ft. (B) @ Rs. 100/- per sq. ft. (C) @ Rs. 10/- per sq. ft.
2.1.6 HEIGHT OF THE BUILDING	
(a) In case of buildings covered under frame control (b) In case of buildings not covered under frame control (i) Up to 6" (ii) Above 6" up to 1 feet	(a) No height variation allowed. (b) Compoundable as per the following (i) Rs. 1000/- (ii) Rs.2500/-

(iii) Above 1 feet	(iii) No compounding allowed
2.1.7 HEIGHT OF BOUNDARY WALL, LOCATION AND TYPE OF GATE	
(a) Width of gate	(a) No compounding fee is to be charged on gate width upto 12 feet. In addition a wichet gate of 3'-0" is allowed in the front boundary wall. Gate of larger width not to be compounded. Violation of side gate and gate on rear side not to be compounded.
(b) Variation in height of Front Boundary Wall upto 10%	(b) Rs.500/- However Metallic grill/ perforated Zafri up to maximum of 3 feet height above the permissible height of boundary will shall be allowed with no compounding fee levied.
(c) Beyond 10%	(c) No compounding allowed.
(d) Change in position of gate in marla houses.	(d) Rs.500/-
2.1.8 LIGHT & VENTILATION	
(a) Variation in General Light & Ventilation	(a) Reduction up to 10% to be compounded @ Rs.100/- per Sq. ft. Bey9ond 10% no compounding allowed.
(b) Non-provision of Exhaust fan/ flue in kitchen	(b) Rs.500/-
(c) Variation of size/ shape of windows	(c) Allowed subject to the condition that no violation of air/light & ventilation norms.
2.1.9 STAIR CASE	
(a) Riser and Treads	(a) Variation up to 5% to be compounded @ Rs.100/- per step. No compounding if variation is more than 5%
(b) Provision of winder (steps) at landing only	(b) Rs.200/- for each winder (step).
(c) Reduction in width of staircase	(c) Reduction up to maximum of 3" allowed with compounding charges of Rs.1000/- per

(d) W.C. provided under staircase.	staircase to be levied subject to provisions of fire safety. (d) 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.2000/- to be charged. However, no compounding allowed in case the height of W.C. is less than 6'-0" from plinth level.
2.1.10 VENTILATING SHAFT	
(a) Area of shaft (b) Shaft covered at 7'-0" height (c) Omission of shaft	(a) Maximum reduction in area up to 10% may be compounded @ Rs.800/- per sq. ft. (b) Allowed in case air, light and ventilation is as per rules. (c) Not to be compounded
3 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.500/- for each variation
4 Temporary store in rear courtyard	Temporary store, up to a maximum of 40% area of courtyard or 100 sq. ft. whichever is less, may be permitted in the rear courtyard along the rear boundary wall of material, as defined in the standard design and location plan for being used as store with roof height not exceeding 7'-6". However, roof shall not be of RCC/ RBC.
2.1.11 UNAUTHORIZED SEVER CONNECTION	
(A) Residential buildings (i) Upto 6 marls (ii) Above 6 and upto 10 marlas (iii) Above 10 marlas and upto 1 kanal (iv) Above 1 kanal (B) Commercial Buildings (i) Single storyed shops (ii) SCO's/SCF of one bay	 (i) Rs. 5000/-* (ii) Rs. 10000/-* (iii) Rs. 15000/-* (iv) Rs.20000/-* (i) Rs. 20000/-* (ii) Rs. 25000/-*

(iii) SCO's/SCF of Two bay (iv) Hotels and Lodging-cum-Restaurant (v) Semi-Industrial shops (C) Industrial Buildings (i) Upto 1 kanal plot (ii) Above 1 kanal upto 4 kanal (iii) For each additional 4 kanals or part thereof (D) Group housing/ Office buildings	(iii) Rs. 35000/-* (iv) Rs. 50000/-* (v) Rs. 15000/-* (i) Rs. 15000/-* (ii) Rs. 30000/-* (iii) Rs. 10000/-* (D) Rs.5/- per sq. ft.*
(E) Institutional Buildings	(F) Rs.10000/- per half acre.* • In case the unauthorized sever connection is found to be faulty and not conforming to the technical requirements, then such connection shall be rectified and cost of such rectification shall be recovered from the plot owner in addition to the compounding charges.
2.1.12 BASEMENT	
(a) Basement constructed under the built up area of commercial building where not provided/ permitted in the Architectural Control Design. (b) Basement constructed without getting the building plan sanctioned but otherwise permissible/ sanctionable.	(a) Rs.350/- per sq. ft. for maximum of the area permitted as ground coverage excluding the area under the public corridor subject to the conditions specified in this regard. However, basement under public corridor not to be compounded. (b) @Rs.10/- (Ten) per sq. ft. of the area under basement.
2.1.13 CHANGE IN LAND USE	Not to be compounded.
Construction of toilets in commercial sites where no toilet is allowed.	Permitted. No compounding fee to be charged.
Construction of toilets, cycle/ scooter stand in rear courtyard in the commercial sites.	No compoundable.

Store converted into kitchen provided it conforms to the norms of air, light and ventilation.	Rs.1500/-
Cupboards/ bay windows provided outside the zoning line.	To be counted towards covered area and compounded @ and limitation prescribed in para (4) above.

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, having multiple units and ownerships, compounding of violation 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 2 years with first increase effective from 1.1.2005.

(v) Minor changes as mentioned at Sr. No.1 © shall include.

(a) Change of position of doors, windows and ventilators.

(b) Size/ shape of doors, windows and ventilators.

(c) Combining of bath & w.c., if provided separately in the building plan.

(d) Making separate both & w.c., out of combined toilet provided in the building plan.

(e) Non-construction of party-walls between rooms subject to structural safety.

(f) Change in thickness of walls, size of columns subject to structural safety.

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