

From

Director –cum- Special Secretary to Govt. Haryana,  
Urban Local Bodies Department,  
Haryana, Chandigarh.

To

All Commissioners, Municipal Corporations in the state of Haryana

Memo no. DULB/CTP/A3/2014/9039-47

Dated 12. 02. 2014

**Subject: Regarding composition of illegal construction raised without or contrary to the sanction of building plans within the Municipal Corporation limits.**

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As per the provisions under the Haryana Municipal Corporation Act, 1994 where the erection of any building/work has commenced or is being carried on or has been completed without or contrary to the sanction under section 254 Act ibid, the Commissioners of Municipal Corporation or any other officer of the Corporation authorized by him may compound the offence by exercising the powers conferred under section 387(1) of the Act ibid.

Considering the rising problem of illegal constructions and violations in zoning regulations/ building bye laws within Municipal Corporation limits, the Government has decided that the following composition fee for compounding the offence of illegal constructions and variations from sanctioned building plans, shall be charged:-

## Part I

**For Residential, (Plotted/ Group Housing Scheme), Farm House, Community Buildings, Institutional and Industrial Buildings**

<b>Sr no</b>	<b>Description of violation</b>	<b>Composition Rate</b>
<b>1</b>	<b>Building without plan</b>	
a	Construction raised without getting building plans sanctioned and the construction so made conform to the building bye laws/ zoning.	Rs. 20/- per sft for Residential (Plotted) Rs. 40/- per sft for Group housing and Rs. 10 /- per sft for Industrial and other uses.
b	Raising of sanctionable construction after major changes in the approved design without getting the revised/ superseded plan approved.	Rs. 10 /- per sft. for all above uses.
c	No construction raised with in the validity period and not getting the building plans revalidated.	Revalidation fee for a block of 2/5 years as per conditions of sanction.
d	Under construction but not getting the building plans revalidated.	Revalidation fee as per (c) above plus Rs 2 /- per sft. per block year, as above, of the constructed portion.
Note	Construction up to DPC or above shall be treated as covered area.	
<b>2.</b>	<b>D.P.C.</b>	
(a)	For not taking D.P.C. Certificate and, construction as per approved	Rs. 0.50 per sft of the ground coverage in individual plots, Community building,

	plan.	Institutional and Farm houses. Re. 1.00 per sft of the ground coverage for Group Housing and Industrial.
<b>(b)</b>	<b>For changing DPC after taking DPC Certificate</b>	
I	Revised DPC conforms to building bye laws / zoning	Rs. 0.10 per sft of the ground coverage in individual plots, Community building, Institutional and Farm houses and Re. 0.20 per sft of the ground coverage for the Group Housing and Industrial.
ii	Revised DPC not as per the provisions of approved zoning plan	Rs. 1.00 per sft of the ground coverage however, subject to the restriction laid down in item No 3 (c) plus Re. 0.10 per sft. for the balance sanctionable portion.
<b>3</b>	<b>Excess covered area</b>	
(a)	Plan sanctioned but sanctionable construction added during the course of construction	Rs. 10 /- per sft of the additional sanctionable construction
(b)	Excess covered area beyond permissible limits but within zoning	To be compounded upto a maximum of 5% of permissible covered area, upto 2 % @ Rs 200 /- per sft and beyond 2 % @ Rs 400/- per sqft.
(c)	Extra covered area beyond zoning line	Violation upto a maximum limit of 5 % of setback line to be compounded @ Rs 800/- per sft. (this will be over and above the fee of excess coverage)
(d)	Covered area beyond zoning line but within permissible limits	Subject to variation as proposed in 3(c) above Rs 800/- per sft.
<b>4</b>	<b>Cantilever/ Projection</b>	
(a)	Sanctionable cantilever projection but not shown in the sanctioned building plan	Rs. 10/- per sft.
(b)	Non sanctionable cantilever projection beyond 1.8 meter/1 meter within zoning line	Rs. 40 /- per sft.
(c)	Non sanctionable cantilever projection outside zoning line at roof level.	Violation up to a maximum limit of 5 % of the setback line @ Rs 400/- per sqft.
(d)	Non sanctionable cantilever projection at door level meant purely for projection from sun and rain.	Violation up to a maximum limit of 5 % of the set back line @ Rs 200/- per sft.
(e)	Extra projected area upto 1.8 meter within building line but non sanctionable.	Violation up to 5 % to be compounded @ Rs. 200 /- per sft.
(f)	Projection below door level	Not to be compounded
<b>5</b>	<b>Projection on Government Land</b>	
(a)	12" at door/ window level	Rs. 1000/- per layer
(b)	At roof level	Not to be compounded
<b>6</b>	<b>Height of Building</b>	
	<b>Increase in Height Excluding Parapet Beyond Permissible Limits</b>	
(i)	Upto 6"	Nil
(ii)	Above 6" to 1 ft	Rs. 2000/-
(iii)	Above 1'.0"	Not compoundable
Note	The above deviation can only be compounded if the same lies within the clearance given by AAI, wherever applicable	
<b>7</b>	<b>Height of Boundary Wall and Type of Gate</b>	
(a)	Change in size/ design/ position of gate within permissible zone	Rs. 1000/- per each violation subject to variation up to 10% in size.
(b)	Sanctionable wicket gate provided but not shown in the approved building plan	Rs. 200/-
(c)	Variation in the height of boundary wall	Variation up to 10% to be compounded @ Rs 1000/-
(d)	Un authorized construction of the	Rs. 10/- per running feet

	boundary wall	
<b>8</b>	<b>Light and Ventilation</b>	
(a)	Non provision of exhaust fan/ flue in the kitchen	Rs. 200/-
(b)	General light and ventilation including toilets	Rs. 100/- per sft for the variation upto 10%
<b>9</b>	<b>Conversion from one unit to another unit and other minor changes</b>	
(a)	Store converted into kitchen. Provided it meets with the provisions of bye-laws.	Rs. 1500/-
(b)	Cupboard/bay window provided within zoning line	Should be counted towards covered area subject to limitation prescribed in 3 (b)
(c)	Bath/ toilet/ dress/ kitchen/ store clubbed or merged. Provided the revised sizes meet with light & ventilation norms	Rs. 250/- each
(d)	Cupboard/ bay window provided outside the zoning line	Should be counted towards covered area subject to the limitation prescribed in 3 (c)
(e)	Other internal changes	Rs. 5/- per sft
(f)	Position change in the door/ window	Rs. 100/- each
<b>10</b>	<b>Stair case</b>	
(a)	Steps provided outside the zoning line for providing access to habitable area.	May be compounded subject to the limit prescribed in 3 (c) and to be taken as covered area.
(b)	Riser & tread not as per Byelaws.	Variation upto 10 % is compoundable @ Rs. 100/- per step.
(c)	Provision of winder steps at landings only	Rs. 200/- each
(d)	Width of stair case reduced from minimum width prescribed under the Byelaws.	Reduction only upto 3" is compoundable @ Rs. 500/- per staircase.
(e)	WC provided under the stair case but does not satisfy minimum permissible standard.	Variation upto 10% w.r.t. size and light & ventilation norms is compoundable @ Rs 100/- sft
(f)	Variation in Head Level	Up to 3" is compoundable @ Rs 500/- per stair case per floor.
<b>Note</b>	<b>In public buildings and group housing no stair winders will be allowed</b>	
<b>11</b>	<b>Mezzanine Floor</b>	
(a)	Height of mezzanine floor reduced	Variation upto 5 % is compoundable @ Rs 250/- sqft.
<b>12</b>	<b>Water Tank and Storm Water drain</b>	
(a)	Underground water tank provided in the rear court yard	To be ignored provides in flushes with ground
(b)	Rain water pipe not provided	Rs. 2000/-
<b>13</b>	<b>Unauthorized Occupation</b>	
(a)	Individual plots	Rs. 10/- per sft of covered area.
(b)	Group housing	Rs. 10/- per sft of the dwelling unit area.
<b>14</b>	<b>Ventilating Shaft</b>	
(a)	Area of shaft is less than the permissible	Variation upto 10 % may be compounded @ Rs 800/- per sft.
(b)	Shaft covered at 7'0" Ht	To be ignored provided light and ventilation parameters are being met with
(c)	Shaft omitted	Not compoundable
<b>15</b>	<b>Height and size of habitable and other rooms</b>	
(a)	Variations in height and size of habitable and other rooms	Variation in height upto 3" and 5% of the permissible areas may be compounded @ Rs 500/- each
<b>16</b>	<b>Miscellaneous violations</b>	
(a)	Construction of roads and parking areas etc by the developers without approval of the layout plan.	@ Rs.10/- per sft of the metttled portion
(b)	Unauthorized excavation	@ Rs. 5 /- per cft of the excavated area.
(c)	Loft over door	Rs 100/- per loft.

(d)	Change in elevation	Rs. 10,000/- per block elevation only for Group Housing and other institutional building. Rs 1000/- for Residential plots
(e)	Basement	Any deviation in the uses and the area allocated for various uses in the sanctioned plan is non compoundable.
(f)	Corridor/ passage	The reduced width of corridor shall not be permitted and it will be treated as non-compoundable offence.
(g)	Parking	Parking violations regarding reduction of number of cars are un-compoundable. However variation in width/ slope of ramp leading to parking/ basement up to maximum limit of 5% to be compounded at the rate of Rs. 10,000/- per Ramp/ Entry.

## Part II

### For Commercial Sites:

Sr no	Description of violation	Proposed composition rates
<b>1</b>	<b>Building without plan</b>	
a	Construction raised without getting any plan sanctioned and the construction so made conform to the building bye laws/ zoning.	Rs. 100/- per sft
b	Raising of sanctionable construction after major changes in the approved design without getting the revised/ superseded plan approved	Rs. 40 /- per sft.
c	No construction raised with in the validity period and not getting the building plans revalidated.	Revalidation fee for a block of 2/5 years as per conditions of sanction.
d	Under construction but not getting the building plans revalidated.	Revalidation fee as per (c) above plus Rs. 5 /- per sft per block year, as above, of the constructed portion
Note	Construction up to DPC or above shall be treated as covered area.	
<b>2.</b>	<b>D.P.C.</b>	
(a)	For not taking D.P.C. Certificate and construction as per approved plan	Re. 1.00 per sft of the ground coverage.
<b>(b)</b>	<b>For changing DPC after taking DPC Certificate</b>	
i	Revised DPC conforms to building bye laws / zoning	Rs. 0.50 per sft.
ii	Revised DPC not as per the approved building plan/ bye-laws.	Rs. 2.00 per sft, however subject to the restriction laid down in item No – 3 (c) plus Rs. 0.10 per sft for the balance sanction able portion.
<b>3</b>	<b>Excess covered area</b>	
(a)	Plan sanctioned but sanctionable construction added during the course of construction	Rs. 20 /- per sft.
(b)	Excess covered area beyond permissible limits but within zoning	To be compounded upto a maximum of 5%. Upto 2 % @ Rs 1000 /- per sft and between 2 % to 5% @ Rs:- 4000/- per sft.
(c)	Extra covered area beyond zoning line.	Violation upto a maximum limit of 5 % of setback line to be compounded @ Rs 2000/- per sft. (this will be over and above the fee of excess coverage).
(d)	Covered area beyond zoning line but within permissible limits	Subject to variation as proposed in 3(c) above Rs. 2000/- per sft.
<b>4</b>	<b>Cantilever/ Projection</b>	
(a)	Sanctionable cantilever projection	Rs. 20/- per sft.

	but not shown in the sanctioned building plan	
(b)	Non sanctionable cantilever projection beyond 1.8 meter/1 meter within zoning line	Rs. 400 /- per sft.
(c)	Non sanctionable cantilever projection outside zoning line at roof level.	Violation up to a maximum limit of 5 % of the setback line @ Rs 600/- per sqft.
(d)	Non sanctionable cantilever projection at door level meant purely for protection from sun and rain.	Violation up to a maximum limit of 5 % of the set back line @ Rs 600/- per sft.
(e)	Extra projected area upto 1.8 meter within building line but non sanction able.	Violation up to 5 % to be compounded @ Rs 600 /- per sft.
(f)	Projection below door level	Not to be compounded
<b>5</b>	<b>Height of Building</b>	
(a)	Increase in height zoning excluding parapet beyond permissible limits	
(i)	Upto 6"	Nil
(ii)	Above 6" to 1 ft	Rs 20000/-
(iii)	Above 1'.0"	Not compoundable
(b)	Variation in height of cantilevers	Upto 5% compound able @ Rs. 20/- sft
Note	The above deviation can only be compounded if the same lies within the clearance given by NAAI, where ever applicable.	
<b>6</b>	<b>Height of Boundary Wall and Type of Gate</b>	
(a)	Change in size/ design/ position of gate within permissible zone	Rs. 5000/- per each violation subject to variation up to 10% in size.
(b)	Sanctionable wicket gate provided but not shown in the approved building plan	Rs. 2000/-
(c)	Variation in the height of boundary wall	Variation up to 10% to be compounded @ Rs. 5000/-
(d)	Un authorized construction of the boundary wall	Rs. 40/- per running feet
<b>7</b>	<b>Light and Ventilation</b>	
(a)	Non provision of exhaust fan/ flue in the kitchen	Rs. 2000/-
(b)	General light and ventilation including toilets	The variation upto 10% to be compounded @ Rs. 400/- per sft.
<b>8</b>	<b>Conversion from one unit to another unit and other minor changes</b>	
(a)	Store converted into kitchen. Provided it meets with the provisions of bye-laws.	Rs. 5000/-
(b)	Cupboard/bay window provided within zoning line.	Should be counted towards covered area subject to limitation prescribed in 3 (b)
(c)	Bath/ toilet/ dress/ kitchen/ store clubbed or merge. Provided the revised sizes meet with light & ventilation norms	Rs. 1000/- each
(d)	Cupboard/ bay window provided outside the zoning line	Should be counted towards covered area subject to the limitation prescribed in 3 (c)
(e)	Other minor internal changes	Rs. 20/- per sft
(f)	Position change in the door/ window	Rs. 200/- each
<b>9</b>	<b>Stair case</b>	
(a)	Steps provided outside the zoning line for providing access to habitable area.	May be compounded subject to the limit prescribed in 3 (c) and to be taken as covered area.
(b)	Riser & tread not as per bye-laws.	Variation upto 10 % is compoundable @ Rs. 400/- per step.
(c)	Provision of winder steps at landings only	Not compoundable
(d)	Width of stair case reduced from minimum width prescribed under the bye-laws.	Reduction only upto 3" is compoundable @ Rs. 10,000/- per staircase.
(e)	WC provided under the stair case	Variation upto 10% w.r.t. size and light &

	but does not satisfy minimum permissible standard.	ventilation norms is compoundable @ Rs. 400/- sft
(f)	Variation in Head Room	Up to 3" is compoundable @ Rs 5000/- per stair case per floor.
<b>Note</b>	<b>Reduction in the numbers of stairs/ lifts/ ramps as shown in the approved plan is a non-compoundable violation.</b>	
<b>10</b>	<b>Mezzanine Floor</b>	
(a)	Height of mezzanine floor reduced	Variation upto 5 % is compoundable @ Rs. 250/- sqft.
<b>11</b>	<b>Water Tank and Storm Water drain</b>	
(a)	Underground water tank provided in the rear court yard	To be ignored provided it flushes with ground.
(b)	Rain water pipe not provided	Rs. 2000/-
<b>12</b>	<b>Unauthorized Occupation</b>	
<b>13</b>	<b>Ventilating Shaft</b>	
(a)	Area of shaft is less than the permissible	Not compound able.
(b)	Shaft covered at 7'0" Ht	Not compoundable
(c)	Shaft omitted	Not compoundable
<b>14</b>	<b>Height and size of shops, offices and other habitable uses.</b>	
		Not compoundable
<b>15</b>	<b>Miscellaneous violations</b>	
(a)	Construction of roads and parking areas etc by the developers without approval of the layout plan	@ Rs.10/- per sft of the mettled portion
(b)	Unauthorized excavation	@ Rs. 10 /- per cft of the excavated area.
(c)	Change in elevation	Rs. 20,000/- LS
(d)	Basement	Any deviation in the uses and the area allocated for various uses in the sanctioned plan is non compoundable.
(e)	Corridor/ passage	The reduced width of corridor shall not be permitted and it will be treated as non-compoundable offence.
(f)	Parking	Parking violations regarding reduction of number of cars are un-compoundable. However variation in width/ slope of ramp leading to parking/ basement up to maximum limit of 5% to be compounded at the rate of Rs. 10,000/- per Ramp/ Entry.
(g)	Loft over the door	Rs. 200/- per loft

**Sd/-**

Senior Town Planner  
For Director –cum- Special Secretary to Govt. Haryana,  
Urban Local Bodies Department,