

## NOTIFICATION

Urban Development and Urban Housing Department

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

Dated 17.08.2012

### THE GUJARAT REGULARISATION OF UNAUTHORISED DEVELOPMENT ACT 2011

**NO.GH/V/134 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) (hereinafter referred as "the said Act"), the Government of Gujarat, prescribed the fees payable for regularisation of unauthorised development and the manner of calculation Notification No.GH/V/18 of 2012/PRC-102011-5319-L Dtd.18.02.2012 (hereinafter referred as "the said Notification-1").

AND WHEREAS, the Government of Gujarat is satisfied that the circumstances exists which render it necessary to take immediate action to amend the said Notification.

AND WHEREAS, the said Notification was amended vide Notification No.GH/V/93 of 2012/PRC-102011-5319-L, Dtd.04.06.2012

AND WHEREAS, the Government of Gujarat is satisfied that the circumstances exists which render it necessary to take immediate action to amend the Notification dtd.18.02.2012 and amendment made vide notification dtd.04.06.2012

NOW, THEREFORE, in exercise of the powers conferred by section 7 of the said Act, the Government of Gujarat hereby amends the said Notification, and replaced the schedule of the said Notification as under;

### SCHEDULE

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

Category	Fees
1. Ground Coverage	a. Residential upto 40 sq.mtr. Rs.10,000/- b. Residential above 40 and 100 sq.mtr.

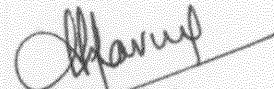
Category	Fees
	<p>Rs.20,000/- and for area exceeding 100 sq.mtr. every sq.mtr. 15 % of jantry rate.</p> <p>c. Educational/ Religious Places up to 100 sq.mtr. Rs.50,000/- and for area exceeding 100 sq.mtr. every sq.mtr. 15 % of jantry rate.</p> <p>d. Rates for Industrial purpose shall be equivalent to Residential where as for commercial purpose it shall be twice the rate of residential.</p>
<p>2. Built-up area of any floor, including cellar but excluding ground coverage</p>	<p>a. Residential up to 40 sq.mtr. Rs.7,000/-</p> <p>b. Residential above 40 and 100 sq.mtr. Rs.15,000/- and for area exceeding 100 sq.mtr. every sq.mtr. 10 % of jantry rate.</p> <p>c. Educational/ Religious Places up to 100 sq.mtr. Rs.50,000/- /- and for area exceeding 100 sq.mtr. every sq.mtr. 10 % of jantry rate.</p> <p>d. Rates for Industrial purpose shall be equivalent to Residential where as for commercial purpose it shall be twice the rate of residential.</p>
<p>3. Height of Building</p>	<p>For the built-up area for which the height exceeds, 2 % of jantri rates of land.</p>
<p>4. Common Plot</p>	<p>For regularisation, the fee shall be as per 1,2,3 &amp; 5 of this schedule          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.</p>
<p>5. Change of use</p>	<p>10 % of the jantri rates of land.</p>
<p>6. Deficit parking space</p>	<p>The fees for deficit parking area, decided by the committee shall be calculated as under:</p> <ul style="list-style-type: none"> <li>• At the jantri rates for deficit</li> </ul>

Category	Fees
	parking area which does not exceed 25% of the required parking or 200 sq.mtrs whichever is less or as decided by the committee in other cases.
7. Other than 1 to 6	As decided by the state government in general or specific order, notify
8. Sanitary facility	2% of the jantry rate for the deficit sanitary facility
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) No regularization fee shall be charged for the portion of the unauthorised development which is approvable.

(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. 17.08.2012 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