

GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN, SECTOR -62, S.A.S. NAGAR.

OFFICE ORDER

Whereas number of violation of the PUDA (Building) Rules 1996 have been committed by the allottees of the plots/sites/houses while undertaking the construction of such plots/sites/houses and the competent authority under the Act have launched proceedings for resumption of such plots/sites/houses.

2. Whereas PUDA framed compounding policy for compounding violations of PUDA (Building) Rules, 1996 vide order dated 6.11.2003 issued bearing endst. No. PUDA/Policy/2003/7486-7505 dated 6.11.2003, and another policy called Need Based Changes in the dwelling units constructed by PHDB/PUDA and plots in the Urban Estates was framed and circulated vide endst. No. PUDA-Policy-A-I-2005/3775-3875 dt. 5.12.2005. Further GMADA framed such policy for plots/Houses falling under the jurisdiction of GMADA vide order dated 31.8.2010 issued bearing endst. No. GMADA-Arch-2010/11393 dt. 7.9.2010.

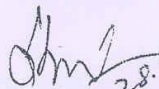
3. And whereas number of representations have been received from the Resident Welfare Associations of the allottees of MIG (S) and LIG Houses for not considering their demands regarding additions/alterations in their houses which had been made in terms of living conditions of the residents in the policies referred above.

4. Whereas the Committee already constituted under the chairmanship of Additional Chief Administrator, GMADA has re-examined the issue in threadbare from different angles raised by the Resident Welfare Associations pertaining to the policy on need based changes and compounding policy and keeping in view the

nature of violations, quality of space, air, light and ventilation, made detailed recommendations for compounding the construction raised in violation of rules in the built up MIG(S) and LIG houses.

5. Whereas after consideration of the matter and recommendations made by the Committee, and keeping in view the larger public interest, and in exercise of powers conferred under proviso to Section 157 of the Punjab Regional and Town Planning and Development Act, 1995, the rates of compensation and terms and conditions for compounding of the violations of the Punjab Urban Planning & Development Authority (Building) Rules, 1996 are hereby determined as mentioned in the Schedule attached to this order for MIG(S) Houses in Sector -65 & Sector -66 and LIG Houses in SAS Nagar instead of demolition of such construction raised in violation of the building rules. However, in the case of non-compoundable violations action shall be taken in accordance with law.

Dated: 28.07.2011


28.7.11
Sarvjit Singh, IAS,
Chief Administrator.

SCHEDULE

SCHEDULE REGARDING COMPOSITION FEE/CHARGES FOR COMPOUNDING VIOLATIONS OF PUDA (BUILDING) RULES, 1996.

1. **MIG(S) HOUSES IN SECTOR-65 & SECTOR-66 SAS NAGAR**
 - (i) The construction of one room of size 13'-9"x10'-0" on the first floor over the future room for allottees of ground floor in the rear courtyard is compoundable.
 - (ii) The construction of room size 18'-9"x10'-6" on the second floor over the Living Room constructed on the first floor for the allottees of first floor is compoundable.

2. **LIG HOUSES**
 - (i) The construction upto 70% of the area in the rear courtyard/terrace as the case may be.

TERMS & CONDITIONS:

1. The allottee will submit the building plans showing proposed construction and already constructed portion.
2. The compoundable construction is subject to the light & ventilation of the corresponding room.
3. A certificate of Registered Structural Engineer regarding structure stability of the houses will have to be submitted with the building plan that the foundation of the house is able to bear the weight of additional construction and the structure will remain stable after the construction of additional area.
4. The allottee will submit an undertaking that he would be fully responsible to bear the expenses of any damage to the neighbour which might occur with the construction already done or during the course of any future construction.
5. The allottees of MIG (S) and LIG houses will pay compounding fee @ Rs. 100/- per square feet for the constructed portion raised in violation of rules. Amount at the same rate will be charged for the new construction also be raised made permissible as above.

