

Approval of plan In GIDC as per  
Comprehensive General  
Development Control Regulation -  
2017 , Dt 12/10/2017

Ahmedabad Division.

Circular for Impact plan:-

GIDC No GIDC/ATP/ 22, Dated 01/03/2016.

Notification of UDD dated Comprehensive  
General Development Control Regulation -  
2017 , Dt 12/10/2017. GIDC - D9 category.

Link : <http://gidc.gujarat.gov.in/pdf/Circular/2017/ATP-Circular.pdf>

નં. જીઆઈડીસી/ઓએન્ડએમ/સીઆઈઆર/એટીપી/129  
તા. 22/12/2017

પરીપત્ર

વિષય: અનઅધિકૃત વાયોલેટીવ બાંધકામ નિયમિત કરવાની સમય મર્યાદા વધારી આપવા બાબત.

- સંદર્ભ: (૧) પરીપત્ર નં: જીઆઈડીસી/એટીપી/૨૨, તા.૦૧/૦૩/૨૦૧૬  
(૨) પરીપત્ર નં: જીઆઈડીસી/ઓએન્ડએમ/સીઆઈઆર/એટીપી/૩૩, તા.૨૮/૦૪/૨૦૧૬  
(૩) પરીપત્ર નં: જીઆઈડીસી/ઓએન્ડએમ/સીઆઈઆર/એટીપી/૪૯, તા.૨૯/૦૭/૨૦૧૬  
(૪) પરીપત્ર નં: જીઆઈડીસી/એટીપી/૫૦, તા.૩૦/૦૭/૨૦૧૬  
(૫) પરીપત્ર નં: જીઆઈડીસી/ઓએન્ડએમ/સીઆઈઆર/એટીપી/૬૬, તા.૨૮/૧૨/૨૦૧૬  
(૬) પરીપત્ર નં: જીઆઈડીસી/ઓએન્ડએમ/સીઆઈઆર/એટીપી/૮૦, તા.૩૧/૦૩/૨૦૧૭  
(૭) પરીપત્ર નં: જીઆઈડીસી/ઓએન્ડએમ/સીઆઈઆર/એટીપી/૧૧૬, તા.૦૬/૧૦/૨૦૧૭

ઉપરોક્ત સંદર્ભિત પરીપત્ર નં (૧) થી અનઅધિકૃત વાયોલેટીવ બાંધકામ નિયમિત કરવાની સમય મર્યાદા તા.૩૦/૦૪/૨૦૧૬ રાખવામાં આવેલ, જે ઉપરોક્ત સંદર્ભિત પરીપત્રો દ્વારા નીચે મુજબ વધારવામાં આવેલ:

- સંદર્ભ (૨): તા: ૩૦/૦૪/૨૦૧૬ થી વધારીને તા. ૩૧/૦૭/૨૦૧૬ સુધી  
સંદર્ભ (૩) અને સંદર્ભ (૪): તા: ૩૧/૦૭/૨૦૧૬ થી વધારીને તા. ૩૧/૧૨/૨૦૧૬ સુધી  
સંદર્ભ (૫): તા: ૩૧/૧૨/૨૦૧૬ થી વધારીને તા. ૩૧/૦૩/૨૦૧૭ સુધી  
સંદર્ભ (૬): તા: ૩૧/૦૩/૨૦૧૭ થી વધારીને તા. ૩૦/૦૯/૨૦૧૭ સુધી  
સંદર્ભ (૭): તા: ૩૦/૦૯/૨૦૧૭ થી વધારીને તા. ૩૧/૧૨/૨૦૧૭ સુધી

સદર સમય મર્યાદા નિગમની ૪૯૮મી બોર્ડ બેઠક માં મંજૂરીની અપેક્ષાએ તા: ૩૧/૧૨/૨૦૧૭ થી ૩૧/૦૩/૨૦૧૮ સુધી કરવામાં આવે છે.

રવાના કર્યું:

-સહી-  
(ડી. થારા)  
ઉપાધ્યક્ષ અને વહીવટી સંચાલક,  
જીઆઈડીસી, ગાંધીનગર.  
મનેજર (મહેકમ),  
જીઆઈડીસી, ગાંધીનગર

# Conditions for Impact plan approval

Sr. No	Conditions
1	Construction for approval must be done before 01/03/2016 .
2	Last date of application in GIDC for Impact fee is 31/03/2018 .
3	No Regulation shall be done for development done beyond the plot boundary.
4	The regularization will be subject to safety feature. If it is found that by regularization, safety of the building/surrounding area is unduly compromised; <u>the approving authority will have the power to reject the application</u>

# Definitions

Unauthorized Non- Violative construction

Meaning :- **Construction work done without approval, but it can be approved as per GDCR.**

Unauthorized Violative construction

Meaning :- **Construction work done without approval but it can not be approved as per GDCR.**



# Fee For Regularization of Unauthorized Non- Violative Construction

Sr. No	Category	Rates
1	If development permission is not made, but development is commenced	Rs 75 /- per every Sqmts

# Fee For Regularization of Unauthorized Violative Construction ( Impact )

Sr. No	Category	Rates
1	For Total Built up area upto 50 Sqmts	Rs 4000 /-
2	For Total Built up area exceeding 50 upto 100 Sqmts	Rs 8000 /-
3	For Total Built up area exceeding 100 upto 200 Sqmts	Rs 16000 /-
4	For Total Built up area exceeding 200 upto 300 Sqmts	Rs 24000 /-
5	For Total Built up area exceeding 300 Sqmts	Rs 24000 /- + Additional, Rs 200 per every Sqmts exceeding 300 Sqmts

# Fee For Regularization of Unauthorized Violative Construction

Sr. No	Description	Rates
1	Deficit parking space	25 % of prevailing Allotment Price
2	Excess FSI utilized, exceeding 1.6 FSI, up to 2.40 FSI.	40 % of prevailing Allotment Price
3	Deficit Sanitation facility	Rs 5,000/- Lump Sum



Basic Rules of Comprehensive  
General Development Control  
Regulation -2017 , Dt 12/10/2017



# FSI

Description	GDCR GIDC ( Category D9 ) - 2017	
	Plot area in Sq.mt.	Maximum permissible FSI
Industrial Plot	For all size of plot	1.6

# Maximum Build up area

Description	GDCR GIDC ( Category D9 ) - 2017	
	Plot area in Sq.mt.	Maximum Build up area
Industrial Plot	For all size of plot	50%

# Front Margin

Description	GDCR GIDC ( Category D9 ) – 2017	
	Plot area in Sq.mt.	Front margin (In Mt)
Industrial	50 to 100	3
	101 to 500	4.5
	501 to 10,000	6
	10,001 to 50,000	7.5
	50,001 and above	9

# Rear Margin

Description	GDCR GIDC ( Category D9 ) – 2017	
	Plot area in Sq.mt.	Rear margin (In Mt)
Industrial	Up to 100	Nil
	101 to 200	1.5
	201 to 300	2.0
	301 to 1,000	3.0
	1,001 to 10,000	4.5
	10,001 to 50,000	9.0
	50,001 and above	9.0

# Side Margin

Description	GDCR GIDC ( Category D9 ) – 2017		
	Plot area in Sq.mt.	Side margin (In Mt)- I	Side margin (In Mt) -II
Industrial	Upto 100	Nil	Nil
	101 to 200	-	1.5
	201 to 300		2.5
	301 to 500		3
	501 to 1000	3	3
	1,001 to 10,000	4.5	4.5
	10,001 to 50,000	4.5	4.5
	50,001 and above	9	9

# Maximum Height

Description	GDCR GIDC ( Category D9 ) – 2017
Industrial Plot	Maximum Height 13.00 mts ( Additional height as required for industrial purpose as approved by factory inspector )

# Floor Height

Description	GDCR GIDC ( Category D9 ) – 2017
Industrial Plot	Floor Height Minimum floor Height 3.00 mts

# Common Plot

Description	GDCR GIDC ( Category D9 ) – 2017	
	Plot area in Sq.mt.	Area
Industrial	Up to 5000	Nil
	Above 5000 up to 20,000	8 % of the area of building unit
	20,000 and above	1600 sqmt + 5% of the area exceeding of 20,000 sqmt

# Parking Area

Description	GDCR GIDC ( Category D9 ) – 2017
Industrial Plot	10 % of the total Utilized FSI

# Permissible construction In margin

Description	GDCR GIDC ( Category D9 ) - 2017
Industrial Plot	Security cabin structure up to a maximum ground coverage of 16.5sq.mts with maximum height of 3.0mts shall be permitted in the road-side margin. Such a structure shall be at a minimum distance of 4.5mts from the Building.
	Water tank, electric sub station, WC, Bath, Servant Quarters etc.



# Tree plantation

Description	GDCR GIDC ( Category D9 ) - 2017
Industrial Plot	A) Building unit having area of more than 100sq.mt shall be provided with minimum three. B) 3 trees for every 200 sq.mt area.

# Important Links

- **D9 GDCR of GIDC**

<http://gidc.gujarat.gov.in/pdf/Circular/2017/ATP-Circular.pdf>

- **Architects List of GIDC**

<http://gidc.gujarat.gov.in/pdf/Details-of-registered-Architects.pdf>

- **Structural Engineer List of GIDC**

<http://gidc.gujarat.gov.in/pdf/Details-of-registered-Architects.pdf>

- **List of Authorized architects**

**List 1** - <http://gidc.gujarat.gov.in/pdf/AMC-SMC-AUDA-VMC.pdf>

**List 2** - <http://gidc.gujarat.gov.in/pdf/RUDA-All.pdf>

Thanks.