

GOVERNMENT OF GUJARAT
URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT
NOTIFICATION NO. GH/V/ 78 OF 2020/ TPS-142020-1100-L
SACHIVALAYA, GANDHINAGAR.

NOTIFICATION

Dated. 30.06.2020

NO.GH/V/ 78 of 2020/ TPS-142020-1100-L: WHEREAS the Government of Gujarat is of the opinion that it is necessary, in the public interest, to make variations in the Comprehensive General Development Control Regulation-2017 sanctioned by the Notification No.GH/V/269 of 2017/EDB-102016-3629-L, dated.12.10.2017, (hereinafter referred as CGDCR) of the Urban Development and Urban Housing Department, Government Of Gujarat, Gandhinagar.

Now, therefore, the Government of Gujarat hereby proposes the variations in CGDCR under sub-section (1) of section-116A of the Gujarat Town Planning and Urban Development Act – 1976 as enumerated in the SCHEDULE below.

Calls upon any person to submit suggestions or objections, if any, with respect to the proposed variations made in CGDCR to the Additional Chief Secretary to Government of Gujarat, Urban Development and Urban Housing Department, 9th floor, Block No.14, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of the publication of this notification in the Official Gazette.

SCHEDULE

1. The regulation No.6.22 is replaced as under.

6.22 Re-Development of dilapidated residential buildings

- 1) It shall apply in case of Re-Development for DW-3 type of residential buildings where the re-development of existing number of dwelling units is not permissible under the CGDCR-2017.
- 2) Dilapidated residential building means building which is,
 - a. more than 25 years as on the date of application for Re-Development to the competent authority, or
 - b. declared as dilapidated building by the competent authority, or
 - c. dilapidated residential building declared by the committee (hereinafter referred as "the committee") formed as under, on application from the applicants.

3) Constitution of the committee

Sr. no.	Municipal Corporation area	Constituted Urban /Area Development Authority area	Designated Area Development Authority / Municipality area	Members of the committee
(1)	(2)	(3)	(4)	(5)
1	Municipal Commissioner	Chairman of UDA / ADA	Regional Municipal Commissioner	Chairperson
2	Deputy Commissioner	Chief Executive Authority	Chief Officer	Member
3	Town Development Officer or	Additional Chief Town Planner or	Town Planner of concern District	Member Secretary

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	equivalent	Senior Town Planner		
4	City Engineer	Executive Engineer	Municipal Engineer	Member
5	Chief Fire Officer	Regional Fire Officer	Regional Fire Officer	Member

- 4) Dwelling unit having existing carpet area less than 40 sq.mtr., may be redeveloped as dwelling unit upto 40 sq.mtr. carpet area.

However, in case of dwelling unit having existing carpet area more than 40 sq.mtr., may be redeveloped as dwelling unit equal to existing carpet area.

Note: Carpet area means net area within a unit of a building excluding walls or columns, W.C., bathroom, kitchen, semi-open spaces such as verandah or balcony, and staircase, lift, corridors or passages.

- 5) The maximum number of dwelling units in no case exceeds the existing authorized number of dwelling units.

- 6) FSI Permitted,

- Authorized existing building FSI, or
 - Permissible FSI(base) as per Prevailing CGDCR.
- whichever is more.

Additional FSI more than the above shall be charged @40% of the open land of Jantri rate.

- 7) Maximum permissible Building Height as per prevailing CGDCR or authorized existing building height whichever is more, shall be permitted.

However, on road width less than 9.00 mt., the building height more than the maximum permissible building height as per the prevailing CDGCR may be permitted, on recommendation by the committee, considering the fire safety.

- 8) Parking requirement may be relaxed, based on the recommendation of the committee, subject to condition that in redeveloped building, the total hollow plinth is exclusively used for parking.

- 9) Fire safety and structural safety norms shall be as per prevailing CGDCR-2017.

- 10) Amalgamation of such building units shall not be permitted with other building unit/units.

- 11) The redeveloped dwelling unit shall not be sold within 5 years from the date of issue of occupancy certificate by competent authority.

- 12) Notwithstanding anything contained in this CGDCR, the above regulations shall be applicable for re-development of dilapidated residential buildings.

2. In regulation no.13.1.7, new Sr.No.8 is added after Sr.no.7 as under.

8. For permitted use classified as Mercantile-1, Mercantile-2 and Mercantile-3,

- (a) The floor height upto 5.6 mt. may be permitted except for the use of LPG Cylinder Godown and Kerosene Depot.

- (b) In case the floor height is exceeding 3.6 mtr., 90% of floor area shall be counted towards F.S.I. area in addition to the regular F.S.I area of the concerned floor.

- (c) Total F.S.I including additional F.S.I. shall be considered towards calculation of parking areas. Provided that the additional F.S.I. shall not be counted towards number of floors.

- (d) The total F.S.I. including additional FSI (paid FSI) shall not exceed the maximum permissible FSI as per these regulations.

- (e) For use of Cineplex (mentioned in Mercantile 2) provisions mentioned in clause (a) to (d) above shall not be applicable.

By order and in the name of the Governor of Gujarat,

Prakash

(Prakash Dutta)

Officer on Special Duty & Ex-Officio Deputy Secretary
to the Govt. of Gujarat

Urban Development and Urban Housing Department.

Copy to:

- ❖ PS to Hon'ble Governor of Gujarat.
- ❖ PS to Hon'ble Chief Minister of Gujarat.
- ❖ PS to Hon'ble Dy. Chief Minister of Gujarat.
- ❖ PS to Chief Secretary, Government of Gujarat.
- ❖ PS to Urban Development and Urban Housing Department, Government of Gujarat.
- ❖ PS to all secretaries of all secretariats of Government of Gujarat.
- ❖ Principal Secretary, Industries and Mines Department, Gujarat.
- ❖ Principal Secretary, Panchayat and Rural Department, Gujarat.
- ❖ Vice Chairman and Managing Director, Gujarat Industrial Development Corporation, Gujarat.
- ❖ Municipal Commissioner, All Municipal Corporations.
- ❖ Chief Executive Authority, All Urban/Area Development Authorities.
- ❖ Director Municipalities, Gujarat State, Gandhinagar.
- ❖ Chief Officer, All Municipalities
- ❖ Chief Town Planner, Gujarat State, Gandhinagar.
- ❖ Collector, All Districts
- ❖ District Development Officer, All District Offices.
- ❖ Manager, Government Central Press, Gandhinagar - With a request to publish the aforesaid notification in Part IV-B central Section, in the Gujarat Government Extra Ordinary Gazette of **Dated. 30/06/2020** and forward 500 printed copies of the same to this department. The Gujarati version of the Notification will be forwarded shortly to you by the Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar.
- ❖ Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar - with request to send Gujarati version of the said Notification directly to the Manager, Government Central Press, Gandhinagar for its publication in the official gazette urgently.
- ❖ Director of Information, Gandhinagar- with request to issue suitable presses note.
- ❖ The Revenue Department, New Sachivalaya, Gandhinagar.
- ❖ System Manager, Urban Development and Urban Housing Department, Gandhinagar- with request to publish in the department web site.
- ❖ The Select file of ' L ' Branch, U. D. & U. H. Dept. (2020)
- ❖ The personal file of Dy. Section Officer, L-Branch, U. D. & U. H. Dept. (2020)