

COMPOUNDING POLICY:

BASEMENTS IN BOOTHS

2002

2003

2006

From:-

Chief Administrator,
HUDA, Panchkula.

To

1. Administrator (HQ), HUDA, Panchkula.
2. Administrator, HUDA, Panchkula.
3. Administrator, HUDA, Faridabad.
4. Administrator, HUDA, Gurgaon.
5. Administrator, HUDA, Hisar.

Memo no/ 879-883

dated/ 15.03.2002.

Sub:- Compounding unauthorized construction of basements under the usable area of Booths and under the corridors of booths and Shop cum Offices/Flats.

Ref:- Agenda item no. A-84 (8) of the meeting of HUDA held on 26.02.2002.

It has been decided to compound the unauthorized construction of basements under the usable are of booths and under the corridors of booths and shops cum offices/ flats on the following terms and conditions:-

1. Unauthorised basements constructed under the usable area of the booths may be compounded. However, before compounding some provisions of light and ventilation have to be made in the existing structure. The provisions are in the form of ventilators below the show window on the ground floor (i.e. on the ceiling slab of the basement) an exhaust fan and skylight with permanent ventilation above the staircase portion (minimum 3'x 4'-6" cut in slab in the ceiling of the ground floor). These provisions are shown in the Arch. Control drg. no. 1 job no. 3043 which can be seen for reference.

The basements shall be used for storage purposes. Storage of material shall be in accordance with the provisions of the National Building Code and non inflammable/ non explosive materials shall only be stored. Further, the storage material and fire safety measures will be to the satisfaction of the concerned fire officer of the area. The above provisions should be ensured prior to compounding the case.

As regards the compounding rates it has been decided that the rate for compounding of basement under usable area of the booth be kept as Rs. 1000/- per sq. ft. of the covered area in the high potential zone. The rates would be 75 % of the above in the medium potential zone and in the low potential zone the rates would be 50% of the rates of high potential zone.

2. Unauthorised basements constructed under the corridors in booths as well as S.C.F.'s /S.C.O.'s may be compounded with the following conditions:-

- a) Level of the public corridor shall be maintained as shown in the Arch. Control drawings.
- b) Such basements shall be used only for storage purposes (storage of material shall be in accordance with the provisions of NBC)
- c) Such basement shall be a part of the basement provided under the shop /booth area and no partitioning will be allowed.
- d) The owner shall provide all services like fire fighting , Public health as required by NBC within the site.
- k) The compounding shall be done only after the above conditions are met with / implemented by owner.

The rates for compounding such basements shall be rupees 2000/- per sqft. of the covered area in the high potential zone. In the medium potential zone the rates would be 75% of the above and in the low potential zone the rates would be 50% of rates in the high potential zone.

The income accrued from such compounding fee may be utilized for up-gradation of infrastructure of the concerned Urban Estate. Further it has been decided that basements under corridors of booths and SCO's/SCF's shall not be allowed in future.

You are therefore requested to take action as per the above decision.

-sd-
Architect
For Chief Administrator,
HUDA, PKL.

DA/- Minutes of meeting
Architectural job no.3043,
Drg. no.01.

Endst. No. 884-891

dated/ 15.03.2002.

Copy of the above is forwarded to C.A. HUDA (Urban Branch), Joint Director (Legal), Chief Controller of Finance, Chief Engineer, Chief Town Planner (HUDA), Addl. Chief Engineer, Senior Architect, Secretary, HUDA.

-sd-
Architect
For Chief Administrator,
H.U.D.A., PKL.

Endst. No. 892-907

dated 15.03.2002.

Copy of the above is forwarded to all the Estate officers of HUDA.

-sd-
Architect
For Chief Administrator,
H.U.D.A. PKL.

From

The Chief Administrator
Haryana Urban Development Authority,
Panchkula.

To

- 1.The Administrator,H.U.D.A.,(HQ),Panchkula.
- 2.The Administrator,H.U.D.A.,Panchkula.
- 3.The Administrator,H.U.D.A.,Faridabad.
- 4.The Administrator,H.U.D.A.,Gurgaon.
- 5.The Administrator,H.U.D.A.,Hisar.

24.10.03. Memo no 4508-4512 dated

Sub:- Revision of policy for compounding unauthorized construction of basements under the usable area of booths and under the corridors of booths and shops cum offices/flats.

Ref:- Agenda item no A-90 (13) of the meeting of Haryana Urban Dev. Authority held on 17.09.2003.

It has been decided by the Authority to compound the unauthorized construction of basements under usable area of booths and under the corridors of booths and shops cum offices/flats on the following terms and conditions:-

1. Unauthorized basements constructed under the usable area of the booths may be compounded. However, before compounding some provisions of light and ventilation have to be made in the existing structure. The provisions are in the form of ventilators below the show window on the ground floor (i.e. on the ceiling slab of the basement) an exhaust fan and skylight with permanent ventilation above the staircase portion (minimum 3' x 4'-6" cut in slab in the ceiling of the ground floor). These provisions are shown in the Arch. Control drg. no. 1 job no. 3043 which can be seen for reference.

The basements shall be used for storage purposes. Storage of material shall be in accordance with the provisions of National Building Code and non inflammable/ non explosive materials shall only be stored. Further, the storage material and fire safety measures will be to the satisfaction of the concerned fire officer of the area. The above provisions should be ensured prior to compounding the case.

As regards the compounding rates it has been decided that the revised rates for compounding of basement under usable area of the booth be kept as Rs. 500/- per sq. ft. of the covered area in the high potential zone. The rates would be 75% of the above in the medium potential and in the low potential zone the rates would be 50% of the high potential zone.

1. Unauthorised basements constructed under the corridors in booths as well as SCF's/SCO's may be compounded with the following conditions:-
 - a) Level of the public corridor shall be maintained as shown in the Arch. Control drawings.
 - b) Such basements shall be used only for storage purposes (storage of material shall be in accordance with the provisions of NBC).
 - c) Such basement shall be a part of the basement provided under the shop/booth area and no partitioning will be allowed.
 - d) The owner shall provide all services like fire fighting, public health as required by NBC within the site.
 - e) The compounding shall be done only after the above conditions are met with /implemented by owner.

The rates for compounding such basements shall be rupees 1200/- per sq. ft. of the covered area in the high potential zone. In the medium potential zone the rates would be 75% of the above and in the low potential zone the rates would be 50% rates in the high potential zone.

The income accrued from such compounding fee may be utilized for up-gradation of infrastructure of the concerned Urban Estate. Further it has been decided that the compounding of basements under the corridor be a one time exercise and may not be allowed in future. It was also observed that the policy need to be implemented

seriously and strict action be taken by field officers against the defaulters after giving them the opportunity for compounding at revised rates. The field officers need to get the remaining basements filled up with earth to seal the basements and to avoid misuse where the owners do not come forward for composition.

You are therefore requested to take action as per the above decision of Authority.

DA/- Proceedings of meeting.
Architectural job no. 3043,
Drg. No. 01.

-sd-
Senior Architect,
For Chief Administrator,
H.U.D.A.,

Panchkula.
Endst. No. 4513-19
24.10.03.

dated

Copy of the above is forwarded to the C.A. H.U.D.A. (Urban Branch), joint Director (Legal), Engineer-In-Chief, H.U.D.A., CCF, H.U.D.A., Chief Town Planner, H.U.D.A., Chief Engineer, H.U.D.A. and Secretary, H.U.D.A. Panchkula.
DA/- As above.

Architect,
Administrator,

-sd-
Senior
For Chief
HUDA,

PKL.
Endst. No 4520-36
24.10.03.

Dated

Copy of the above is forwarded to all the Estate Officers, of HUDA.
DA/- As above.

Architect,
Administrator,

-sd-
Senior
For Chief

From

The Chief Administrator(Architecture Wing)
HUDA,Panchkula.

To

- 1.The Administrator,HUDA,(HQ),Panchkula.
- 2.The Administrator,HUDA,Panchkula.
- 3.The Administrator,HUDA,Faridabad.
- 4.The Administrator,HUDA,Gurgaon.
- 5.The Administrator,HUDA,Hisar.

Memo No.HUDA,CA/HUDA/SA/06/206-256 dated : 8.2.06.

Subject: Revision of Policy for compounding unauthorized construction of basements under the corridors of booths, S.C.O,s and S.C.F,s.

Reference: Agenda Item No.A-96 of the 96th meeting of Haryana Urban Development Authority held on 29.12.2005.

It has been decided by the Authority to compound un-authorized construction of basements under the corridors of booths, S.C.F.,s and S.C.O,s on an on going basis on the following terms and conditions.

2. The basement under corridors shall be compounded with the same technical conditions as contained in the earlier policy circulated vide memo. No. 4508-12 dated 24.10.03.

The conditions are as under:-

- a) Level of the Public Corridor shall be maintained as shown in the Architecture Control drawings.
- b) Such basement shall be used for storage purposes (Storage of material shall be in accordance with the provisions of NBC)
- c) Such basement shall be a part of the basement provided under the shop/booth area and no partitioning will be allowed.
- d) The owner shall provide all services like fire fighting, public health as required by NBC within the site.
- e) The compounding shall be done only after the above conditions are met with/implemented by owner.

- 2.The rates of such compounding shall be kept as follows:-

Hyper Potential Zone	High Potential Zone	Medium potential Zone	Low
Rs.1875/- Per.Sft.	Rs.1500/- Per.Sft.	Rs.1125/- Per Sft.	Rs.750/- Per.Sft.

The classification of areas defining Hyper, High, Medium and Low Potential Zones shall be as per the list given at Annexure-I. The rates shall come into effect from the date of issue of the letter/policy intimating revised rates.

3. As soon as policy is implemented, allottees who do not come forward to get the unauthorized construction compounded should be proceeded against under the relevant provisions of HUDA Act.

DA/Proceeding of the Meeting
Administrator.

Sd/-
Senior Architect,
For: Chief
HUDA,Panchkula.

Contd.....

Endst.No.CA/HUDA/SA/06/206-256 dated 8.2.06.

A copy of the above is forwarded to the following for information and necessary action please:-

1. The Chief Administrator,HUDA,(Urban Branch),Panchkula.
2. The Engineer-in-Chief,HUDA,Panchkula.
3. The Chief Controller of Finance,HUDA,Panchkula.
4. The Chief Town Planner,HUDA,Panchkula.
5. The Secretary,HUDA,Panchkula.
6. The Distt.Attorney,HUDA,Panchkula.
7. All Senior Town Planners, Town & Country Planning Deptt .in the state of Haryana.
8. All Estate Officers,HUDA,Urban Estate,Haryana
9. All Distt.Town Planners of Town & Country Planning Deptt.Haryana.

DA/Proceeding of the meeting.

Sd/
Senior Architect
For:Chief Administrator,
HUDA,Panchkula.

CLASSIFICATION OF AREAS.

ANNEXURE-I

Agenda Item No. A-95 (18).

I Areas in hyper potential zone.

- a) Controlled areas declared under section-4 (I) (a) around municipal town Gurgaon.

II Areas in high potential zone.

- a) All the controlled areas in Gurgaon districts notified under provision of section-4 (I) (b) including controlled areas declared around Sohna Town.
- b) Controlled areas around Faridabad –Ballabhgarh complex.
- c) Controlled areas of Sonapat-Kundli multifunctional urban complex, Panipat.
- d) Periphery controlled area of Panchkula.

III Areas in medium potential zone.

- a) Controlled areas of Karnal, Kurukshetra, Ambala City, Ambala Cantt, Yamuna Nagar-Jagadhari, Bahadurgarh, Hisar, Rohtak, Rewari-Bawal-Dharuhera complex, Gannaur, Oil Refinery Panipat (Beholi).
- b) Controlled area declared under section-4 (I) (b) in Faridabad district and also including around towns like Palwal and Hodel.

IV Areas in low potential zone.

- a) All the other controlled areas declared in the State.