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

Notification

No.12/05/2016-5Hg2/ 891816/1 The December 15, 2016

In order to mitigate the difficulties being faced by the Punjab Unaided Technical Institutes Association (PUTIA), the Governor of Punjab is pleased to partly amend the previous policy notified vide No. 12/05/2016-5Hg2/820947/1 dated 17.08.2016 w.r.t. compounding fee for institutional/ public buildings to the extent as given below:-

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.10/- (Rupees Ten) 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. 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. c) In case of Group Housing upto 5% of the permissible covered area/ ground coverage. d) In case of Institutional/ Public Buildings upto 5% of the permissible covered area/ ground coverage. e) In commercial plots / Buildings upto 3% of the permissible covered area/ ground coverage. f) Industrial Buildings and other buildings upto 5% of the permissible covered area / ground coverage. **(ii) Ground coverage and covered area outside required setbacks.** **Note:** No compounding above permissible excess coverage as fixed under this policy shall be allowed.	a) @ Rs. 15/- per sq. ft. for area upto 5%. No compounding of area above 5%. b) Rs. 30 / per sq. ft c) (i) F.A.R = Rs 40/- per Sq. Ft. (ii) Ground Coverage = Rs 100/- per Sq. ft. d) @ **Rs. 20/- per sq. ft.** for area upto 5%. No compounding of area above 5%. 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) @ Rs. 20/- per sq. ft. for area upto 5%, in addition to other applicable charges. No compounding of area above 5%. Not Compoundable *Note: The additional FAR achieved by the owner of the building by constructing excess covered area as specified in this policy shall be chargeable on pro-rata basis on prevalent charges subject to fulfillment of safety norms and other provisions of Govt. policy/ building rules etc.*

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. 10/- 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.

*Composition fee is inclusive of building scrutiny fee as applicable for approval of building plans.

(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.

1. Where Construction is in conformity to building rules
2. 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	@ Rs.11/- (Rupees Eleven) per sq. ft. of covered area.
	Group housing	@ Rs.22/- (Rupees Twenty two) per sq. ft. of covered area.
(b)	Commercial Building	@ Rs.33/- (Rupees Thirty three) per sq. ft. of covered area.
(c)	Institutional / Public Building	**@ Rs.11/- (Rupees Eleven) per sq. ft.** of covered area.
(d)	Hotel, Dhaba, Restaurant, Hospital	@ Rs. 22/- (Rupees Twenty two) of per sq. ft. of covered area.
(e)	Industrial Building and other buildings	@ Rs.11/- (Rupees Eleven) 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 / setbacks: a) In Residential plots upto 5% of the permissible covered area/ ground coverage. 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	a) @ Rs. 16.50 per sq. ft. for area upto 5%. No compounding of area above 5%. b) Rs. 33/- per sq. ft.

compoundable in the back courtyard. c) In case of Group Housing upto 5% of the permissible covered area/ ground coverage. d) In case of Institutional/ Public Buildings upto 5% of the permissible area/ ground coverage. e) In commercial plots / Buildings upto 3% of the permissible area/ ground coverage. f) Industrial Buildings and other buildings upto 5% of the permissible area/ ground coverage. **(ii) Ground coverage and covered area outside required setbacks.** **Note:** No compounding above permissible excess coverage as fixed under this policy shall be allowed.	c) (i) F.A.R = Rs. 44/- per Sq. Ft. (ii) Ground Coverage = Rs 110/- per Sq. ft. d) **@ Rs. 22/- per sq. ft. for area** upto 5%. No compounding of area above 5%. e) @ Rs. 66/- per sq. ft. for area upto 3%, in addition to applicable EDC and other charges. No compounding of area above 3%. f) @ Rs. 22/- per sq. ft. for area upto 5%, in addition to other applicable charges. No compounding of area above 5%. Not Compoundable. ***Note: The additional FAR achieved by the owner of the building by constructing excess covered area as specified in this policy shall be chargeable on pro-rata basis on prevalent charges subject to fulfillment of safety norms and other provisions of Govt. policy/ building rules etc.***
CANTILEVER/ PROJECTION (Residential plotted)	
(a) Additional Cantilevered Projection beyond sanctionable limits but within the prescribed depth. (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. (c) Cantilevered projection not shown on the building plan but sanctionable.	(a) @ Rs.110/- per sq. ft. (b) @ Rs.110/- per sq. ft. (c) @ Rs.22/- per sq. ft.
BASEMENT	
(a) Basement constructed without getting the building plan sanctioned	(a) Residential buildings @ Rs.11/- per sq. ft. of the area under basement as permissible in building rules.

but otherwise permissible/ sanctionable.	(b) Commercial buildings @ Rs.33/-per sq. ft. of the area under basement as permissible in building rules. (c) Institution/ Public buildings @ **Rs. 11/- per sq. ft.** of the area under basement as permissible in building rules. (d) Industrial building and other buildings @ Rs.11/- 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 @ Rs.11,000/- per ramp entry.

* **Composition fee is inclusive of building scrutiny fee as applicable for approval of building plans.**

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

(ii) ***In addition to the above charges, the CLU, EDC and LF shall be chargeable @ 2% addl. Charges per year from the year of violation/ construction without permission on prevalent charges. For the fraction of a year the pro-rata charges shall be chargeable. The SIF and any other charges shall also be levied in lump sum on the total CLU, EDC and LF charges so calculated of the total plot area.***

(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/ setbacks:	
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 sq. ft
c) In case of Group Housing upto 5%	c) (i) F.A.R = Rs. 40/- per sq. ft.

of the permissible covered area / ground coverage. d) In case of Institutional/ Public Buildings upto 5% of the permissible covered area / ground coverage. e) In commercial plots / Buildings upto 3% of the permissible covered area / ground coverage. f) Industrial Buildings and other buildings upto 5% of the permissible covered area / ground coverage. **(iv) Ground coverage and covered area outside zoning line** **Note:** No compounding above permissible excess coverage as fixed under this policy shall be allowed.	(ii) Ground Coverage = Rs. 100/- per sq. ft. d) **@ Rs. 20/- per sq. ft.** for area upto 5%. No compounding of area above 5%. 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) @ Rs. 20/- per sq. ft. for area upto 5%, in addition to other applicable charges. No compounding of area above 5%. Not Compoundable ***Note:*** *The additional FAR achieved by the owner of the building by constructing excess covered area as specified in this policy shall be chargeable on pro-rata basis on prevalent charges subject to fulfillment of safety norms and other provisions of Govt. policy/ building rules etc.*
CANTILEVER/ PROJECTION (Residential plotted)	
(a) Additional Cantilevered Projection beyond sanctionable limits but within the prescribed depth. (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. (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.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. 10/- 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 variationin width/slope of ramp leading to parking and basement up to maximum 5% to be compounded at @ Rs10,000/- per ramp entry.

* Composition fee is inclusive of building scrutiny fee as applicable for approval of building plans.

Viswajeet Khanna, IAS
Additional Chief Secretary to Government, Punjab,
Department of Housing & Urban Development

Dated: 14-12-2016
Chandigarh

Endst. No.12/05/2016-5Hg2/ 891816/2 Dated, Chd: 15/12/16

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 100 copies thereof may be supplied to this Department for official use.

Special Secretary

891816/3-16

Endst. No.12/05/2016-5Hg2/ Dated, Chandigarh: 15/12/16

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

1. Additional Chief Secretary, Local Govt., Punjab.
2. Principal Secretary, Industries and Commerce, Punjab.
3. CEO, Punjab Investment Bureau, Chandigarh.
4. Chief Administrator, PUDA, SAS Nagar.
5. Chief Administrator, GMADA, SAS Nagar
6. Chief Administrator, JDA, Jalandhar.
7. Chief Administrator, PDA, Patiala.
8. Chief Administrator, ADA, Amritsar.
9. Chief Administrator, BDA, Bathinda.
10. Chief Administrator, GLADA, Ludhiana.
11. Director, Town and Country Planning, Punjab.
12. Chief Town Planner, Punjab.
13. Superintendent, Cabinet Affair Branch, Punjab Civil Sectt. Chandigarh w.r.t. ID No. 1/277/2016-1cabinet/5680 dated 13-12-2016 for information
14. G.M. (I.T.), PUDA, SAS Nagar.

Superintendent