

SELF ASSESMENT FORM FOR COMPOUNDABLE VIOLATIONS

With reference to (HBH Policy issued vide Memo.No 38860-3886 dt 13.05.2021)

Sr.	Description of Violation	Proposed compoundi ng Rate (In Rs.)	Extent of compounding In (Sqm)	Compoundi ng (In Rs.)	JE's remarks
1	BUILDING WITHOUT PLAN				
a)	Construction without Building plans revalidated.	Rs.100/-Per Sqm. on constructed area			
2	D.P.C				
a)	For not taking D.P.C. certificate				
i)	Construction as per approved plan.	Rs. 5/- per. sqm.			
b)	For Changing D.P.C. after taking DPC Certificate.				
i)	Revised D.P.C conforms to building byelaws/zoning.	Rs.10/- per. sqm.			
3	EXCESS COVERED AREA Cantilever cupboard/ bay window	To be counted in covered area violation			
a)	Covered area beyond zoning line but within permissible limits.	Compoundable upto maximum limit of 10% of			

			set back to be compounded @ of Rs. 10,800/- per sq.mtr.			
Measurements of covered area:-						
<u>Floor</u>	<u>Permissible Covered Area</u>	Area beyond zoning line.				
GF						
FF						
SF						
Basement						

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b)	Excess covered area beyond permissible limits but within zoning line.				To be compounded upto a maximum limit of 10% of permissible Covered area. Upto 5% @Rs. 3300/-per sqm and beyond 5 %@Rs.6500/- per Sqm			
	<u>Actual violation In Sqm.</u> (Upto 5%)							
	<u>Floor</u>	Front	Rear	Side				
	GF							
	FF							
	SF							
	Basement							
	Upto 10%							
	<u>Floor</u>	Front	Rear	Side				
	GF							
FF								
Basement								
c)	Extra covered area beyond Zoning line: yes/No				Violation upto a			

If yes how much is the maximum depth beyond zoning line.		maximum limit of 10% of setback line to be compounded @Rs.10800/- Per Sqm. (This will be over and above the composition fee of excess covered area)			
<u>Actual violation in sqm:-</u>					
<u>Floor</u>	Front	Rear	Side		
GF					
FF					
SF					
Basement					

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4	CANTILEVER /PROJECTION				
a)	Sanctionable cantilever projection but not shown in the sanctioned building plan.	Rs.100/-per sqm			
	<u>Actual violation in sqm:</u>				

	If yes how much is the depth beyond zoning line (up to maximum limit 10% of setback line.)	compoundable @ Rs.11000/- per sqmt.			
	<u>Actual violation in sqm</u>				
	GF				
	FF				
	SF				
	Basement				
Sr.	Description of Violation	Proposed compounding Rate (In Rs.)	Extent of compounding In (Sqm)	Compounding (In Rs.)	JE's remarks
5	PROJECTION ON GOVERNMENT LAND				
a)	30 CM at door/window level only	Rs.1000/- per sqm.			
b)	At roof level	Not compoundable			
6	HEIGHT OF BULIDING				
	Increase in height beyond permissible limit (including parapet and mumty)where no frame control is applicable				
i)	Upto 50 cm	Nil			
ii)	Above 50 cm to Im.	Rs.2000/- per sqm			

		of covered area subject to a maximum of 12 sqm.			
7	HEIGHT OF BOUNDARY WALL AND TYPE OF GATE.				
a)	Change in design, location of gate. (if sanctionable)	Rs.1000/- per each violation			
b)	Sanctionable wicket gate provided but not shown in the approved building plan.	Rs.1000/-			
c)	Variation in the height of boundary wall and size of gate.	Variation upto 10% be compounded @Rs.1000/- for each violation			
8	LIGHT AND VENTILATION				
a)	Non provision of exhaust fan/flue in the kitchen.	Rs.200/-			
b)	General light and ventilation including toilets.	Variation upto 10% to be compounded @Rs.1100/- Per sqm.			
9	STAIR CASE				
a)	Riser & tread not as per rules.	Variation upto 10% is compoundable @Rs. 100/- per sqm.			

b)	Provision of winder steps at landings only	Rs.200/- per step			
c)	Width of stair case reduced from minimum width prescribed under the rules.	Reduction only upto 10 cm is Compoundable @Rs.500/- per stair case.			

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10	UN-AUTHORISED OCCUPATION	@ Rs. 50 per sqm. of the permissible ground coverage			
11	VENTILATION SHAFT				
a)	Area of ventilation shaft is less than the permissible	Variation upto 10% may be compounded @Rs.9000/- Per sqm.			
b)	Shaft covered at 2.40 mtr. Height	Compoundable @ Rs.1000/- each provided light and ventilation parameters are met with			
12	MISCELLANEOUS				
a)	Non load bearing architectural pillars	Compoundable @			

	compoundable. (maximum of upto 4 pillars compoundable)	Rs. 1000/- each provided dia. is less than 30 cm, (not touching roof or projection.)			
b)	Minor changes like shifting of internal wall, door & window, ventilator, loft over door & other changes in elevation.	@Rs.100/- each			
c)	Store converted into kitchen, provided it meets with the provision of rules.(area , light and ventilation.)	Compoundable @ Rs.1500/-			
d)	Pipe shaft beyond zoning line.	To be counted in covered area violation.			
e)	Height and size of habitable and other rooms	Reduction in height upto 10 cm. and reduction in area, upto 5% of the minimum required compoundable @ Rs. 500/- each			
	Variation in height and size of habitable rooms, kitchen and toilets				

f)	Steps outside the zoned area on ground floor	Steps shall not be counted towards covered area and compoundable @ 1000/- per step subject to the maximum of 5 steps of maximum width of 1.2 mtrs. having maximum tread of 30 cm. each.			
g)	Headroom height reduction from the minimum prescribed under the rules	Upto 10 cms is compoundable @ 500/- per headroom.			
H)	Frame controlled houses. a) Projection upto frame line b) Increase in projection due to cladding (beyond 1 m).	Compoundable @ of Rs. 500/- sq.mt. Compoundable @ Rs. 1100 per sq.mt. upto a maximum of 2% of the plot width treating it as a zoning violation.			
13	Unauthorized sewer connection.	Rs.20000/-			
	Whether Rain water harvesting provision made? Yes/No	Non compoundable			
	GRAND TOTAL		Rs.		

Certificate

It is hereby certified that the assessment of violations made in this form is correct. Further, all the violations are compoundable in keeping with the Compounding policy of HBH issued vide letter no.3860-86 dated 13.05.2021. There are no non compoundable violations in the building and the Construction is strictly in accordance to the Byelaws and Regulations of HBC, 2017.

It is further certified that I have inspected/supervised the construction of the above mentioned building and once the compoundable violations are compounded as per HBH policy, the building shall be totally in accordance to Byelaws and Regulations of HBH.

Architect

Council of Architecture membership No. _____

I am fully aware that if any variation is found in the building/compoundable violations or if any conditions of the Erection of Buildings Regulations stand transgressed then it shall make me liable to disciplinary action under HBH rules which includes referring the above case to the Council of Architecture.

Architect

Council of Architecture membership No. _____

The following photographs are attached:-	
1 Front Elevation 2 Rear Elevation 3 Side Elevation 4 Front Setback 5 Rear Setback 6 Boundary wall Front Rear 7 Cut out (If present) 8 Main Gate	
Signature of owner	Signature of Architect
JE's report	
(Any Adverse finding to be recorded here)	

Signature
Name
Assistant Engineer

Signature
Name
Junior Engineer

