GOVERNMENT OF GUJARAT URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT NOTIFICATION NO.GH/V/)ㅋ식 of 2020/EDB-102016-3629-L SACHIVALAYA, GANDHINAGAR.

NOTIFICATION

Date: 11/11/2020

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NO.GH/V/ 1 구 4 of 2020/EDB-102016-3629-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 notified vide Notification No. GH/V/269 of 2017/EDB-102016-3629–L, dated 12th October 2017, which was sanctioned by Urban Development and Urban Housing Department Govt. Of Gujarat, Gandhinagar, under the provision of The Gujarat Town Planning and Urban Development Act – 1976(hereinafter referred as the "Act").

Whereas, The Government of Gujarat has modified the Comprehensive General Development Control Regulation-2017 thereafter on dtd.05.11.2018 by Notification No.GH/V/152 of 2018/EDB-102016-3629-L and again on dtd.03.10.2019 by Notification No.GH/V/143 of 2019/EDB-102016-3629-L (hereinafter referred as "CGDCR").

Whereas, The Government of Gujarat is of the opinion that it is necessary in public interest to make variation in the said CGDCR.

Now, therefore, in exercise of the power conferred by sub-section (1) of section-116A of the said Act, the Government of Gujarat hereby:-

- (a) proposes to make the variation in CGDCR
- (b) Calls upon any person to submit suggestion or objection, if any, with respect to the proposed variations made in CGDCR, as per below SCHEDULE to the Additional Chief Secretary to Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of the publication of this notification in the Official Gazette.

SCHEDULE

Comprehensive General Development Control Regulation-2017 notified vide Notification No.- GH/V/269 of 2017/EDB-102016-3629–L, on dated.12.10.2017 and modification finalised by Notification No.- GH/V/152 of 2018/ EDB-102016-3629–L, on dated.05.11.2018 and Notification No.GH/V/143 of 2019/EDB-102016-3629-L on dtd.03.10.2019 are modified, rearranged, corrected for any grammatical error as per ANNEXURE annexed herewith.

		1		-	ANNEXURE						
Sr. No		Part	Page No.	Regula tion No.	Proposed Modification						
1		2	3	4	5						
1			6	2.12 (b)	Is modified as Building "Semi-Detached Building" means a building having one side attached with wall and roof with other building."						
2	+		17	2.59	Height of Building						
					"a) Lift cabin with machine room above" is modified as						
					"a) The genuine stair cabin, water tank and lift room, Li cabin with machine room above"						
3		l	26	2.101	Is modified as						
E.					Row House "Means group of residential building, often of similar identical design, situated side by side and joined common wall/s and having only the front and rear ope						
4.	X	1	41	Table	spaces." Penalties for Lindortaking Lingutharian LD						
1			41	3.4 T	Penalties for Undertaking Unauthorized Development The NOTE is modified as						
	1.1.1										
					"Penalties to be imposed only on builtup area o						
					Unauthorized development "						
5	۲ 	1	43	3.12.	unauthorized development."						
5	r	1	43	3.12. 3	unauthorized development." Appeal Committee for Conflict Resolution						
5	r	I	43		Appeal Committee for Conflict Resolution Table 3.5 is replaced by						
5	C	1	43		unauthorized development." Appeal Committee for Conflict Resolution Table 3.5 is replaced by Sr. Constituted Designated ADA Designation No. UDA/ADA / Nagarpalika						
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Page 2 of 9

19	6	1	69	Table	Control at the Design and Inspection Stage (SL)
1 at a		N.	05	5.2	At the end of the Table following note is added
/	- Ka	1811		Col.	"Noto : In case where insurance coverage is available for
		101			the period less than prescribed in the above Table, a
18.00	· .	10		(4)	affidavit shall be submitted by the owner mentioning that
No. 1		51			he will get the insurance cover renewed at regular interval
	3.5 3				he will get the insurance cover renewed at regulation is for the
					in such a manner that the insurance coverage is for the
					period not less than what is prescribed."
	7	1	71	Sche	Scrutiny Fees and other charges for the Grant of a
				dule	Development Permission / Revised Development
				1	Permission "This fees shall be valid for one year from the date of payment received by the Competent Authority. The validity may be extended for another one year by the Competent Authority." is added after "A person applying for a Development Permission shall have to pay scrutiny fees and other charges along with the application to the Competent Authority at the following rates."
					At the end of Schedule 1
	8	1	72	Sche	"Note: Fees may be revised by Competent Authority from
				dule	"Note: Fees may be revised by competentiating "
				1	time to time." Classification of Designated Areas in DP
	9	Ш	5	Table	In Cal (5) of Sr No 6
				6.2	"(only for area falling within 200 mts on eitner side of
				Sr.No	TO7)" is modified as "(only for area failing within 200 mills)
				.6 Cal	on either side from edge of the road in TOZ)"
				Col	
	10		5	(5) Table	Classification of Designated Areas in DP
	10	11	S	6.2	In Col (5) of Sr. No. 9, at the end after " Dt.13/02/2009"
				Sr.no.	following words and figures area added.
				9	"with maximum built-up area of 300 sq. mt per unit and
				Col 5	height upto 10mt per unit."
	11	11	6	Table	Classification of Designated Areas in DP
	11	. 11	0	6.2	In Col. (5) of Sr. No.16 "HO" is added.
	12		7	Table	Classification of Designated Areas in DP
	12		,	6.2	In Col. (5) of Sr. No.29 "H4" is added.
	13		7	Table	Classification of Designated Areas in DP
	15	/ "		6.2	In Col (5) of Sr. No. 30, "DW1," is added after "AG3"
	14	- 	10	Table	USE PERMITTED IN EACH CATEGORY
	1			6.3	In Col (3) of Sr. No. 2, the words
					"Home occupant and cottage industry shall not be
					permitted in tenement dwelling/ flats." are deleted.
	15	5 11	10	Table	USE PERMITTED IN EACH CATEGORY
				6.3	'Shopping Mall" is added in Col.3 of
					Sr. No. 12.
					м
	16	5 11	10	Table	USE PERMITTED IN EACH CATEGORY
			&	6.3	In Col. (3) of Sr. No.25 following is added in the end.
			11		", LPG Cylinder Godown subject to NOC/Approval and
					conditions laid down by concerned department /
					authority." is added.
		11501	DD:Not. 594	11, 1, 20200 (DCB C GDCR Calls upon boofreehon 10.11.2020 does Page 3 of 9

17	7 11	11	Table 6.3	U	SE PER	MITTED IN	EACH CATE	GORY	
				In	Col.(3)	of Sr. No.3	1 "Cremato	rium . C	emetery, Burial
						s added.			
18	11	16	Table	U	se cont	rol and F.S.	I. : Categoi	y D1 GL	JDA – NON GM
			6.7						
				Fc No	ollowing ote bel	g new Sr. N low the Tal	No. 14 is a ple "2. Re	dded af	ter Sr. No. 13 of GIDC estate
				GI	MC as	per Table (5.6 shall be	e made	applicable in G
	V			es	tate zo	ne in GUDA	- Non GM(Carea al	so." is deleted.
1	1			Sr.			SI-	<u></u>	
				No.	Ilco Zor	neCode Perm (Ba	Issible	Charge- able	FSI-Maximum Permissible
				(1)	(2) GIDC		4)	(5)	(6)
				14	Estate		.0	Nil	1.0
19	11	16	NEW	RF	GULAT	ION FOR TA	PI FLOOD	PRONE A	RFA
			Table	De	evelopn	nent within	flood pro	ne areas	s of Tani rivor
			Table 6.8A	De SU	velopn DA are	nent within ea will be c	flood pro	ne areas	s of Tani rivor
				De SU fol	velopn DA are lowing	nent within ea will be c :	flood prot carried out	ne areas in acco	s of Tapi river ordance with tl
				De SU fol	evelopn DA are lowing le A6.8	nent within ea will be c : : Regulatio	flood pro carried out n For Tapi F	ne areas in acco lood Pro	s of Tapi river ordance with tl one Area
				De SU fol	velopn DA are lowing	nent within ea will be c : Regulatio Name of	flood prot carried out	ne areas in acco lood Pro	s of Tapi river ordance with tl
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3	RDZ-	Restricted	The Area	All Uses permissible in base zone, provided that
	1C	Developme	falling between	following restrictions shall
		nt Zone	15.0 mt	apply:
			and 150.0	(i) All buildings shall be on
			mt. from	stilt.
			Embankme	(ii) Ground floor shall be
			nt /	used only for the purpose
			Retaining	of parking or open space
			Wall	(Hollow plinth only)
				(iii)Basement only for
				parking purpose shall be
				allowed. (iv) All natural drain
				(iv) All natural drain channels shall be retained
				or shall be allowed to be
				diverted at an alignment
				and cross section
				determined by the
				Competent Authority.
				(v) Structural Design shall
				be done considering the
			1	possibility of flood.
B		1		Retaining Wall No development shall be
1	NDZ- 2A	No Developme	From the edge of	permitted except
	24	nt Zone	River as	Development undertaken
			shown in	by Government/ Semi
			Developme	Government/ Urban local
			nt Plan to	Authority for Public
			30.0mt	Purposes, provided such structure shall be on stilt.
2	RDZ-	Restricted	The Area	All Uses permissible in
2	2B	Developme	falling	base zone, provided that
		nt Zone	between	following restrictions shall
			the 30 mt	apply:
			and 150.0	(i) All buildings shall be on
			mt. measured	stilt. (ii) Ground floor shall be
			from the	used only for the purpose
			edge of	of parking or open space
			River	(Hollow plinth only)
				(iii)Basement only for
				parking purpose shall be
				allowed.
				(iv)All natural drain channels shall be retained
				or shall be allowed to be
				diverted at an alignment
				and cross section
				determined by the
				Competent Authority.
				(v) Structural Design shall
				be done considering the possibility of flood.
	Note:-	1. The	provisions c	of CRZ notification and
		changes	therein from	time to time shall be
		applicable	e and the m	aximum restrictions shall
		govern.		
				ne shown in Development
		Plan shall	prevall.	

			1					d D6 Catago	Nr1/	
	20	11	20	Table			d F.S.I. : D3 an Col (4) of Sr. 2			and
				6.15	-				ieu as 1.8 d	anu
						wing Note				
							ht relaxation w	/hatsoever i	r FSI is not	
						umed."	-			
	21	П	21	Table			d F.S.I. : Categ	ory D8 & D1	0	
				6.18	Sr. no	. 5 is adde				
			1.		Sr.	Use	Permissible	Chargeable	Maximum	
					No.	(2)	FSI	FSI	FSI	
					(1)	(2)	(3)	(4)	(5)	
					5	Other use	1.2	0.6	1.8	
					L	use				
				,						
	22		21	Table		ontrol and	d F.S.I. : Catego	ary DQ		
122		i.		6.19			of Sr. No. 3 is n	•		
		1 1		0.15	01(5		51.110.51311	iounieu as		
6					Sr.	Use	FSI	Maximum	Maximum	
115	51 51	1			No.			Built up	Height	
N _E in	.13	1			(1)	(2)	(3)	(4)	(5)	
					3	Industrial	As per	Not	13.00 mt	-
							permissible FSI	applicable	(Additional	
							in industrial		height as	
							zone of		required for	
							corresponding UDA/ADA/D-8		industrial	
							or D-10		purpose as approved by	
							category.		Factory	
									Inspector.)	
	23	11	21	Table			um Permissible	F.S.I. for Ag	griculture Zor	ne
				6.20	-	ories D1 to	•••			
				Col	In Sr. I	No.4 of Co	l (6) the words	"./FP no." ar	e deleted.	
				(6)			1			
	24	П	22	Table	Use a	and Maxim	num Permissib	le F.S.I. for A	griculture Zo	ne
				6.20	-	gories D1 t	• •			
							0.3, "Service Est	tablishment,	" is added aft	er
					"Stora	-				
	25	11	22	Table	Use a	and Maxin	num Permissib	le F.S.I. for A	griculture Zo	one
				6.20	Cate	gories D1	to D7(B)			
				Col			(6) is replaced	•		
				(6)			Aargin shall be			
					Publi	c Utility bu	uildings and Fu	elling & Elec	tric Vehicle (eV)
					charg	ging station	าร."			
	26	11	22	6.3.2	Areas	not count	ed towards co	mputation o	f FSI	
					ltem a	. of Sr. No	.4 is replaced b	ν γ		
					"а. Но	llow plinth	n provided for	parking with	ı minimum cl	ear
					height	of 2.4mt	. and maximu	um clear he	ight of 3.5	mt.
					Howev	ver, in case	e of mechanica	I/ stacked pa	arking, heigh	t as
						quirement			- •	
-	27	11	25	6.5.2			Iding-Unit and	Required ro	oad width.	
						4 is modifi	-			
							on-T.P. Areas	and in agricu	ilture zone, tl	he
					permis	sible use	s and regulat	ions shall b		
					origina	al Survey N	lo. of the owne	er."		
5. 640 F. 1976 F. 1			57.9.1. (C.9.1	A DELLARS	u di Ebali			Page 6	of 9	

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	28	11	25	Table	Building Hei	ght with	n respect	to road	width	
				6.23	Heading of C	ol (5) ai	nd (6) is I	modified	as	
				0120	Category of	T		with or n	JUU	36-30
					Authority / ULB	Less than 9.0 mts	9 mts and less than 12.0 mts	12 mts and less than 18 mts	18 mts and less than 36 30 mts	above
					(1)	(2)	(3)	(4)	(5)	(6)
بالمعلمين الم	20		27	T	(1) Margin betv	(2)	o huildir	nes and m	argin fro	m commor
$\mathcal{L} = \mathcal{L}$	29	U U	27	Table	plot : All Cat		vcant G	MC and D	9	
f_{π} , S	120			No.	Sr. No. 1. of	the Not	a is mod	ified as		
9	13	100		6.25	"1. Building	hoight r	means he	pight as pe	er Fire Re	gulation."
	<u> </u>	1			1. Building		Margin			
N	30	4 11	33	6.7.3.	Permissible In proviso, "	Eurthor	if the nl	ot abuts o	on 7.5 mt	s wide roa
1.24				с.	the stair m	av bo	llowed	from the	plot bou	undary."
						ay be a	mowea		,	
					replaced by "Further if t	he nlot	abuts on	less thar	or equa	l to 15.0mt
					wide road	the st	air may	be allo	wed from	n the plo
					boundary.	the sta	un (110)			
				672	Permissible	uses in	Margin			
	31	11	33	6.7.3	Sr No 6 is n	nodified	as "6. \	/ehicular	Ramp: Co	onnecting
					ground level	with ba	sement	at any lev	el shall be	e permitted
					in side and r	ear mar	gin as pe	r Table No	o.13.4.1.f	or:"
	2.2	2	34	6.7.3	Permissible					
	32		54	0.7.5	Sr No. 11 is	modifie	d as			
					"11 Parking	shall be	permitt	ed in mar	gins havin	ig minimun
					width of 6.0	Om exce	ept in ac	cess path	i from ga	ite to stair
					case, if it is	s contig	uous wi	th over a	II parking	g layout a
					illustrated b	elow."				
	33	3 11	45	6.16	Open-to-Sk	ky Space	-			
			&		Set of Reg	ulation	No. "6.1	6 Open-	to-Sky Sp	ace" placed
			46		in Chapter	6 GEN	ERAL PL	ANNING	AND DEV	ELOPIVIEN
					REGULATIC	NS is de	eleted fr	om Chapt	er 6 and	is placed if
					Chapter 7				ALLED CI	with same
					regulation	No. "7.4			(y space	WILL Same
					set of sub-r			le lable.		
	34	1	50	Table	Minimum (
				6.50	In Col (4) of "20 % of th	o huildi	J ng area"	is modif	ied as "?	0 % of the
					building unit		ing aled	is moun		
				0.2	RESIDENTI			HOUSING	(RAH)	
	35	5	58	8.2 Table						opment for
			59	Table 8.2						ts up to 80
				0.2						o to 10% of
					the total ut					
									ial develo	opment foi
										ts up to 90
										o to 10% of
					the total ut	-				
					Col. (2) of S			8.2 is mo	odified as	"more
					than 66 and					
				1						

36	111	3	13.1.	Plinth
			5	Sr. 2. is modified as
				"2. The building may be permitted on hollow plinth at the
				ground level, with the following provisions:
	-			Has maximum clear height of 3.5 mts and minimum clear height of 3.0 mts from finished ground level and is free of enclosures except for staircase and other permitted uses under these regulations."
37	111	4	13.1.	Minimum Clearance Height in Buildings
		-	7	Sr. 6. and 7. are modified as
				"6. Hollow Plinth, for the purpose of parking shall have
				maximum clear height of 3.5 mts. and minimum clear
				height of 3.0 mts from finished ground level.
38				7. For Basement, exclusively used for parking shall have minimum clear height of 2.8 mts, and maximum clear height of 4.5 mts. In case of mechanical parking, more height may be permitted."
38	ш	17	13.12	Table 13.8 Provision For Passengers Lift
			.2	In Sr. No. 1. and 2. the figure "25" is replaced by the figure "21".
39	Ш	19	Table	Occupant Load
			13.8	"Table 13.8" is corrected as "Table 13.10"
40	111	34	Table	Norms for Roof Top Solar PV Installation and generation
		35	17.3	Figure (4) and (5) in the second row of the Table heading
				is corrected as (3) and (4) respectively.
				Below the Table
				** "available rood area" is corrected as "available roof space"

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



(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 Governer of Gujarat.
- Additional Chief Secretary to Hon'ble Chief Minister of Gujarat.
 PS to Hon'ble Dy. Chief Minister of Guiant.
- PS to Hon'ble Dy. Chief Minister of Gujarat.
 PS to Chief Secretary. Covernment of Covern
- PS to Chief Secretary, Government of Gujarat.
 PS to Additional Chief Secretary with
- PS to Additional Chief Secretary, Urban Devlopment and Urban Housing Department, Government of Gujarat.
 PS to all secretarios of all secretarios of all secretarios of all secretarios.
- PS to all secretaries of all secretariats of Government of Gujarat.
 Additional Chief Secretary, Industrian
- Additional Chief Secretary, Industries and Mines Department, Gujarat.
 Additional Chief Secretary, Parabayatan 12
- Additional Chief Secretary, Panchayat and Rural Department, Gujarat.
 Vice Chairman and Managing Discussion
- Vice Chairman and Managing Director, Gujarat Industrial Development Corporation, Gujarat.
 Municipal Commissioner All Managing Director, Gujarat Industrial Development
- Municipal Commissioner, All Municipal Corporations.
 Chief Executive Authority, All Indiana Commissioner.
- Chief Executive Authority, All Urban/Area Development Authorities.

- Commissionerate of Municipalities Administration, Gujarat State, Gandhinagar.
- Chief Town Planner, Gujarat State, Gandhinagar.
- Chief Officer, All Municipalities
- Collector, All Districts

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- 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. II / 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.
 - 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)