

GOVERNMENT OF GUJARAT
URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT
NOTIFICATION NO.GH/V/54 of 2017/DVP-202013-4903-L
SACHIVALAYA, GANDHINAGAR.



NOTIFICATION

Dated. 28.03.2017

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No.GH/V/54 of 2017/DVP-202013-4903-L: WHEREAS, the Bharuch-Ankleswar Urban Development Authority (hereinafter referred to as "the said Authority") prepared and published a Draft Development Plan with General Development Control Regulations (hereinafter referred to as "the said Development Plan") in respect of the lands included within its limit under the provisions of Section 13(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act.") Notice regarding publication of the said Development Plan for calling objection or suggestion, if any, with respect to the said Development Plan was published in the Part II Miscellaneous and Advertisements section of the Gujarat Government Gazette on dated 10.01.2014.

AND WHEREAS the Government of Gujarat considered, it was necessary to make modifications (hereinafter referred to as "the said modifications") in the said Development Plan, which was submitted by the said authority to the State Government for sanction under section 16 of the said Act, 1976.

AND WHEREAS in exercise of the powers conferred by proviso to sub-clause(ii) of clause (a) of sub-section (1) of section 17 of the said Act, the Government of Gujarat published the said modifications under Government Notification, Urban Development and Urban Housing Department No.GH/V/281 of 2015/DVP-202013-4903-L, dtd.23.10.2015, in the Gujarat Government Gazette Ext. Part.IV-B dated.23.10.2015 on Page No.414-1 to 414-9-19 for inviting from any person, to submit suggestions or objections, if any with respect to the proposed modifications to the Principal Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of publication of the said modification in Government Gazette.

AND WHEREAS, the Government of Gujarat has considered the suggestions and objection on merit;

NOW THEREFORE in exercise of the powers conferred by clause (c) of sub section (1) of section 17 of the said Act 1976, the Government of Gujarat here by;

- (a) Finalize the said modification;
- (b) Sanction the said Development Plan and the regulations thereto subject to the modifications so finalized and as set out in the Schedule appended hereto, and
- (c) Specify that the final development plan shall come into force from the date of this notification;

SCHEDULE

Modifications in the Draft Development Plan of Bharuch Urban Development Authority as finalized by the State Government

1. The land ear marked as POCKET-1 of village Tralsa and Dayadra designated for "Road" is released from the said road and shall be designated for "Agriculture Zone" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
2. The land ear marked as POCKET-2 of village Mahudhala and Derol designated for "Road" is released from the said road and shall be designated for "Agriculture Zone" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
3. The land ear marked as POCKET-3 of village Kukarwada designated for "Agriculture Zone" is released from the said zone and shall be designated for "Residential Zone-2" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
4. The land ear marked as POCKET-4 of village Kukarwada designated for "Agriculture Zone" is released from the said zone and shall be designated for "Residential Zone-2" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
5. The land ear marked as POCKET-5 of village Kukarwada designated for "Agriculture Zone" is released from the said zone and shall be designated for "Residential Zone-1" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
6. The land ear marked as POCKET-6 of village Kukarwada designated for "Agriculture Zone" is released from the said zone and shall be designated for "Residential Zone-2" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
7. The land ear marked as POCKET-7 of village Kukarwada designated for "Institutional Zone" is released from the said zone and shall be designated for "Residential Zone-2" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
8. The land ear marked as POCKET-8 of village Kukarwada designated for "Institutional Zone" is released from the said zone and shall be designated for "Residential Zone-1" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
9. The land ear marked as POCKET-9 of village Kukarwada designated for "Institutional Zone" is released from the said zone and shall be designated for "Residential Zone-2" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
10. The land ear marked as POCKET-10 of village Kukarwada designated for "Residential Zone-1" is released from the said zone and shall be designated for "Residential Zone-2" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
11. The land ear marked as POCKET-11 of village Kukarwada, Vejalpor and Core Area Bharuch designated for "Recreational Zone" is released from the said zone and shall be designated for "Residential Zone-1" under section 12(2)(a) of the said Act, as shown on the accompanying plan.

12. The land ear marked as POCKET-12 of village Dahegam designated for "Residential Zone-1" is released from the said zone and shall be designated for "Residential Zone-2" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
13. The land ear marked as POCKET-13 of village Core Area Bharuch and Vejalpor designated for "Graveyard" is released from the said zone and shall be designated for "Residential Zone-1" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
14. The land ear marked as POCKET-14 of village Core Area Bharuch designated for "Residential Zone-1" is released from the said zone and shall be designated for "Transport Nagar Zone" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
15. The land ear marked as POCKET-15 of village Core Area Bharuch designated for "Residential Zone-1" is released from the said zone and shall be designated for "Transport Nagar Zone" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
16. The land ear marked as POCKET-16 of village Nandelav and Bholav designated for "Industrial Buffer Zone" is released from the said zone and shall be designated for "Residential Zone-2" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
17. The land ear marked as POCKET-17 of village Bholav and Jhadeshwar designated for "Industrial Buffer Zone" is released from the said zone and shall be designated for "Residential Zone-1" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
18. The land ear marked as POCKET-18 of village Core Area Bharuch, Kasakpati, Maktampur and Jhadeshwar designated for "Recreational Zone" is released from the said zone and shall be designated for "Residential Zone-1" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
19. The land ear marked as POCKET-19 of village Jhadeshwar and Tavara designated for "Recreational Zone" is released from the said zone and shall be designated for "Residential Zone-2" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
20. The land ear marked as POCKET-20 of village Jhadeshwar and Tavara designated for "Institutional Zone" is released from the said zone and shall be designated for "Residential Zone-2" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
21. The land ear marked as POCKET-21 of village Jhadeshwar and Tavara designated for "Residential Zone-1" is released from the said zone and shall be designated for "Residential Zone-2" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
22. The land ear marked as POCKET-22 of village Tavara designated for "Residential Affordable Housing" is released from the said zone and shall be designated for "Residential Zone-2" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
23. The land ear marked as POCKET-23 of village Tavara designated for "Residential Affordable Housing" is released from the said zone and shall be designated for





"Residential Zone-1" under section 12(2)(a) of the said Act, as shown on the accompanying plan.

The land ear marked as POCKET-24 of village Tavara designated for "Public Utility" is released from the said zone and shall be designated for "Institutional Zone" under section 12(2)(a) of the said Act, as shown on the accompanying plan.

25. The land ear marked as POCKET-25 of village Shuklatirth designated for "Gamtal Extension" is released from the said zone and shall be designated for "Public Utility" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
26. The land ear marked as POCKET-26 of village Haldarwa, Tavara and Luwara designated for "Residential Affordable Housing" is released from the said zone and shall be designated for "Residential Zone-1" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
27. The land ear marked as POCKET-27 of village Samor designated for "Agriculture Zone" is released from the said zone and shall be designated for "Transport Nagar Zone" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
28. The land ear marked as POCKET-28 of village Diva, Divi and Surwadi designated for "Restricted Agriculture Zone" is released from the said zone and shall be designated for "Residential Zone-2" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
29. The land ear marked as POCKET-29 of village Sajod and Pungam designated for "Road" is released from the said road and shall be designated for "Agriculture Zone & Restricted Agriculture Zone" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
30. The land ear marked as POCKET-30 of village Ankleshwar designated for "Residential Zone-1" is released from the said zone and shall be designated for "Graveyard" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
31. The land ear marked as POCKET-31 of village Ankleshwar designated for "Residential Zone-1" is released from the said zone and shall be designated for "Graveyard" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
32. The land ear marked as POCKET-32 of village Ankleshwar designated for "Institutional Zone" is released from the said zone and shall be designated for "Graveyard" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
33. The land ear marked as POCKET-33 of village Ankleshwar designated for "Institutional Zone" is released from the said zone and shall be designated for "Graveyard" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
34. The land ear marked as POCKET-34 of village Ankleshwar designated for "Residential Zone-1" is released from the said zone and shall be designated for "Graveyard" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
35. The land ear marked as POCKET-35 of village Ankleshwar designated for "Residential Zone-1" is released from the said zone and shall be designated for





- "Graveyard" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
36. The land ear marked as POCKET-36 of village Ankleshwar designated for "Residential Zone-1" is released from the said zone and shall be designated for "Graveyard" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
37. The land ear marked as POCKET-37 of village Piraman and Ankleshwar designated for "Industrial Buffer" is released from the said zone and shall be designated for "Residential Zone-1" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
38. The land ear marked as POCKET-38 of village Piraman and Ankleshwar designated for "Industrial Buffer & Industrial Zone" is released from the said zone and shall be designated for "Residential Zone-2" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
39. The land ear marked as POCKET-39 of village Gadkhol and Ankleshwar designated for "Industrial Buffer" is released from the said zone and shall be designated for "Residential Zone-1" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
40. The land ear marked as POCKET-40 of village Gadkhol and Ankleshwar designated for "Industrial Buffer" is released from the said zone and shall be designated for "Residential Zone-2" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
41. The land ear marked as POCKET-41 of village Gadkhol, Sarangpore and Andada designated for "Residential Affordable Housing" is released from the said zone and shall be designated for "Residential Zone-1" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
42. The land ear marked as POCKET-42 of village Gadkhol and Sarangpore designated for "Industrial Buffer" is released from the said zone and shall be designated for "Residential Zone-1" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
43. The land ear marked as POCKET-43 of village Kosamadi, Bhadkodara and Piraman designated for "Industrial Buffer" is released from the said zone and shall be designated for "Residential Zone-1" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
44. The land ear marked as POCKET-44 of village Bakrol, Kharod designated for "Residential Affordable Housing" is released from the said zone and shall be designated for "Residential Zone-1" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
45. The land ear marked as POCKET-45 of village Piraman, Umarwada, Kapodara, Bhadkodara designated for "Residential Affordable Housing" is released from the said zone and shall be designated for "Residential Zone-1" under section 12(2)(a) of the said Act, as shown on the accompanying plan.
46. The land ear marked as POCKET-46 of village Haldar, Asuria and Luwara designated for "Road" is released from the said road and shall be designated for "Agricultural Zone" under section 12(2)(a) of the said Act, as shown on the accompanying plan.



OLD VIEW
51 → 47

The land ear marked as POCKET-47 of village Jhadeshwar & Vadala designated for "Recreational Zone" is released from the said zone and shall be designated for "Industrial Zone" under section 12(2)(a) of the said Act, as shown on the accompanying plan.

48. The land ear marked as POCKET-48 of village Vadadla designated for "Institutional Zone" and "Industrial Buffer Zone" is released from the said zone and shall be designated for "Industrial Zone" under section 12(2)(a) of the said Act, as shown on the accompanying plan.

49. The land ear marked as POCKET-49 of village Vagusana designated for "Residential Zone-2" is released from the said zone and shall be designated for "Industrial Zone" under section 12(2)(a) of the said Act, as shown on the accompanying plan.

50. The land ear marked as POCKET-50 of village Diva, Divi and Surwadi designated for "Gamtal Extension" is released from the said zone and shall be designated for "Residential Zone-2" under section 12(2)(a) of the said Act, as shown on the accompanying plan.

51. The 18 m wide road passing through village Chavaj, Paguthan, Haldar, Kuvadav, Bori and Hingalla marked as BA-BB shall be realigned to BC-BD now passing through Nandelav, Rahadpor, Chavaj, Paguthan, Haldar, Kuvadav, Bori, Hingalla and Pariej under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.

52. The 18 m wide road passing through village Haldar and Bori marked as BE-BF shall be realigned to BG-BH under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.

53. The 18 m wide road passing through village Karmad and Manubar marked as BI-BJ shall be realigned to BI-BK under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.

54. The 45 m wide road passing through village Manubar, Dahegam and Dungri marked as BL-BM shall be replaced by 18 m wide road under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.

55. The 24 m wide road passing through village Tavara marked as BP-BQ shall be realigned to BP-BR now passing through Tavara and Jhadeshwar under section 12(2)(d) of the said Act and on realignment the land released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.

56. The 30 m wide road passing through village Sherpura, Kanthariya and Manubar marked as BS-BT shall be proposed under section 12(2)(d) of the said Act, as shown on the accompanying plan.

57. The 45 m wide road passing through village Rahadpor, Nandelav and Umraj marked as BU-BV shall be replaced by 30 m wide road under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.





58. The 60 m wide road passing through village Angareshwar, Nikora, Mangleshwar, Shuklatirth, Tavara and Jhadeshwar marked as BW-BX shall be replaced by 30 m wide road under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
59. The 45 m wide road passing through village Sherpura, Kanthariya and Dungri marked as BY-BZ shall be deleted under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
60. The 45 m wide road passing through village Dahegam marked as BAA-BAB shall be realigned to BAA-BAC under section 12(2)(d) of the said Act and on realignment the land released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
61. The 45 m wide road passing through village Nabipur, Bori, Hingalla, Kuvadara, Kothi, Tralsa and Dayadara marked as BAD-BAE shall be replaced by 60 m wide road marked as BAF-BAG under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
62. The 60 m wide road passing through village Derol marked as BAH-BAI shall be proposed under section 12(2)(d) of the said Act, as shown on the accompanying plan.
63. The 60 m wide road passing through village Paguthan, Haladar and Luwara marked as BAJ-BAK shall be realigned to BAJ-BAL now passing through Paguthan, Haladar and Asuria under section 12(2)(d) of the said Act and on realignment the land released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
64. The 90 m wide road passing through village Nabipur, Asuria, Luwara, Vagusana, Vadadla, Jhadeshwar and Kansiya marked as BAM-BAN shall be realigned under section 12(2)(d) of the said Act and on realignment the land released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
65. The 120 m wide road passing through village Dayadara marked as BAO-BAP shall be realigned to BAO-BAQ under section 12(2)(d) of the said Act and on realignment the land released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
66. The 250 m wide road passing through village Sarnar, Vahalu and Derol marked as BAR-BAS shall be replaced by 150 m wide road marked as BAR-BAT under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
67. The 24 m wide road and all other proposed roads passing through Bharuch Core Area shall be deleted, except the 18 m wide road marked as BAU-BAV which shall be replaced by 12 m wide road and 18 m wide road marked as BAW-BAX which shall be proposed as BAW-BAY, under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.



- The 24 m wide road passing through village Maktampur marked as BAZ-BBA shall be realigned under section 12(2)(d) of the said Act and on realignment the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
69. The 9 m wide road passing through village Maktampur marked as BBB-BBC shall be proposed under section 12(2)(d) of the said Act, as shown on the accompanying plan.
70. The 12 m wide road passing through village Jhadeshwar marked as BBD-BBE shall be proposed under section 12(2)(d) of the said Act, as shown on the accompanying plan.
71. The 12 m wide road passing through village Maktampur and Kasakpati marked as BBF-BBG shall be proposed under section 12(2)(d) of the said Act, as shown on the accompanying plan.
72. The 18 m wide road passing through village Jhadeshwar marked as BBH-BBI shall be proposed under section 12(2)(d) of the said Act, as shown on the accompanying plan.
73. The 18 m wide road passing through village Sherpura and Dungri marked as BBJ-BBK shall be proposed under section 12(2)(d) of the said Act, as shown on the accompanying plan.
74. The 18 m wide road passing through village Jhadeshwar and Maktampur marked as BBL-BBM shall be proposed under section 12(2)(d) of the said Act, as shown on the accompanying plan.
75. The 30 m wide road passing through village Nandelav, Umraj, Ali and Kanbivaga marked as BBN-BBO shall be proposed under section 12(2)(d) of the said Act, as shown on the accompanying plan.
76. The 18 m wide road passing through village Cholad marked as BBP-BBQ shall be realigned and proposed as BBP-BBR under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
77. The 24 m wide road passing through village Tavara marked as BBS-BBT shall be realigned to BBU-BBT under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
78. The 60 m wide road passing through village Pariyej marked as BBV-BBW shall be realigned under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
79. The 60 m wide road passing through village Tralsa marked as BBX-BBY shall be realigned under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
80. The 60 m wide road passing through village Kukarwada marked as BBZ-BCA shall be realigned under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.





81. The 60 m wide road passing through village Diva and Ankleshwar marked as BCB-BCC shall be realigned under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
82. The 60 m wide road passing through village Panoli marked as BCD-BCE shall be realigned under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
83. The 60 m wide railway line passing through village Haldar and Paguthan marked as BCF-BCG and BCF-BCH shall be realigned respectively to BCF-BCI and BCF-BCJ under section 12(2)(d) of the said Act and on realignment the land released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
84. The 60 m wide railway line passing through village Mahudhala, Derol and Tham marked as BCK-BCL and BCK-BCM shall be realigned respectively to BCK-BCN and BCK-BCO under section 12(2)(d) of the said Act and on realignment the land released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
85. The 60 m wide railway line passing through village Dayadara marked as BCP-BCQ shall be realigned respectively to BCP-BCR under section 12(2)(d) of the said Act and on realignment the land released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
86. The 18 m wide road passing through village Ankleshwar marked as AA-AB shall be deleted under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
87. The 15 m wide road passing through village Ankleshwar marked as AC-AD shall be deleted under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
88. The 12 m wide road passing through village Ankleshwar marked as AE-AF shall be deleted under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
89. The 12 m wide road passing through village Ankleshwar marked as AG-AH shall be deleted under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
90. The 12 m wide road passing through village Ankleshwar and Gadkhol marked as AI-AJ shall be deleted under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
91. The 18 m wide road passing through village Diva and Ankleshwar marked as AK-AL shall be proposed under section 12(2)(d) of the said Act, as shown on the accompanying plan.



- The 18 m wide road passing through village Divi and Ankleshwar marked as AM-AN shall be proposed under section 12(2)(d) of the said Act, as shown on the accompanying plan.
93. The 30 m wide road passing through village Panoli, Alonj, Safipura and Umarwada marked as AO-AP shall be realigned under section 12(2)(d) of the said Act and on realignment the land released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
94. The 60 m wide road passing through village Ankleshwar marked as AQ-AR shall be replaced by 30 m wide road under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
95. The 45 m wide road passing through village Kansiya, Andada, Surwadi, Gadkhol, Ankleshwar and Piraman marked as AS-AT shall be realigned under section 12(2)(d) of the said Act and on realignment the land released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
96. The 24 m wide road passing through village Diva, Divi, Surwadi, Andada, Samor and Motali marked as AU-AV shall be replaced by 45 m wide road under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
97. The 60 m wide road passing through village Gadkhol, Ankleshwar, Divi and Diva marked as AW-AX shall be deleted under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
98. The 24 m wide road passing through village Gadkhol and Ankleshwar marked as AY-AZ shall be replaced by 30 m wide road under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
99. The 24 m wide road passing through village Piraman and Ankleshwar marked as AAA-AAB shall be replaced by 12 m wide road under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
100. The 30 m wide road passing through village Ankleshwar marked as AAC-AAD shall be deleted under section 12(2)(d) of the said Act and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.
101. The 18 m wide road passing through village Ali marked as BCS-BCT shall be proposed under section 12(2)(d) of the said Act, as shown on the accompanying plan.
102. The 60 m wide road passing through village Chavaj and Vagusana marked as BCW-BCX shall be realigned to BCW-BCY now passing through Chavaj, Paguthan and Vagusana under section 12(2)(d) of the said Act and on realignment the land released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.

103. The 45 m wide road passing through village Vagusana, Luwara, Haldarwa, Vadadla and Jhadeshwar marked as BCZ-BDC and BDA-BDB shall be proposed under section 12(2)(d) of the said Act, as shown on the accompanying plan.

104. As shown in the accompanying plan, for the following Villages, the land designated in the development plan shall be deleted from the relevant zone and the land thus released shall be designated for Gamtal Extension as per accompanying plan, under section 12(2)(a) of the said Act.

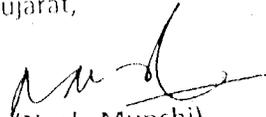
Villages: sarfuddin, Amboli, Borthana, Samor, Chhapra, Nangal, Adol, Haripura, Alonj, Boidara, Pungam, Bhadi, Sakkarpor, Taria, Umarwada, Sajod, Safipura, Panoli, Asuria, Verwada, Umara, Cholad, Osara, Vagusana, Tralsi, Amdada, Veddada, Bori, Karmali, Kuvadara, Kurala, Sindhot, Darshan, Detral, Sarnar, Karjan, Mahudhala, Kasad, Luwara, Vansi, Haldarwa, Angareshwar, Kukarwada, Hingalla, Mangleshwar, Hinglot, Aldar, Vahalu, Kavitha, Kothi, Tham, Paguthan, Dahegam, Tralsa, Karmad, Derol, Pariej, Nabipur, Shuklatirth.

105. The land ear marked as POCKET-51 of village Bhadakodara designated for "Industrial Zone" is released from the said zone and shall be designated for "Residential Zone-1" under section 12(2)(a) of the said Act, as shown on the accompanying plan.

106. Regulations of the GDCR as mentioned in annexure-1 & 2 attached herewith are replaced/modified/deleted under section 12(2)(m) of of the said Act.

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




(Neela Munshi)

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

Copy forwarded with compliments to :

- ❖ The P.S. to Hon'ble Deputy Chief Minister, Swarnim Sankul-1, Sachivalaya, Gandhinagar.
- ❖ The P.S. to Hon'ble Minister of state(UD), Swarnim Sankul-2, Sachivalaya, Gandhinagar.
- ❖ The Chief Executive Officer, Bharuch-Ankleswar Urban Development Authority, Bharuch-Ankleswar.
- ❖ The Chief Town Planner, Gujarat State, Gandhinagar.
- ❖ The Senior Town Planner, South Gujarat Region. Vadodara. Kuber Bhavan, 1-Block, 8th Floor, Room No. 802, Kothi Compound, Vadodara.
- ❖ The Collector, Bharuch. Dist. Bharuch.
- ❖ The District Development Officer Bharuch. Dist. Bharuch
- ❖ The 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. 28.03.17 and forward 10 printed copies of the same to this department. The Gujarati version of the Notification will be forwarded shortly to you by the Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar.

- ❖ The 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.
- ❖ The Director of Information, Gandhinagar- with request to issue a suitable press note
- ❖ The Revenue Department, New Sachivalaya, Gandhinagar.
- ❖ 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. Deptt. (2017)
- ❖ The personal file of Dy. Section Officer, L-Branch, U.D.& U.H.Deptt.(2017)



Annexure-1
NOTIFICATION NO. SH/N/54 of 2017/DVP-202013-4903-L

Sr. No.	As per Authority Proposal		As per modification	
	Regulation No.	Particular	Regulation No.	Particular
1	2	-	2	Wherever the definition specified hereunder occurs in the Act or Rules shall prevail upon those defined under these Regulations.
2	2.33	Means shop, each with a carpet area not exceeding 20 Sq.m except where otherwise indicated and comprising those dealing with day to day requirements, as distinguished from wholesale trade or shopping.	2.33	Means shop, each with a carpet area of minimum 20 Sq.m except where otherwise indicated and comprising those dealing with day to day requirements, as distinguished from wholesale trade or shopping.
3	2.66.2, 2.66.3	Chargeable FSI	2.66.2, 2.66.3	Charges of FSI
4	2.66.2	Means the applicant shall have to pay a portion of chargeable at a tune of 40% of prevailing Jantri rate or revised from time to time to the BAUDA.	2.66.2	Means the applicant shall have to pay a portion of Charges of FSI at the rate of 40% of prevailing Jantri rate.
5	2.66.3	Means the maximum permissible FSI which includes permissible FSI and Chargeable FSI	2.66.3	Means the maximum permissible FSI which includes permissible FSI and Charges of FSI.
6	2.66.4	Means the total FSI including Utilised Chargeable FSI and Permissible FSI.	2.66.4	Means the total Utilised FSI
7	2.116	Neighborhood Centre and /Civic Centre	2.116	Neighborhood Centre /Civic Centre





Sr. No.	As per Authority Proposal		As per modification	
	Regulation No.	Particular	Regulation No.	Particular
8	2.150.	(i) The provision of land for public purpose in a development plan, Town Planning Scheme for the following conditions	2.150.	(i) The provision of land for public purpose in a development plan, Town Planning Scheme :as enumerated in the Act:
9	2.167	Means a building solely used for the purpose of a drama or cinema theatre, a drive-in-theatre, an assembly hall or auditorium, an exhibition hall, theatre museum, a stadium, malls, multiplexes, fuel stations, a "Mangal Karyalaya" or where the built-up area of such a user exceeds 500 Sq.m. in the case of mixed occupants; an industrial building; a hazardous building; a building of a wholesale establishment; a residential hotel building or centrally air-conditioned building which exceeds- vi. 15 m in height, or vii. total built-up area of 500 Sq.m.	2.167	Means a building used or visited by large number of people, such as cinema theatre, assembly hall or auditorium, town hall, lecture hall, exhibition hall, theatre, museum, stadium, community hall, marriage hall, multiplex, shopping mall, telephone exchange.





Sr. No.	As per Authority Proposal		As per modification	
	Regulation No.	Particular	Regulation No.	Particular
10	3.1	Subject to provisions of Section 26, 27, 28, 34 and 49 of the Act, no person shall undertake any building or development activity without obtaining a Development Permission prior to commencement of building or development activity. A Development Permission shall mean Permission for development granted by the Competent Authority. Prerequisite to applying for a Development Permission shall be, having the land approved by the Competent Authority as 'Building-unit' or 'Building-units'.	3.1	Subject to provisions of Section 26, 27, 28, 34 and 49 of the Act, no person shall undertake any building or development activity in or over any land without obtaining a Development Permission prior to commencement of building or development activity. A Development Permission shall mean Permission for development granted by the Competent Authority.
11	4.1.1	The Competent Authority shall register architects, engineers, structural engineers and clerk of works as Architects on Record (AOR), Engineers on Record (EOR), Structural Engineers on Record (SEOR) and Clerk of Works on Record (COWOR) respectively of the Competent Authority. Fire protection consultants shall be registered as Fire Protection Consultant on Record (FPCOR) by the Chief Fire Office. Applications for registration should be made in the format prescribed in Form No. 1.	4.1.1	The Competent Authority shall register architects, developers, engineers, structural engineers and clerk of works as Architects on Record (AOR), Engineers on Record (EOR), Developers on record (DOR), Structural Engineers on Record (SEOR) and Clerk of Works on Record (COWOR) respectively of the Competent Authority. Fire protection consultants shall be registered as Fire Protection Consultant on Record (FPCOR) by the Chief Fire Office. Applications for registration should be made in the format prescribed in Form No. 1.





Sr. No.	As per Authority Proposal		As per modification	
	Regulation No.	Particular	Regulation No.	Particular
12	5.1.2	Development Permission Fees and other charges for obtaining a Development Permission shall be determined by the Competent Authority and are listed in Schedule 3.	5.1.2	Scrutiny Fees and other charges for obtaining a Development Permission shall be determined by the Competent Authority and are listed in Schedule 3.
13	6.5.2	If the Competent Authority is not informed of commencement of work on a proposed building within twelve months of grant of Development Permission, the Development Permission shall lapse. Application for revalidation of Development Permission should be made within twelve months of grant of Development Permission. The date for grant of Development Permission shall be considered from the receipt of payment of Scrutiny fees. The extended period shall in no case exceed three years in the aggregate that is for a total period of four years.	6.5.2	If the Competent Authority is not informed of commencement of work on a proposed building within twelve months of grant of Development Permission, the Development Permission shall lapse. Application for revalidation of Development Permission should be made within twelve months of grant of Development Permission. The extended period shall in no case exceed three years in the aggregate that is for a total period of four years.
14	8.1	Definitions of Zones	8.1	Concept of Zones
15	8.1.4	This zone includes permissible uses for Residential, Mercantile-1, Education -1, Education -2, Institute, Religious & Rituals, Sports & Leisure, Parks, Temporary Use, Public Amenities and Public-Institutional. This is the main zone of the city covering the largest area. The development in this zone will be low rise.	8.1.4	This zone includes permissible uses for Residential, Mercantile-1, Education -1, Education -2, Institute, Religious & Rituals, Sports & Leisure, Parks, Temporary Use, Public Amenities and Public-Institutional. This is the main zone of the city covering the largest area.
16	8.2	FSI-Chargeable Charge FSI	8.2	charges of FSI





Sr. No.	As per Authority Proposal		As per modification	
	Regulation No.	Particular	Regulation No.	Particular
17	8.2 -		8.2	Mercantile 1B is allowed in permissible uses of Core area of Bharuch and Ankleshwar
18	8.2 -		8.2	Mercantile-1A is allowed in permissible uses of Residential Zone 1
19	8.2 -		8.2	Mercantile-1A & 2A is allowed in permissible uses of Residential Zone 2
20	8.2	Residential Affordable Housing was there in Zoning category	8.2	Residential Affordable Housing is removed from Zoning Category
21	8.2 -		8.2	Mercantile-1A, 2.2A & 3, Assembly-2, are allowed in permissible uses of Industrial Zone
22	8.2 -		8.2	Mercantile 1, Mercantile 2 & 2A, are allowed in permissible uses of Industrial Buffer
23	8.2 -		8.2	Mercantile-1A and Residential (20% of total plot area) are allowed in permissible uses of Institutional Zone
24	8.2 -		8.2	Mercantile-1A and Mercantile-& 2A are allowed in permissible uses of Logistic Park
25	8.3 -		8.3	Offices are allowed in Residential use.

15-
-(c)(1)



Sr. No.	As per Authority Proposal		As per modification	
	Regulation No.	Particular	Regulation No.	Particular
26	8.3	-	8.3	Mercantile 1A & Mercantile 1B are added as sub division to Mercantile 1 use classification. Guest houses and tourist facilities are allowed in Mercantile 1A use classification. Shops & stalls are allowed in Mercantile 1B use classification.
27	8.3	Shopping Malls were allowed in Mercantile-2 use classification	8.3	Shopping Malls were allowed in new sub category Mercantile-2A use classification.
28	8.3	-	8.3	Offices are allowed in Mercantile-3
29	8.3	Exhibition hall, Auditorium were allowed in Assembly-1 use classification.	8.3	Exhibition hall, Auditorium were removed from Assembly-1 use classification.
30	8.3	-	8.3	Auditorium, Town Hall, Lecture Hall, Exhibition Hall, Stadium are allowed in Assembly-2 use classification.
31	8.3	-	8.3	"or any development activity carried out by appropriate authority for public purpose" this sentence was added in Public Amenities and Public-Institutional use classification. This provision is removed.
32	8.4.3	"Land-Locked Building-unit" - This provision was there.		
33	8.4.6	It was not there	8.4.5	"Hollow Plinth till it is used as a hollow space" is added in sub point 2 of 8.4.5





Sr. No.	As per Authority Proposal		As per modification	
	Regulation No.	Particular	Regulation No.	Particular
34	9.1	Provision of sub divisions of zones was there	9.1	Provision of sub divisions of zones was removed and Amalgamation Shall be permitted. "and in such cases 10% of the land shall be kept open on the road side. Amalgamated plot should be 4000 sq.m or more" this was added
35	9.1	-	9.1	"All the roads of Core area Bharuch and Ankleshwar (other than DP roads) shall be kept 6m in width. Any building permission abutting on this road shall have to keep 3m from the centre of the roads". this is added in 9.1
36	9.2.1	-	9.2.1	Mercantile 1B is allowed in permissible uses of road width of 6 mt. and "up to" word is removed from 1st category of road width.
37	9.5	Maximum Permissible Building Height was Twice the width of the abutting road or open space for road width of 6 mt.	9.5	Maximum Permissible Building Height for road width of 6 mt. is changed to 10mt. "up to" word is removed from 1st category of road width.
38	9.6	Provision of Open-to-Sky Space was there.	V	Provision of Open-to-Sky Space is removed
39	9.6.1	-	V	Provision of Regulation based on Building Dimensions Space is removed
40	9.6.3	-	V	Provision of General Requirement for Open-to-Sky space is removed



Sr. No.	As per Authority Proposal		As per modification	
	Regulation No.	Particular	Regulation No.	Particular
41	9.9	Road-side margin was 4.5 mt.	9.8	Road-side margin is changed to 3 mt instead of 4.5 mt. Provision of matching basement slab to road camber is added
42	10.1	Provision of sub divisions of zones was there	10.1	Provision of sub divisions of zones was removed and Amalgamation Shall be permitted. "and in such cases 10% of the land shall be kept open on the road side. Amalgamated plot should be 4000 sq.m or more" this was added
43	10.2	-	10.2	Mercantile 1B is allowed in road width of less than 9 mts
44	12	RAH was included in Zones	12	RAH is removed from Zones
45	12.1.1	-	12.1.1	Mercantile 1B is allowed in road width of less than 9 mts
46	12.1.1	-	12.1.1	Mercantile 1A is allowed in road width of 12 mts and less than 18 mts
47	12.1.1	-	12.1.1	Assembly-2 is removed from road width of 24 mts and less than 30 mts
48	12.1.1	-	12.1.1	Mercantile-2A is allowed in road width of 30 mts and more
49	12.1.1	Area for Parking Requirement was 50 sq.mt.	12.1.1	Area for Parking Requirement is changed to 150 sq.mt.
50	12.2.1	No side of the Building-unit shall be less than 9 mts	12.2.1	No side of the Building-unit shall be less than 4 mts





Sr. No.	As per Authority Proposal		As per modification	
	Regulation No.	Particular	Regulation No.	Particular
51	-	-	12.2.1	Provision of width to depth ratio is removed.
52	12.2.1	Note was not there	12.2.1	A note is added "The sanctioned layout before constitution of BAUDA shall deem to be granted. Any scheme after constitution of BAUDA will have to follow published DCRs."
53	12.3.1	Provision of width of roads for residential and non residential uses were there for roads of length Up to 15 mts or less (Approach) Above 15 mts and up to 45 mts (Approach) Above 45 mts and up to 150mts Above 150mts and up to 300mts Above 300mts	12.3.1	Provision of width of roads for residential and non residential uses were deleted for roads of length up to 15 mt and above 15 mt and up to 45 mt above 45 mt
54	12.3.2	Provision of radius of road curvature was as follows: 4.5 for road width of 7.5 or less 6.0 for road width of More than 7.5 and up to 18 m 7.5 for road width of More than 18 up to 30 m	12.3.2	Provision of radius of road curvature is changed to Half the width of wider road for road width of 7.5 or less More than 7.5 and up to 18 More than 18 up to 30 m
55	12.3.5	No side of the sub-divided plot shall be less than 9 mts.	12.3.5	No side of the sub-divided plot shall be less than 4 mts.
56	12.3.5	Building-units with area up to 200sq.mts shall be permitted on road width of 12mts or less.	12.3.5	This provision is removed.



Sr. No.	As per Authority Proposal		As per modification	
	Regulation No.	Particular	Regulation No.	Particular
57	12.4.3	maximum clear floor height of Skip floor shall be 2.4 mt.	12.4.3	maximum clear floor height of Skip floor shall be 2.1 mt.
58	12.4.3	-	12.4.3	"Refuge area shall be provided as per National Building Code (NBC)."; this provision is added
59	12.5.1	Maximum Permissible Building Height (in meters) was as follows: 10 mt for road width of Less than 9 mts 15 mt for road width of 9.0 mts and less than 12 mt	12.5.1	Maximum Permissible Building Height (in meters) is changed as follows: 12 mt for road width of Less than 9 mts 16.5 mt for road width of 9.0 mts and less than 18 mt
60	12.6.1	Provision of Road side Margin for Building-unit with area above 2000sq.mts and building height up to 25m (in meters) was there. Provision of Road side Margin for Road Side Margin for Building-unit with height more than 25m & up to 40m (in meters) was there.	12.6.1	Provision of Road side Margin for Building-unit with area above 2000sq.mts and building height up to 25m (in meters) is removed. Provision of Road side Margin for Road Side Margin for Building-unit with height more than 25m & up to 40m (in meters) is removed. Two categories of Road width is diluted into one
61	12.6.1	Road side margin as per the road width or margin as per building height whichever is higher shall be applicable.	12.6.1	This provision is removed.
62	12.6.5	Raw House is not allowed as building Use for following categories Area of the Building-Unit Up to 150 sq.m Area of the Building-Unit Above 150 sq.m & up to 300 sq. mt.	12.6.4	Raw House is not allowed as building Use for following categories Area of the Building-Unit Up to 150 sq.m Area of the Building-Unit Above 150 sq.m & up to 300 sq. mt.





Sr. No.	As per Authority Proposal		As per modification	
	Regulation No.	Particular	Regulation No.	Particular
63		Note was not there	12.6.4	"For Building Unit area above 500 sq. mts., the minimum side and rear margin shall be as per clause no. 12.6.7" this note is added
64	12.6.8	Minimum distance between two buildings shall be as follows: Up to Building height of 15 mt - 4.5 mt Margin Above Building height of 15 mt and up to 25 mt - 6.0 mt Margin	12.6.7	Minimum distance between two buildings shall be as follows: Up to Building height of 16.5 mt - 4.5 mt Margin Above Building height of 16.5 mt and up to 25 mt - 6.0 mt Margin
65	12.6.8	The length of common wall between any two semi-detached buildings shall not be less than 50% of the maximum width of the building parallel to common wall joining together at every floor.	12.6.7	The length of common wall between any two semi-detached buildings shall not be less than 25% of the maximum width of the building parallel to common wall joining together at every floor.
66	12.6.10	-	12.6.9	Raw House, Cottage Industry and Pre-School were exempted from Permissible Uses of residential category.
67	12.6.10	-	12.6.9	The area of construction such as security cabin shall not be counted towards computation of FSI.
68	12.6.10	-	12.6.9	"6 m margin shall be maintained on which ramp is provided." this provision is added
69	12.6.10	-	12.6.9	steps leading to ground floor on solid plinth shall be permitted in Residential use.



Sr. No.	As per Authority Proposal		As per modification	
	Regulation No.	Particular	Regulation No.	Particular
70	12.6.11	-	12.6.10	Or the side margin shall be minimum 6.0m wide for putting ramp for vehicles. This provision is add in Restricted Use in Margins
71	12.9.1	Nomenclature was Industry	12.9.1	Nomenclature changed to Industrial & Logistic Park
72	12.9.1	Nomenclature changed to all other uses	12.9.1	Nomenclature changed to all uses
73	12.9.2	This provision was there.	12.9.2	ramp to basement parking is removed from permissible uses from Common Plot.
74	12.10.	20% of Total Utilised FSI	12.10.	25% of Total Utilised FSI
75	-	-	12.10.	Pre-Primary school is add in Educational Category
76	-	-	12.10.	Specific Area usage is added as 30% in case of future extension
77	12.10.	This provision was there.	12.10.	"Building unit having area up to 2000 sq. m shall be permitted to provide 40% of the utilised FSI area for parking in the place of 50% for uses as mentioned in the above table" this is removed
78	-	-	12.10.	Additional Provision for Parking is made for Area of 750 sq.mt 750 - 2000 sq.mt





Sr. No.	As per Authority Proposal		As per modification	
	Regulation No.	Particular	Regulation No.	Particular
79	12.10.1	This provision was there.	12.10.1	"Parking shall also be permitted in road-side margin after leaving clear margin of 4.5mts from the building-unit boundary towards road-side. In case of building unit abutting more than one road and having area up to 1000 sq. mts shall be permitted to utilise narrow road side margin for parking." this is removed "Provided that parking shall be allowed in any road-side margin having building unit area upto 750 sq. mts." this is added
80	-	-	12.14	New category Row Type Buildings is added
81	13	This provision was there.		RESIDENTIAL AFFORDABLE HOUSING- chapter is removed
82	13.1.1	-	13.1.1	detached dwelling unit is deleted and farm house is added in Minimum Area of a Building-unit
83	13.1.4	This provision was there.	13.1.4	New category Detached Dwelling Unit is added in Permissible Use New column of remarks is added

Sr. No.	As per Authority Proposal		As per modification	
	Regulation No.	Particular	Regulation No.	Particular
84	15.1	"Drive In-Theatre, Theatre, Community Hall, Marriage Hall, Star Hotel, Residential Hotel, Fuel Station, "Mangal Karyalaya" and Telephone Exchange." These were there in Special Buildings category.	14.1	"Drive In-Theatre, Theatre, Community Hall, Marriage Hall, Star Hotel, Residential Hotel, Fuel Station, "Mangal Karyalaya" and Telephone Exchange." These are deleted from Special Buildings category. Cinema Hall, Convention centre, Club, Golf course, These are added in Special Buildings category.
85	19.3.8	Nomenclature was chargeable FSI	18.3.8	Nomenclature changed to Charges of FSI
86	-	-	19.1.15	Area of Parking in Basement is changed to 700sq. mts from 600 sq. mt
87	-	-	20.21	Building unit area above 750 sq. mts is added as a criteria for provision of water storage Tank
88	24.7	Nomenclature was chargeable FSI	23.7	Nomenclature changed to Charges of FSI
89	-	-	Schedule 3	Development Permission is removed from Schedule 3
90	-	-	Schedule 3	"Other charges/Fees shall be levied under the provisions of other Act and or instructed by State Government." this provision is added





Sr. No.	As per Authority Proposal		As per modification	
	Regulation No.	Particular	Regulation No.	Particular
91	Schedule 6	Conforming with GDR without Applying for Development Permission Financial penalty for undertaking building which is in conformity with Development Regulations prescribed in Section C - Planning Regulations and with Section D - Performance Regulations, but which has been undertaken without applying for a Development Permission, shall be twenty times the scrutiny fees that is leviable on the Building-unit, as the case may be.	Schedule 6	Conforming with GDR without Applying for Development Permission Financial penalty for undertaking building which is in conformity with Development Regulations prescribed in Section C - Planning Regulations and with Section D - Performance Regulations, but which has been undertaken without applying for a Development Permission, shall be six times the scrutiny fees that is leviable on the Building-unit, as the case may be.
92	Schedule 6	Conforming with GDR after Applying but before Obtaining Development Permission and not as per Submitted Plan Financial penalty for undertaking building which is in conformity with Development Regulations prescribed in Section C - Planning Regulations and with Section D - Performance Regulations, but which has been undertaken without revising Development Permission shall be fifteen times the Revised Development Permission Fees that is leviable on the Building-unit, as the case may be.	Schedule 6	Conforming with GDR after Applying but before Obtaining Development Permission and not as per Submitted Plan Financial penalty for undertaking building which is in conformity with Development Regulations prescribed in Section C - Planning Regulations and with Section D - Performance Regulations, but which has been undertaken without revising Development Permission shall be four times the Revised Development Permission Fees that is leviable on the Building-unit, as the case may be.



Sr. No.	As per Authority Proposal		As per modification	
	Regulation No.	Particular	Regulation No.	Particular
93	Schedule 6	Conforming with GDR after Applying but before Obtaining Development Permission Financial penalty for undertaking building which is in conformity with Development Regulations prescribed in Section C - Planning Regulations and with Section D - Performance Regulations, and the application made for Development Permission, but which has been undertaken without obtaining a Development Permission shall be ten times the Development Permission Fees that is leviable on the Building-unit, as the case may be.	Schedule 6	Conforming with GDR after Applying but before Obtaining Development Permission Financial penalty for undertaking building which is in conformity with Development Regulations prescribed in Section C - Planning Regulations and with Section D - Performance Regulations, and the application made for Development Permission, but which has been undertaken without obtaining a Development Permission shall be three times the Development Permission Fees that is leviable on the Building-unit, as the case may be.
94	Schedule 6	Open Uses of Land including Layout and Sub-division without Obtaining Development Permission Financial penalty for undertaking open uses of land including layout and sub-division which is in conformity with Development Regulations prescribed in Section C - Planning Regulations and with Section D - Performance Regulations, but which has been undertaken without obtaining a Development Permission shall be four times the Development Permission Fees that is leviable on the Building-unit, as the case may be.	Schedule 6	Open Uses of Land including Layout and Sub-division without Obtaining Development Permission Financial penalty for undertaking open uses of land including layout and sub-division which is in conformity with Development Regulations prescribed in Section C - Planning Regulations and with Section D - Performance Regulations, but which has been undertaken without obtaining a Development Permission shall be two times the Development Permission Fees that is leviable on the Building-unit, as the case may be.
95	Schedule 8	-	Schedule 8	"For the period of five years" is specified for registration fees





As per Authority Proposal		As per modification	
Sr. No.	Regulation No.	Regulation No.	Particular
96	Schedule 9	Schedule 9	Five times the Scrutiny Fees applicable as above or scrutiny fees payable as per schedule-3, whichever is higher
97	Schedule 16	Schedule 16	Financial Penalty for Making Unauthorised Use of a Building shall be four times the Development Permission Scrutiny Fees that is leviable for the built-up area of the Building.
98	-	Schedule 26	New Schedule for Fees required for purchasing Additional FSI is added
99	-	Form 11	Lower Basement Slab level is added in the stages for giving Notice of Progress of Construction



Annexure-2
NOTIFICATION NO.GH/V/54 of 2017/DVP-202013-4903-L

No.	Regulation No.	As per Authority Proposal	As per modification																		
1	12.1.1.1	<table border="1"> <tr> <td>2</td> <td>9 mts and less than 12 mts</td> <td>Residential, Mercantile-1, Mercantile-2, Educational-1,</td> </tr> <tr> <td>3</td> <td>12 mts and less than 18 mts</td> <td>Residential, Mercantile-1, Mercantile-2, Educational-1, Assembly-1, Temporary use, Public Institutional, Public-Utility,</td> </tr> </table>	2	9 mts and less than 12 mts	Residential, Mercantile-1, Mercantile-2, Educational-1,	3	12 mts and less than 18 mts	Residential, Mercantile-1, Mercantile-2, Educational-1, Assembly-1, Temporary use, Public Institutional, Public-Utility,	<table border="1"> <tr> <td>2</td> <td>9 mts and less than 12 mts</td> <td>Residential, Mercantile-1, Mercantile-2, Educational-1, Educational-2,</td> </tr> <tr> <td>3</td> <td>12 mts and less than 18 mts</td> <td>Residential, Mercantile-1, Mercantile-2, Educational-1, Assembly-1, Temporary use, Public Institutional, Public-Utility, Education-2</td> </tr> </table>	2	9 mts and less than 12 mts	Residential, Mercantile-1, Mercantile-2, Educational-1, Educational-2,	3	12 mts and less than 18 mts	Residential, Mercantile-1, Mercantile-2, Educational-1, Assembly-1, Temporary use, Public Institutional, Public-Utility, Education-2						
2	9 mts and less than 12 mts	Residential, Mercantile-1, Mercantile-2, Educational-1,																			
3	12 mts and less than 18 mts	Residential, Mercantile-1, Mercantile-2, Educational-1, Assembly-1, Temporary use, Public Institutional, Public-Utility,																			
2	9 mts and less than 12 mts	Residential, Mercantile-1, Mercantile-2, Educational-1, Educational-2,																			
3	12 mts and less than 18 mts	Residential, Mercantile-1, Mercantile-2, Educational-1, Assembly-1, Temporary use, Public Institutional, Public-Utility, Education-2																			
3	12.1.2.6	--	In the table after Sr.No.5 following is added <table border="1"> <tr> <td>6</td> <td>High Rise Building</td> <td>Minimum 1500 sqmts</td> </tr> </table>	6	High Rise Building	Minimum 1500 sqmts															
6	High Rise Building	Minimum 1500 sqmts																			
4	12.1.2.6	--	After table following Note is added: <p>" (1) The Plot area for any High-Rise building in any zone, the plot shall front on 18 mtr or more wide D.P. or T.P. road and the frontage of the plot on such road shall not be less than 15.00 mtr. (2) Common plot shall be provided in High-Rise building irrespective of area of building unit at the rate of 10% of building unit minimum 200 sqmtr with no side less than 10 mts."</p>																		
5	12.6.3	<table border="1"> <tr> <td>No.</td> <td>Width of Road (Meters)</td> <td>Road Side Margins (In Meters)</td> </tr> <tr> <td>1</td> <td>Upto 12 mts</td> <td>As per side margin</td> </tr> <tr> <td>2</td> <td>Above 12 mts and up to 18 mts</td> <td>6.0</td> </tr> </table>	No.	Width of Road (Meters)	Road Side Margins (In Meters)	1	Upto 12 mts	As per side margin	2	Above 12 mts and up to 18 mts	6.0	<table border="1"> <tr> <td>No.</td> <td>Width of Road (Meters)</td> <td>Road Side Margins (In Meters)</td> </tr> <tr> <td>1</td> <td>Upto 12 mts</td> <td>As per side margin</td> </tr> <tr> <td>2</td> <td>Above 12 mts and up to 18 mts</td> <td>4.5</td> </tr> </table>	No.	Width of Road (Meters)	Road Side Margins (In Meters)	1	Upto 12 mts	As per side margin	2	Above 12 mts and up to 18 mts	4.5
No.	Width of Road (Meters)	Road Side Margins (In Meters)																			
1	Upto 12 mts	As per side margin																			
2	Above 12 mts and up to 18 mts	6.0																			
No.	Width of Road (Meters)	Road Side Margins (In Meters)																			
1	Upto 12 mts	As per side margin																			
2	Above 12 mts and up to 18 mts	4.5																			





No.	Regulation No.	As per Authority Proposal				As per modification			
		No.	Building Height	Required Margin	No.	Building Height	Required Margin		
6	12.6.9	3	Above 18 mts and up to 30 mts	7.5	3	Above 18 mts and up to 30 mts	6.0		
		4	Above 30 mts and more	9.0	4	Above 30 mts and more	7.5		
7	12.9.1	1	Upto 25 mts	3.0	1	Upto 16.5 mts	3.0		
		2	Above 25 mts	6.0	2	Above 16.5 mts	6.0		
8	8.2.4	Note: For Building-units with area less than 2000 sqmts and having building with height more than 25 mts a common plot shall be provided of 10% of the area of Building-unit or 200 sq.mts. whichever is more.							
		5	Residential Zone 2	1.8	0.4	2.2	5	Residential Zone 2	1.5
9	11	Note: For Building-units with area less than 2000 sqmts and having building with height more than 25 mts a common plot shall be provided of 10% of the area of Building-unit or 200 sq.mts. whichever is more.							
10	24.1.2	Note: For Building-units with area less than 2000 sqmts and having building with height more than 25 mts a common plot shall be provided of 10% of the area of Building-unit or 200 sq.mts. whichever is more.							

After the provision the following Proviso is added:
 "Provided that, the line of Gamtal Extension divides a survey No./Block No., the entire survey No./Block No., shall be consider in Gamtal Extension. This incentive shall not be valid for survey numbers amalgamated with survey numbers outside this zone after the date of publication under section 13 of the development plan."
 After the provision the following Proviso is added:
 Provided that, the NOC of irrigation department is required to grant development permission for the land either side 500 mtrs from the river "Narmada".

GOVERNMENT OF GUJARAT
URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT
NOTIFICATION NO.GH/V/102 of 2017/DVP-202013-4903-L
SACHIVALAYA, GANDHINAGAR.

CORRIGENDUM

Dated. 26-05-2017

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/102 of 2017/ DVP-202013-4903-L: WHEREAS, under Government Notification of Urban Development and Urban Housing Department No.GH/V/54 of of 2017/ DVP-202013-4903-L, dtd.28.03.2017 regarding praposed Draft Development Plan of Bharuch-Ankleswar Urban Development Authority, Bharuch-Ankleswar under sub-clause (ii) of clause (a) of sub-section (1) of section-17 of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) in the said notification dated.28.03.2017 the following is amended.

In schedule Sr.No-46 is replaced as under.

46. The land ear marked as POCKET-46 of village Haldar, Asuria and Luwara designated for "Road" is released from the said road and the land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown on the accompanying plan.

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


(Neela Munshi)

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

Copy forwarded with compliments to :

- ❖ The P.S. to Hon'ble Deputy Chief Minister, Swarnim Sankul-1, Sachivalaya, Gandhinagar.
- ❖ The P.S. to Hon'ble Minister of state(UD), Swarnim Sankul-2, Sachivalaya, Gandhinagar.
- ❖ The Chief Executive Officer, Bharuch-Ankleswar Urban Development Authority, Bharuch-Ankleswar.
- ❖ The Chief Town Planner, Gujarat State, Gandhinagar.
- ❖ The Senior Town Planner, South Gujarat Region. Vadodara. Kuber Bhavan, I-Block, 8th Floor, Room No. 802, Kothi Compound, Vadodara.
- ❖ The Collector, Bharuch, Dist. Bharuch.

- ❖ The District Development Officer Bharuch. Dist. Bharuch
- ❖ The 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. 06-05-17 and forward 10 printed copies of the same to this department. The Gujarati version of the Notification will be forwarded shortly to you by the Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar.
- ❖ The 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.
- ❖ The Director of Information, Gandhinagar- with request to issue a suitable press note
- ❖ The Revenue Department, Sachivalaya, Gandhinagar.
- ❖ 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. Deptt. (2017)
- ❖ The personal file of Dy. Section Officer, L-Branch, U.D.& U.H.Deptt.(2017)

Si
T