

(22) Regularization of zoning violation

22(a) 228th Meeting of BOD dated 08.02.2005

Description: To consider to approve the proposal to charge compounding fee for zoning violations in various focal points; BOD's decision dated 08.02.2005.

Decision: The Board considered the proposal to charge compounding fee for zoning violations in various Focal Points and decided to resolve as under:-

1. Major violations for which compounding shall not be permitted:

- i. Zoning violation/violation of prescribed set back lines.
- ii. Inadequate light and ventilation in violation on sanctioned plan.
- iii. Exceeding F.A.R.
- iv. Gate opening/opening on Sector road.
- v. Any violation of layout of sewer, water drains etc.
- vi. Any violation regarding minimum number of urinals/toilets, drinking water facilities for labour & staff as per sanctioned plan.
- vii. Violation of maximum permissible height, maximum permissible coverage on ground.

2. Minor violations which shall be compoundable

i)	Excess coverage within zoning line	@ Rs. 100/- per sq. feet
ii)	One additional gate	Rs. 10,000/-

Besides above, allottees shall be allowed to purchase additional floor area (FAR) maximum upto 25% of existing FAR at following rates:

- i. Rs.50/- per Sq.ft. upto 25 Sq.Yds.
- ii. @ Rs.75/- per sq.ft. beyond 25 Sq.Yds. upto 50 Sq.Yds.
- iii. @ Rs.100/-per Sq.ft. beyond 50 Sq.Yds upto 25 % in excess of FAR.