

22(d) 283rd Meeting of BOD dated 17.01.2018

Description: To consider to evolve mechanism for compounding of zoning violations committed by the industrial plot holders of different focal points developed by PSIEC interalia allowing compounding of excess construction raised beyond zoning line upto 5% of the plot area.; BOD's decision dated 17.01.2018.

Decision: The Board considered the item and took note of the demand made by CII, PHD Chamber of Commerce, CICU and other representative bodies of entrepreneurs requesting for compounding the violations of building bye laws and zoning plan committed by plot holders in the matter of construction of their factory building with specific reference to the earlier decision taken in the meeting held on 05.09.2016. The Board observe that despite enforcement of the policy guidelines framed in the meeting held on 05.09.2016 interalia allowing compounding of excess construe ion made beyond zoning line upto 5% of the plot area, plot holders were are not encouragingly coming forward to avail the same. The Board further observed that specific guidelines have not been framed qua adherence of safety and fire norms as prescribed by the competent authority. In the absence of same, even the application(s) received by the Corporation seeking compounding of violation made in the matter of construction of factory building upto 5% of excess coverage beyond zoning line has not attained finality.

Taking holistic view of the situation, to mitigate the difficulties being Experienced by the industrial plot holders of different focal points and to achieve the objective of Industrial and Business Development Policy 2017 of the Govt. of Punjab for ushering a new era of liberalization & ease of doing business, the Board resolved to approve the following parameters and fee structure for compounding the violations in partial modification of the earlier decision taken in the meeting held on 05.09.2016 in this matter :-

- a) Excess coverage within zoning line permitted @ Rs. 200/- per sq.ft.
- b) Excess covered area beyond zoning line permitted @ Rs. 600/- per sq. ft. upto 2% and @ Rs. 1200/- per sq.ft. for area above 2%.
- c) No compounding of overall area above 5% of the plot area shall be allowed subject to the condition that there shall not be relaxation in

the front set back. Moreover, allottee shall be required to obtain prior fire safety certificate from the concerned applicable authority.

- d) In those cases, where an allottee apply for compounding of zoning violations up to 5% of the plot area in terms of a, b & c above without prior submission of fire safety certificate, case(s) would be referred to a committee headed by Additional Deputy Commissioner (G) concerned comprising of following officers which would examine the request of applicant and finalize the matter with regard to adherence of safety & fire norms and resultant compounding of zoning violation committed by plot holder within the ambit of parameters brought out above.

- 1) Distt. Town Planner
- 2) GM, DIC concerned
- 3) Fire Officer
- 4) Representative of Director of Factories
- 5) Sub Divisional Engineer (PSIEC)
- 6) ATP (PSIEC)