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P.M. 229

GOVERNMENT OF PUNJAB
DEPARTMENT OF LOCAL GOVERNMENT
(L. G. I BRANCH)

To

1. The Commissioners,
Municipal Corporation,
Ludhiana/Jalandhar/Amritsar/Patiala.
2. Deputy Director (Regional),
Ludhiana/Jalandhar/Amritsar/Patiala, Ferozepur.
3. All Executive Officers,
Municipal Council, in the State of Punjab.

Memo No. 2/53/98-GLGI/ 5490

Dated:- 20/5/98

Subject:- Regarding Schedule of rates to compromise offences committed against provisions of PMA-1976 and P.M. Act, 1911 read with clause 3.15 of the Building Bye- Laws.

Reference subject cited above.

2. The matter regarding charging of composition fees to regularise the unauthorised construction raised within Municipal limits has been considered and it has been decided to prescribe the rates of composition of offences as under :-

SCHEDULE OF COMPROMISE

Sr. No.	Description of Building/ work commenced or carried out without permission.	Rates for Residential/ Govt. & Govt. aided Schools/ charitable Hospitals.	Rates for Commercial/ Industrial/ Institutional etc.
1.	2.	3.	4.
(A) NEW CONSTRUCTIONS			
1)	Construction with R.C.C roofing (Including Basement/Mezzanine floor or miani etc.) Within Bye Laws Against Bye Laws	Rs. 12.50/- p.sft. of covd. area Rs. 25/- p. sft. Rs. 25/- p. sft. of covd. area.	Rs. 25/-p. of sft. covd. area Rs. 50/- p sft. of covd. area.
11)	Construction with Battens/Beams Girders/ ACC sheets roofing. Within Bye Laws.	Rs. 7.50/-p-sft. of covd. area.	Rs. 25/-p. sft. of covd. area.

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	Against Bye Laws	Rs. 15/- P.sft. of covd. area.	Rs. 50/-p.sft. of covd. area.
iii)	Construction upto plinth level including framed Structure within Bye Laws.	25% of Sr.No.1 above.	25% of Sr. No. 1 above.
	Against Bye Laws	Not compoundable.	Not compoundable
iv)	Construction upto door level including Framed Structure Within Bye Laws.	33% of Sr.No.1 above.	33% of Sr. No.1 above.
	Against Bye Laws	Not compoundable.	Not compoundable
v)	Construction upto Roof level including Framed Structure. Within Bye Laws.	66% of Sr. No.1 above.	66% of Sr. No. 1 above.
	Against Bye Laws	Not compoundable.	Not compoundable.
vi)	Construction of Boundary Wall upto 5'- 0" height.	Rs. 12.50/- p. rft.	Rs. 25/- p. rft.

(B) ADDITION / ALTERATIONS

i)	Internal deviation from the sanctioned plan.	25% of Sr.No.1 above.	25% of Sr. No.1 above.
ii)	Sub-division of any room in a building so as to convert the same into two or more separate rooms.	Rs. 8/-P.sft. of wall area (Resi. to Resi.)	Rs. 20/- p.sft. of wall area (Comm. to Comm.)
iii)	To open/close permanently any door or window in an external wall.	Rs. 150/-each	Rs. 250/- each.
iv)	To remove or reconstruct the Principal stair case or to alter its position.	Rs. 800/- each stair on each floor.	Rs. 2000/- each stair on each floor.
v)	Raising height of roof. Within Bye Laws	Rs. 1/- p. cft. Rs. 2/- p.cft.	Rs. 4/- p. cft. Rs. 8/- p. cft.
	Against Bye Laws		

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(C) CHANGE OF EXISTING USE.

Change of use of
existing building
in violation of
section 273 (1)
of the PNC act,
1976.

Change of land use fee (As per
Govt. guide lines) plus difference
of residential and commercial
E.A. fee, in case Building is
constructed after prior approval
or difference of composition fee
in case Building is constructed
without prior approval and stands
requalised as residential
Building.

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You are therefore directed to implement these
rates in terms of provisions contained in section 294-B of
Punjab Municipal Corporation Act, 1976 and section 229 of
Punjab Municipal Act 1911 read with clause - 3.15 of the
Municipal Corporations/Councils/Nagar Panchayats, Building
Bye Laws.

4. The compliance of the above may be ensured
and report sent to the Government.


Under Secretary.

No. 2/53/98-6LGI/549, Dated:-

20-5-98

A copy is sent to the following :-

- 1) Secretary/L.G.M. for the information
of L.G.M.
- 2) Private Secretary/P.S.L.G. for the
information of P.S.L.G.


Under Secretary.