

From

The Chief Administrator,  
HUDA (Architecture Branch),  
Panchkula.

To

1. The Administrator, HUDA, Panchkula.
2. The Administrator, HUDA, Faridabad.
3. The Administrator, HUDA, Gurgaon.
4. The Administrator, HUDA, Hisar.
5. The Administrator, HUDA, Rohtak.

Memo No- Chief Arch. /SA /2012/1105-09

Dated: 16-05-2012

**Subject: Additional Compounding of some violations in commercial buildings governed by Architecture controls in all U/Es of Haryana.**

Reference to the above cited subject, please find enclosed herewith copy of the additional compounding rates of some violations done by the allottee during construction on the commercial sites governed by Architecture controls in all U/E's of Haryana.

**These instructions are issued with prior approval of Hon'ble CM Haryana cum Chairman HUDA.  
Ex-post-facto approval of the authority will be obtained in the next meeting.**

D.A/As above  
(4 Pages).

Senior Architect,  
For Chief Administrator,  
HUDA, Panchkula.

Endst. No: - Chief Arch./SA(1)/2013/1110-1160

Dated:16-05-2012

A copy of the above is forwarded to the following for kind information & necessary action:-

1. The Chief Administrator, HUDA (Urban Branch), Panchkula.
2. P.A. to Administrator, HUDA (HQ), Panchkula for kind information of Administrator, HUDA (HQ), Panchkula.
3. The Chief Engineer, HUDA, Panchkula/ Chief Engineer-I, HUDA, Panchkula.
4. The Chief Controller of Finance, HUDA, Panchkula.
5. The Chief Town Planner, HUDA, Panchkula.
6. The Secretary, HUDA, Panchkula.
7. The District Attorney, HUDA, Panchkula.
8. All Senior Town Planners, Town & Country Planning Department in the State of Haryana(**Panchkula, Faridabad, Gurgaon, Hisar, Rohtak**).
9. All Estate Officers, HUDA(**Panchkula, Ambala E.O-I, Gurgaon, E.O-II Gurgaon, Faridabad, Karnal, Kaithal, Kurukshetra, Panipat, Hisar, Rohtak, Bahadurgarh, Bhiwani, Jind, Sirsa, Sonapat, Jagadhri, Rewari**).
10. All District Town Planners, Town & Country Planning Department in the State of Haryana(**Panchkula, Yamuna Nagar, Karnal, Ambala, Kurukshetra, Kaithal, Panipat, Jind, Bhiwani, Sonapat, Rohtak, Jhajjar, Faridabad, Mewat, Rewari, Narnaul, Palwal, Gurgaon, Hisar, Sirsa, , Fatehabad**).

D.A./As above  
(4 Pages).

Senior Architect,  
For Chief Administrator,  
HUDA, Panchkula.



ii)	<p><b>On sites auctioned without basement but if allottee constructs the basement after getting the basement building plan sanctioned.</b></p>	<p>Kurukshetra, Ambala City, Ambala Cantt, Yamuna Nagar, Jagadhri, Bahadurgarh, Hisar, Rohtak, Rewari, Bawal-Dharuhera Complex, Gannaur, Palwal, Hodel, controlled areas declared Under Section 4 (I) (b) in Faridabad/Palwal District, Oil Refinery Panipat (Beholi).</p> <p><b>IV.Areas in Low potential zone.</b> All the other controlled areas declared in the State.</p> <p>(Hyper High Medium Low.) 600/- 500/- 375/- 250/- (per Sq. ft.)</p>	<p><b>In this case, the compounding fee will be charged by the respective Estate Officers before sanctioning the basement building plan submitted by the allottee with the following conditions :-</b></p> <ul style="list-style-type: none"> <li>a) Level of the public corridor/shops shall be maintained as shown in the Architectural control drawings.</li> <li>b) Such basements shall be used only for storage purposes (storage of material shall be in accordance with the provisions of National Building Code) and non- inflammable / non explosive material shall be stored. The storage material &amp; fire safety measures will be to the satisfaction of the concerned fire officers of the area.</li> <li>c) No partitioning shall be allowed.</li> <li>d) The owner shall provide all services like fire fighting, Public health as required by National Building Code within the site.</li> <li>e) Provision of light &amp; ventilation shall be made and the provision shall be in the form of ventilation below the show windows on the ground floor i.e. on the ceiling slab of the basement.</li> <li>f) In case adjoining commercial sites stand constructed without basement, the owner of the site who wishes to construct basement will have to produce a certificate of structural safety from a qualified Engineer to satisfy that the foundation &amp; structure of the existing adjoining buildings shall be fully safe in all respects and in case any</li> </ul>
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			<p>damage occurs to the adjoining structure, he will be responsible. Further in case the owner wants to construct basement without leaving 8'-0" distance from the common wall of existing adjoining commercial sites, he shall have to obtain a no objection certificate from the owners of the adjoining structures that they don't have any objection to his constructing a basement.</p> <p><b>g)</b> The compounding shall be done only after all the above conditions are met with/implemented by the owner prior to compounding of the case.</p>
2.	<b>Size of W.C / Bath and Habitable room less than permissible size. (violation up to 5%)</b>	Rs 1000/- each case.	
3.	<b>Exhaust fan not provided in kitchen.</b>	Non-compoundable violation.(Provision of exhaust fan can be replaced by Chimney)	Allowed only in case chimney is being provided.
4.	<p><b><u>Internal Changes (in Shop-cum-Flats only)</u></b></p> <p>Addition /omission of internal cup-board, shifting/omission /change in size/ change in position of doors/ windows &amp; provision of loft.</p>	Such minor internal changes may be allowed without any compounding	Changes of external doors/ windows in the Architectural façade shall not be allowed.
5	<b>Change of position of W.C./Bath provided light, ventilation and proper size is provided as per building bye-laws.</b>	Rs 2000/- each case.	Allowed, if light, ventilation and minimum size is maintained.

6.	<b>Change of Position of staircase.</b>	Not allowed	Nil
7	<b>Omission of Sky light.</b>	Not Allowed	Nil

Sd/-  
Anil Aggarwal  
D.A.HUDA  
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Senior Architect  
HUDA Panchkula

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C.T.P. HUDA  
Panchkula

Sd/-  
D.K.Soni  
C.E.HUDA  
Panchkula

Sd/-  
S.C.Kansal  
C.C.F. HUDA  
Panchkula

Sd/-  
Surjit Singh  
Administrator (HQ) HUDA  
Panchkula

From

The Chief Administrator,  
HUDA (Architecture Branch),  
Panchkula.

To

1. The Administrator, HUDA, Panchkula.
2. The Administrator, HUDA, Faridabad.
3. The Administrator, HUDA, Gurgaon.
4. The Administrator, HUDA, Hisar.
5. The Administrator, HUDA, Rohtak.

Memo No- Chief Arch. /SA (1)/2013/ 2600-2604

Dated: 7.10.2013

**Subject: Additional Compounding of some violations in commercial buildings governed by Architecture controls in all U/Es of Haryana.**

Reference: Secretary, HUDA, Panchkula letter no. Auth-2013/38887-94 dated 27.09.2013.

In continuation to this office letter no. 1105-60 dated 16.05.2012 vide which copy of the additional compounding rates of some violations done by the allottee during construction on the commercial sites governed by Architectural controls in all Urban Estates of Haryana was circulated.

It is intimated that the matter was placed for ex-post facto approval of the Authority. Now, vide above referred letter the proceedings of the meeting of Haryana Urban Development Authority held on 18.09.2013 have been received wherein same rates have been approved as per Agenda Item No. 106<sup>th</sup> (44). This is for your kind information please.

Senior Architect,  
For Chief Administrator,  
HUDA, Panchkula.

Endst. No: - Chief Arch./SA(1)/2013/ 2605-2656

Dated:7.10.2013

A copy of the above is forwarded to the following for kind information & necessary action:-

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