

GOVERNMENT OF GUJARAT
URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT
NOTIFICATION NO.GH/V/125 of 2022/PARCH-102021-3127-L
SACHIVALAYA, GANDHINAGAR.

NOTIFICATION
Dated 13.09.2022

NO.GH/V/125 of 2022/PARCH-102021-3127-L: WHEREAS the Comprehensive General Development Control Regulation-2017 notified vide Notification No. GH/V/269 of 2017/EDB-102016-3629-L, dated 12th October 2017 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").

AND 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").

AND 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.

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 Principal 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 and corrected as per ANNEXURE annexed herewith.

ANNEXURE				
Sr. No	Part	Page No.	Regulation No.	Proposed Modification
1	2	3	4	5
1	I	2	Table no.1.1	In Table no.1.1 D7B(66) category delete word "Chhayaa". and replace "D7B(66)" with "D7B(65)".

				In Table no.1.1 D7A(37) category replace "Porbandar" by "Porbandar- Chhayaa".																																	
2	I	3	Table 1.1	<p>Classification of Development Authorities, ULB's and other areas</p> <p>Following proviso shall be added at the end of Table 1.1, "Provided for the development area of AUDA and GUDA included in the jurisdiction of Gandhinagar Municipal Corporation vide UD&UHD notification No. KV/48 of 2020/GMC/902020/928/P, dt.18/06/2020, the proposal of development plan and the relevant provisions of regulations of AUDA & GUDA shall be applicable for GMC area."</p>																																	
3	II	7	Table 6.2	<p>In Table 6.2 : Classification of Designated Areas in Development Plan</p> <p>In Sr.No. 30, column no. 2, delete word "Agriculture (SP)" & add word "Agriculture (SP)" in column no. 2 of Sr.No. 29.</p>																																	
4	II	9	Table 6.2	<p>Table No. 6.2. Classification of Designated areas in development plan is modified as below.</p> <p>Sr.52 and 53 is added after Sr.No.51</p> <table border="1"> <thead> <tr> <th colspan="5">Table No. 6.2 Classification of Designated areas in development plan.</th> </tr> <tr> <th>Sr. No</th> <th>Use Zone</th> <th>Conceptualized Code Zone</th> <th>Code</th> <th>Permissible Use Referred as</th> </tr> </thead> <tbody> <tr> <td>52</td> <td>SPD-H-node(SUDA)</td> <td>Special Plan Development Zone - 6</td> <td>SPD 6</td> <td>Those Permissible in R1</td> </tr> <tr> <td>53</td> <td>SPD-KP-Corridor (SUDA)</td> <td>Special Plan Development Zone - 7</td> <td>SPD 7</td> <td>Those Permissible in R1</td> </tr> </tbody> </table>	Table No. 6.2 Classification of Designated areas in development plan.					Sr. No	Use Zone	Conceptualized Code Zone	Code	Permissible Use Referred as	52	SPD-H-node(SUDA)	Special Plan Development Zone - 6	SPD 6	Those Permissible in R1	53	SPD-KP-Corridor (SUDA)	Special Plan Development Zone - 7	SPD 7	Those Permissible in R1													
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5	II	15	Table 6.6	<p>Use control and F.S.I. : Category D1 GUDA - GMC</p> <p>Note at the end of Table 6.6 is replaced by "Note :</p> <ol style="list-style-type: none"> *means the maximum height does not include the hollow plinth. In all other cases the hollow plinth shall be included in the height. NA means no FSI restrictions. For Use Zone - Gamtal (Code-GM), the Permissible Base FSI shall be 2.0 and no chargeable FSI shall be permitted." 																																	
6	II	16	Table No. 6.8	<p>In Table No. 6.8: Use Control and FSI: Category D1 SUDA</p> <p>Add Sr.9 to 14 after Sr.No.8</p> <table border="1"> <thead> <tr> <th colspan="6">Table No. 6.8: Use Control and FSI: Category D1 SUDA</th> </tr> <tr> <th rowspan="2">Sr No.</th> <th rowspan="2">Use Zone</th> <th rowspan="2">Code</th> <th colspan="3">Permissible FSI</th> </tr> <tr> <th>Base (Free)</th> <th>Chargeble (at 40% of Jantri No. rate)</th> <th>Maximum</th> </tr> </thead> <tbody> <tr> <td>9</td> <td>Logistics Park</td> <td>LZ</td> <td>1.0</td> <td>0.5</td> <td>1.5</td> </tr> <tr> <td>10</td> <td>High Speed Rail Corridor -CBD (H-node)</td> <td>SPD 6</td> <td>1.8</td> <td>3.6</td> <td>5.4</td> </tr> <tr> <td>11</td> <td>Kamrej-Palsana Corridor (KPC)</td> <td>SPD 7</td> <td>1.2</td> <td>2.8</td> <td>4.0</td> </tr> </tbody> </table>	Table No. 6.8: Use Control and FSI: Category D1 SUDA						Sr No.	Use Zone	Code	Permissible FSI			Base (Free)	Chargeble (at 40% of Jantri No. rate)	Maximum	9	Logistics Park	LZ	1.0	0.5	1.5	10	High Speed Rail Corridor -CBD (H-node)	SPD 6	1.8	3.6	5.4	11	Kamrej-Palsana Corridor (KPC)	SPD 7	1.2	2.8	4.0
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				12	Obnoxious & Hazardous Industrial Zone	IZ5	1.0	Nil	1.0																					
				13	Transport and Communication Zone	LZ	1.0	0.5	1.5																					
				14	Public Purpose	PPZ1	1.5	Nil	1.5																					
7	II	16	Table No. 6.8	<p>In Table No. 6.8: Use Control and FSI: Category D1 SUDA Sr.8 is replaced as follows and Note 2 after Table no. 6.8 is deleted.</p> <table border="1"> <thead> <tr> <th colspan="6">Table No. 6.8: Use Control and FSI: Category D1 SUDA</th> </tr> <tr> <th rowspan="2">Sr No.</th> <th rowspan="2">Use Zone</th> <th rowspan="2">Code</th> <th colspan="3">Permissible FSI</th> </tr> <tr> <th>Base (Free)</th> <th>Chargeble (at 40% of Jantri No. rate)</th> <th>Maximum</th> </tr> </thead> <tbody> <tr> <td>8</td> <td>Residential Zone*</td> <td>SPD5</td> <td>1.8</td> <td>2.2</td> <td>4.0</td> </tr> </tbody> </table>						Table No. 6.8: Use Control and FSI: Category D1 SUDA						Sr No.	Use Zone	Code	Permissible FSI			Base (Free)	Chargeble (at 40% of Jantri No. rate)	Maximum	8	Residential Zone*	SPD5	1.8	2.2	4.0
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8	II	17	Table No. 6.9	<p>In Table No. 6.9: Use Control and FSI: Category D1 VUDA Sr. 6 replaced as follows.</p> <table border="1"> <thead> <tr> <th colspan="6">Table No. 6.8: Use Control and FSI: Category D1 SUDA</th> </tr> <tr> <th rowspan="2">Sr No</th> <th rowspan="2">Use Zone</th> <th rowspan="2">Code</th> <th colspan="3">Permissible FSI</th> </tr> <tr> <th>Base (Free)</th> <th>Chargeble (at 40% of Jantri No. rate)</th> <th>Maximum</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>Industrial Zone</td> <td>IZ1 & IZ5</td> <td>1.0</td> <td>0.8 for commercial use</td> <td>1.8</td> </tr> </tbody> </table>						Table No. 6.8: Use Control and FSI: Category D1 SUDA						Sr No	Use Zone	Code	Permissible FSI			Base (Free)	Chargeble (at 40% of Jantri No. rate)	Maximum	6	Industrial Zone	IZ1 & IZ5	1.0	0.8 for commercial use	1.8
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9	H	22	6.3.2	<p>In regulation no. 6.3.2, Area not counted towards commutation of FSI, following is added after Sr. no. 15 16. Space proposed for Fire Command Center up to 30 Sq.mt.</p>																										
10	II	26	Table: 6.23	<p>Below Table: 6.23, Building Height with Respect to road width, following note is added - "Note: Building Height not exceeding 11.00 mt shall be permitted in the areas falling under Seismic Zone – V".</p>																										
11	II	36	6.8.4.1	<p>In regulation no. 6.8.4.1 the words "electric room" is added after the words ".....inflammable material".</p>																										
12	II	36	6.8.4.4	<p>6.8.4.4 is replaced as follows ; 4. For basements exclusively for parking, any other permissible use is permitted only in basement level-1 up to a maximum area of 25% of the total built-up-area of the basement floor. This non-parking area shall be calculated towards the computation of FSI except AC Plant and electric room.</p>																										
13	II	52	Reg. no. 6.22	<p>The regulation No.6.22 is replaced as under.</p> <p>6.22 Re-Development of dilapidated buildings</p> <p>1) It shall apply in following case of Re-Development of dilapidated building which is not permissible under CGDCR-2017.</p> <p>a. DW-3 type of residential building/s, with existing dwelling units and with or without shops (shops only at the ground floor level) keeping the number of dwelling units and the shops same as existing, and</p>																										

b. Building used exclusively for educational and hospital purpose with its allied activities for existing carpet area.

- 2) Dilapidated building means building which is,
- more than 25 years as on the date of application for Re-Development to the competent authority, or
 - declared as dilapidated building by the competent authority, or
 - dilapidated 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 Developme nt 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 equivalent	Additional Chief Town Planner or Senior Town Planner	Town Planner of concern District	Member Secretary
4	City Engineer	Executive Engineer	Municipal Engineer	Member
5	Chief Fire Officer	Regional Fire Officer	Regional Fire Officer	Member

4) Carpet Area:

- a. 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 unit equal to existing carpet area.

- b. In case of building used exclusively for educational and hospital purpose, redevelopment up to existing authorized carpet area shall be permissible.

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,

				<p><i>and staircase, lift, corridors or passages.</i></p> <p>5) The maximum number of dwelling units in no case shall exceed the authorized number of units. And in case of shops at ground floor, the carpet area and number of shops remain same.</p> <p>6) FSI Permitted,</p> <p>a) Authorized existing building FSI, or</p> <p>b) Permissible FSI(base) as per Prevailing CGDCR. - whichever is more and shall be free.</p> <p>c) Additional FSI more than the above if required shall be permitted by charging @40% of the open land of Jantri rate.</p> <p>7) Maximum permissible Building Height as per prevailing CGDCR or authorized existing building height whichever is more, shall be permitted.</p> <p>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.</p> <p>8) Parking requirement in case of residential building 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.</p> <p>However in case of building used exclusively for educational and hospital, parking requirement shall be as per CGDCR-2017.</p> <p>9) Fire safety and structural safety norms shall be as per prevailing CGDCR-2017.</p> <p>10) Amalgamation of such building units shall not be permitted with other building unit/units.</p> <p>11) The redeveloped dwelling unit shall not be sold within 5 years from the date of issue of occupancy certificate by competent authority.</p> <p>12) Shops on the ground floor may be permitted subject to the condition that in case of shops at ground floor the committee will decide the parking requirement.</p> <p>13) Notwithstanding anything contained in this CGDCR, the above regulations shall be applicable for re-development of dilapidated buildings.</p>
14	II	After Page no. 68	Reg. no. 12.2.b	<p>In case of TALL BUILDING, Regulation no. 12.2 APPLICABILITY is replaced as follows. "Any zone where permissible Base FSI is equal to or more than 1.2 and in Gamtal".</p>

15	II	12.4.10	<p>Regulation no. 12.4.10 is Replaced by following.</p> <p>12.4.10 BASEMENT</p> <p>a) In case of the building unit having approach from single road, no Basement shall be permitted within 6.00 mtr. from plot boundary abutting the approach road. And 3.0 mtr for other than road side.</p> <p>b) In case of the building unit abutting on more than one road</p> <table border="1"> <thead> <tr> <th>Width of road</th> <th>Distance from plot boundary (In mts.)</th> </tr> </thead> <tbody> <tr> <td>Approach road Irrespective of road width</td> <td>6.0</td> </tr> <tr> <td>Road except approach road width = > 18 mtr</td> <td>4.5</td> </tr> <tr> <td>Road except approach road width < 18 mtr</td> <td>3.0</td> </tr> <tr> <td>Other than road side</td> <td>3.0</td> </tr> </tbody> </table> <p>Note : In case of the building unit abutting on more than one road, the wider road shall be consider as approach road.</p> <p>c) Other provision related to basement shall be applicable as per the provision of CGDCR-2017.</p>	Width of road	Distance from plot boundary (In mts.)	Approach road Irrespective of road width	6.0	Road except approach road width = > 18 mtr	4.5	Road except approach road width < 18 mtr	3.0	Other than road side	3.0
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By order and in the name of the Governor of Gujarat,



(Prakash Dutta)

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

Urban Development and Urban Housing Department

Copy to:

- ❖ PS to Hon'ble Governor of Gujarat.
- ❖ The Additional Chief Secretary to Hon'ble Chief Minister, Swarnim Sankul-1, Sachivalaya, Gandhinagar.
- ❖ The P.S. to Hon'ble Minister of state (UD), Swarnim Sankul-2, Sachivalaya, Gandhinagar.
- ❖ PS to Chief Secretary, Government of Gujarat.
- ❖ PS to Principal Secretary, Urban Development and Urban Housing Department, Government of Gujarat.
- ❖ PS to all Secretaries of all secretariats of Government of Gujarat.
- ❖ Municipal Commissioner, All Municipal Corporations.
- ❖ Chief Executive Authority, All Urban/Area Development Authorities.
- ❖ Commissionerate of Municipalities Administration, Gujarat State, Gandhinagar for circulation to all Municipalities.
- ❖ Chief Town Planner, Gujarat State, Gandhinagar.
- ❖ Chief Officer, All Municipalities
- ❖ 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. . 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.(2022)
- ❖ The personal file of Dy. Section Officer, L-Branch, U. D. & U. H. Dept.(2022)

રાજ્ય સરકારશ્રીના તા.૧૩.૦૯.૨૦૨૨ના જાહેરનામા ક્રમાંક : જીએચ/વી/૧૨૫ ઓફ ૨૦૨૨/પરચ-૧૦૨૦૨૧-૩૧૨૭-૯ થી પ્રસિધ્ધ કરેલ સંકલીત જી.ડી.સી.આર.ના ફેરફારને તાત્કાલીક અસરથી અમલમાં મુકવા બાબત.

ગુજરાત સરકાર
શહેરી વિકાસ અને શહેરી ગૃહ નિર્માણ વિભાગ
હુકમ ક્રમાંક: પરચ-૧૦૨૦૨૧-૩૧૨૭-૯
સચિવાલય, ગાંધીનગર.
તા.૧૩.૦૯.૨૦૨૨

આમુખ:

સરકારશ્રીના તા.૧૨.૧૦.૨૦૧૭ના જાહેરનામા ક્રમાંક : જીએચ/વી/૨૬૯ ઓફ ૨૦૧૭/ઈડીબી-૧૦૨૦૧૬-૩૬૨૯-૯થી સમગ્ર રાજ્યમાં સંકલીત જી.ડી.સી.આર. અમલમાં લાવવામાં આવેલ છે. જે સંદર્ભે વિવિધ સંસ્થાઓ તરફથી મળેલ રજુઆતો/સુચનોને કાળજીપૂર્વક વિચારણામાં લઈ સરકારશ્રી કક્ષાએ સકારાત્મક ફેરફાર સુચવેલ છે. જે સંદર્ભે તા.૧૩.૦૯.૨૦૨૨ના જાહેરનામા ક્રમાંક : જીએચ/વી/૧૨૫ ઓફ ૨૦૨૨/પરચ-૧૦૨૦૨૧-૩૧૨૭-૯ થી પ્રસિધ્ધ કરવામાં આવેલ છે. જાહેર હિતમાં અને રાજ્યના નાગરિકોને વિકાસ પરવાનગી મેળવવામાં વધુ વિલંબ ન થાય તે માટે સમગ્ર સત્તામંડળો/નગર પાલીકાઓને નીચે પ્રમાણેનો હુકમ કરવામાં આવે છે.

હુકમ:

આથી સમગ્ર શહેરી/વિસ્તાર વિકાસ સત્તામંડળો તથા નગરપાલિકાઓને તા.૧૩.૦૯.૨૦૨૨ના જાહેરનામા ક્રમાંક : જીએચ/વી/૧૨૫ ઓફ ૨૦૨૨/પરચ-૧૦૨૦૨૧-૩૧૨૭-૯ ને તાત્કાલીક અસરથી અમલમાં મુકવા ગુજરાત નગર સ્વચ્છ અને શહેરી વિકાસ અધિનિયમ-૧૯૭૬ની કલમ-૧૨૨ હેઠળ હુકમ કરવામાં આવે છે.

ગુજરાત રાજ્યના રાજ્યપાલશ્રીના હુકમથી અને તેમના નામે,


(પ્રકાશ દત્તા)

ખાસ ફરજ પરના અધિકારી અને હોદ્દાની રૂએ સંયુક્ત સચિવ
શહેરી વિકાસ અને શહેરી ગૃહ નિર્માણ વિભાગ

પ્રતિ,

- માન. મુખ્યમંત્રીશ્રીના અધિક મુખ્ય સચિવશ્રી, સચિવાલય, ગાંધીનગર.
- અધિક મુખ્ય સચિવશ્રીના અંગત સચિવશ્રી, શહેરી વિકાસ અને શહેરી ગૃહ નિર્માણ વિભાગ, સચિવાલય, ગાંધીનગર.
- મ્યુનિસિપલ કમિશ્નરશ્રી, તમામ મ્યુનિસિપલ કોર્પોરેશન.
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