

Area 1	Designated Authority 2
132. <i>Kosamba</i> Area Development Authority	
133. <i>Aahwa</i> Area Development Authority	
134. <i>Vaghai</i> Area Development Authority	
135. <i>Kayavarohan</i> Area Development Authority	
136. <i>Sankheda</i> Area Development Authority	
137. <i>Vaghodiya</i> Area Development Authority	
138. <i>Jagdiya-Sultanpura</i> Area Development Authority	

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

P.L.SHARMA,
Officer on Special Duty & Ex. Officio
Joint Secretary to Govt.

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Block No. 14, 9th Floor, Sachivalaya, Gandhinagar.

Dated 18th 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.

Category	Fees
	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.
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"> • 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.
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 Govt.