

## NOTIFICATION

### Urban Development and Urban Housing Department

Block No. 14, 9<sup>th</sup> Floor, Sachivalaya, Gandhinagar.

Dated 18<sup>th</sup> February 2012

#### THE GUJARAT REGULARISATION OF UNAUTHORISED DEVELOPMENT ACT 2011

NO.GH/V/ 18 of 2012/PRC-102011-5319-L: In exercise of the powers conferred by the section 7 of the Gujarat Regularisation of Unauthorised Development Act 2011 (Gujarat Act No.26 of 2011), the Government of Gujarat hereby prescribe the rates of fees payable for regularisation of unauthorised development and the manner of calculation as specified in the schedule appended hereto;

#### SCHEDULE

(a) Rates of fees for unauthorised development shall be as shown in the table below:

Category	Fees
1. Ground Coverage	a. 35% of the jantri for residential use b. 60 % of the jantri for non-residential use
2. Built-up area of any floor, including cellar but excluding ground coverage	a. 20 % of the jantri for residential use b. 40 % of the jantri for non-residential use
3. Height of Building	For the built-up area for which the height exceeds with respect to as approved or approvable at 10 % of jantri rates of land.
4. Common Plot	For the built-up area for which the use is changed with respect to as approved or approvable at 100% of the jantri rates of land.  Provided that such change may be permitted with the consent of the occupants or owners who share interests through an approved layout or shared ownership.


Category	Fees
5. Change of use	40 % of the jantri rates of land.
6. Deficit parking space	The fees for deficit parking area, decided by the committee shall be calculated as under: <ul style="list-style-type: none"> <li>• At 1.5 times the jantri rates for deficit parking area which does not exceed 25% of the required parking or 100 sq.mtrs whichever is less or as decided by the committee in other cases.</li> </ul>
7. Other than 1 to 6	As decided by the state government in general or specific order, notify
Note: On receipt of the recommendation from the Committee if the designated authority decides to regularise the deficit parking in such cases the rates shown at sr.no.6 above shall apply and accordingly the fee shall be charged which shall be in addition to the fees applicable for other violations.	

(b) The fees, for each category mentioned in table above, shall be calculated in such a manner that:-

1. In cases where no permission has been granted earlier, for such portion of unauthorised development, which is permissible under the prevailing GDCR, the fees shall be calculated at 25 % of the rates mentioned in table above and for the remaining portion which is not permissible it shall be calculated at the rates mentioned in the table above.
2. In cases where permission has been granted earlier, the portion of unauthorised development which is permissible under prevailing GDCR, the fees shall be calculated at 25 % of the rates mentioned in table above and for the remaining portion which is not permissible it shall be calculated at the rates mentioned in the table above.

(c) Notwithstanding anything contained in the GDCR, for the purpose of calculation of required parking the FSI shall be determined as 90% of the total built up area.

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

  
(P.L.Sharma)

Officer on Special Duty & Ex. Officio Joint Secretary  
to the Govt. of Gujarat  
Urban Development and Urban Housing Department

To,

- Secretary to H.E the Governor of Gujarat, Rajbhavan, Gandhinagar (by letter)
- P.S. to Hon. Chief Minister, Gujarat State, Gandhinagar
- P.S. to Hon. Minister (UD & UH Deptt.), Sachivalaya, Gandhinagar
- P.S. to Hon. Minister (Panchayat Deptt.), Sachivalaya, Gandhinagar
- P.S. to Hon. Minister (Revenue Deptt.), Sachivalaya, Gandhinagar
- All department of Schivalaya, Gandhinagar.
- The Chief Town Planner, Gujarat State, Gandhinagar
- The Senior Town Planner, North Gujarat Region, Multistoried building, A wing, 6<sup>th</sup> Floor, Ahmedabad.
- The Senior Town Planner , South Gujarat Region. Vadodara. Kuber Bhavan, I-Block, 8th Floor, Room No. 802, Kothi Compound, Vadodara.
- The Senior Town Planner , Saurashtra-Kutchh Region, RUDA Building, 6th Floor, Rajkot.
- All Municipal Corporations
- All Urban/Area Development Authorities.
- All District Collector,
- The Director of Municipalities, Gujarat State, Gandhinagar (to inform all the Municipalities which are designated as area development authority)
- All The District Development Officer
- The Manager, Government Central Press, Gandhinagar-with a request to publish the aforesaid Notification in the Government Gazette Dated. 18.02.2012 and request you to kindly send 300 copies thereof to this department
- The Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar- with a request to send Gujarati version of the notification directly to the Manager, Government Central Press, Gandhinagar, immediately for publication and forward its 300 copies to this department.
- All Branches of UD & UH Department
- Select file
- DSO select file