

## **26(b) 277<sup>th</sup> Meeting of BOD dated 05.09.2016**

**Description: To consider to amend building bye laws of the Corporation & to approve building plans of different Industrial Focal Points developed by PSIEC and charge compounding fees for zoning violations; BOD's decision dated 05.09.2016**

**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 by laws and zoning plan committed by plot holders in the matter of construction of their factory building. Taking holistic view of the situation and to mitigate the difficulties being experienced by the industrial plot holders of different focal points, the Board resolved to approve structure for compounding the violations in supersession of the decision earlier taken in the meetings held on 8.2.2005 and 20.12.2012:

### **A –Compoundable violations**

- 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 area above 5% of the plot area shall be allowed subject to the condition that atleast three set backs should remain intact as per zoning. However there shall not be relaxation in the front set back, subject to adherence of safety and fire norms as prescribed by the competent authority. One additional gate shall be allowable on payment fee @ Rs. 10,000/- in lumpsum. However, gate opening on sector road shall not be permissible excepting with the provision of service road only.

### **B –Height of Building.**

- a) Height of the factory building permissible as per project requirement subject to the ceiling of permissible FAR, ground coverage and air funnel restrictions as applicable.

### **C –Non- Compoundable violations :**

- a) Inadequate light and ventilation in violation of sanctioned plan.
- b) Any violation of layout of sewer water drains etc.
- c) Any violation regarding minimum number of urinals/toilets. Drinking water facilities for labour & staff as per sanctioned plan.