



हरियाणा शहरी विकास प्राधिकरण

O/o Chief Architect,

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To

1. All the Administrators of HSVP.
2. All the Estate Officers of HSVP

Memo. No.C. Arch. /2022/183611

Dated 31-10-2022

Sub: Revised compounding rates of commercial sites governed by Architectural Controls.

The following composition rates for compoundable violations in commercial sites Governed by Arch. controls in HSVP sectors have been approved in 124th Authority meeting of HSVP held on 06.09.2022.
(Agenda item no 26)

These rates shall come into force with immediate effect.

REVISED COMPOUNDING RATES FOR COMMERCIAL SITES GOVERNED BY ARCHITECTURAL CONTROLS

S. No	Description of violations	Compounding Rates as per policy of 2012	Revised Compounding Rates
1.	<u>BASEMENT</u> In single storeyed booths /Kiosks and Service Booths (excluding public corridor) a) Site auctioned without basement but if allottee has constructed basement illegally. b) Site auctioned without basement but if allottee constructs the basement after getting the bldg. plans sanctioned. Under usable area (excluding public corridor & courtyard) of commercial	<u>Potential Zone</u> Hyper High Medium Low 600/- 500/- 375/- 250/- (Per Sq.ft.) <u>Potential Zone</u> Hyper High Medium Low 300/- 250/- 190/- 125/- (Per Sq.ft.)	<u>Potential Zone</u> Hyper High Medium Low 1200/- 1000/- 750/- 500/- (Per Sq.ft.) <u>Potential Zone</u> Hyper High Medium Low 600/- 500/- 380/- 250/- (Per Sq.ft.)

	sites(except booths) On sites auctioned without basement but where allottee has constructed the basement illegally.	Potential Zone Hyper High Medium Low 1200/- 1000/- 750/- 500/- (Per Sq.ft.)	Potential Zone Hyper High Medium Low 2400/- 2000/- 1500/- 1000/- (Per Sq.ft.)
<u>2</u>	Shaft omitted at G.F./F.F/S.F in SCO/SCF	Potential Zone Hyper High Medium 60000/- 50000/- 30000/- Low 20000/-	Potential Zone Hyper High Medium 120000/- 100000/- 60000/- Low 40000/-
<u>3</u>	Void/Small pipe duct omitted.	500/-	1000/-
<u>4</u>	Stair is provided from front side at IInd floor in SCO/SCF in those controls where terrace has been provide at IInd floor.	1000/-	2000/-
<u>5</u>	Extra stair is provided in SCO/SCF	250/-	500/-
<u>6</u>	Minor change in front and rear elevation (each)	1000/-	2000/-
<u>7</u>	Flat is not constructed as per sanctioned plan.	Potential Zone Hyper High Medium 2880/- 2400/- 1440/- Low 960/- (per Sq.mt.)	Potential Zone Hyper High Medium Low 5760/- 4800/- 2880/- 1920/- (per Sq.mt.)
<u>8</u>	DPC Certificate not taken i) Booth/Kiosk (50% of the rate shall be charged if constd. As per plan) ii) Service booth/D.S.S. (50% of the rate shall be charged if constd. as per plan) iii)SCO/SCF/Sho	Potential Zone Booth Hyper High Medium Low 6000/- 5000/- 3000/- 2000/- Kiosk Hyper High Medium Low 3600/- 3000/- 2000/- 1000/- Potential Zone Hyper High Medium 12000/- 10000/- 6000/- Low 4000/- Potential Zone	Potential Zone Booth Hyper High Medium 12000/- 10000/- 6000/- Low 4000/- Kiosk Hyper High Medium Low 7200/- 6000/- 4000/- 2000/- Potential Zone Hyper High Medium 24000/- 20000/- 12000/- Low 8000/- Potential Zone

	wroom/Institutional/GHS	Hyper High Medium 24000/- 20000/- 12000/- Low 8000/-	Hyper High Medium 48000/- 40000/-24000/- Low 16000/-
<u>9</u>	Unauthorised Occupation i) Booth/Kiosk/ S.I.S/D.S.S. ii) SCO/SCF	<u>Potential Zone (Booth)</u> Hyper High Medium 12000/- 10000/-6000/- Low 4000/- <u>Potential Zone (Kiosk)</u> Hyper High Medium Low 6000/- 5000/- 3000/-2000/- <u>Potential Zone (S.I.S/D.S.S.)</u> Hyper High Medium 18000/- 15000/- 9000/- Low 6000/- <u>Potential Zone</u> Hyper High Medium 30000/- 25000/- 15000/- Low 10000/-	<u>Potential Zone (Booth)</u> Hyper High Medium 24000/- 20000/- 12000/- Low 8000/- <u>Potential Zone (Kiosk)</u> Hyper High Medium 12000/- 10000/- 6000/- Low 4000/- <u>Potential Zone (S.I.S/D.S.S.)</u> Hyper High Medium 36000/- 30000/- 18000/- Low 12000/- <u>Potential Zone</u> Hyper High Medium 60000/- 50000/- 30000/- Low 20000/-
	iii) Showrooms/ GHS/Institutional	<u>Potential Zone</u> Hyper High Medium 36000/- 30000/- 18000/- Low 12000/-	<u>Potential Zone</u> Hyper High Medium 72000/- 60000/-36000/- Low 24000/-
<u>10</u>	TOILETS Toilet shifted in rear side (along rear wall) in SCF/SCO within permissible covered area	NIL Provided light/ventilation is maintained as per byelaws.	NIL Provided light/ventilation is maintained as per byelaws.
<u>11</u>	TOILETS Minor violations i) Roof is not laid at lower level at first floor because toilets are shifted at rear side. (Relates to sunken floors of toilets.) ii) Roof is laid over open to sky (shaft) above 3'-0" height and light is given from sides.	IGNORED Provided light/ventilation is maintained as per byelaws.	IGNORED Provided light/ventilation is maintained as per byelaws.

	iii) Any other minor violations to toilets.		
<u>12</u>	STAIRCASE i) Minor violations related to treads and risers (upto 5% variations in dimensions) ii) Width of staircase reduced (upto 5%)	500 (per tread/riser) 1000(per cm)	1000(per tread/riser) 2000(per cm)
<u>13</u>	Size of W.C./Bath and Habitable room less than permissible size (violation upto 5%)	Rs. 1000/- each case.	Rs. 2000/- each case.
<u>14</u>	Exhaust fan not provided in Kitchen.	Non-compoundable violation (provision of exhaust fan can be replaced by Chimney) Allowed only in case chimney is being provided.	Non compoundable violation (provision of exhaust fan can be replaced by Chimney) Allowed only in case chimney is being provided.
<u>15</u>	<u>Internal changes (in SCF only)</u> Addition/omission of internal cupboard, shifting/omission/change in size/change in position of doors/windows & provision of loft.	Such minor internal changes may be allowed without any compounding. Changes of external doors/windows in the Architectural façade not allowed.	Such minor internal changes may be allowed without any compounding. Changes of external doors/windows in the Architectural façade not allowed.
<u>16</u>	Change of position of W.C./Bath provided light, ventilation and proper size is provided as per building byelaws.	Rs. 2000/- each case. Allowed, if light, ventilation and minimum size is maintained.	Rs. 4000/- each case. Allowed, if light, ventilation and minimum size is maintained.

<u>17</u>	Change of position of staircase.	Not allowed.	Not allowed.
<u>18</u>	Omission of Skylight	Not allowed.	Not allowed.
<u>19</u>	Policy for compounding unauthorized construction of basements under the corridors of Booths, S.C.O's and SCF's.	<p>Potential Zone</p> <p>Hyper High Medium 1875/- 1500/- 1125/- Low 750/- (Per Sq.ft.)</p>	<p>Potential Zone</p> <p>Hyper High Medium Low 3750/- 3000/- 2250/- 1500/- (Per Sq.ft.)</p>

- In future above revised compounding rates should be increased by 5% p.a rounded off to next multiple of 10.
- The revised rates shall be effective from the date of issue of their circulation.
- The revised rates shall, however, be applicable on those cases only where the building plan has been sanctioned after the circulation of revised rates.

R. Sehgal
31/10/2011

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