

Circular

Subj.: Demolition of sheds/quarters constructed by GIDC in industrial/residential plots at various estates

Ref: Circular No. GIDC/ATP/Policy/13 dtd. 06.04.2018

Various proposals are received from officers for granting permission to industrialists for demolishing sheds/quarter constructed by GIDC so as to facilitate them to construct the new building as per their requirement. But since GIDC is giving land on lease and shed/quarter on ownership basis, the issue was under consideration whether such type of permission can be granted. After the detailed scrutiny and discussion, it has been decided to grant the permission for demolishing. This is considered to facilitate the industrialists to utilise the plot as per their planning.

Conditions to be observed while granting permission for demolition of sheds/blocks of quarters constructed by GIDC. The case should be considered if full price of the shed/quarter with all dues of corporation is paid. Lease/conveyance deeds shall be executed before permission for demolition of property is given.

1. Revised plan shall not entitle the allottee to fetch any additional infrastructure.
2. New structure/plan shall be strictly as per provisions of CGDCR-2017. Any relaxation given in past shall not hold good. The built-up area & the ground coverage of the new structure/building shall remain same as per earlier approved building plans
3. Any unauthorized existing structure on site shall be subject to penalty and will have to be removed by allottee.
4. Permission for demolition will not entitle the allottee for conversion of use.
5. Individual sheds/quarter shall be allowed to be demolished.

In case of group/row/series, permission shall be given if the entire block is to be demolished or for demolition of an individual/partial block from an existing structure/building shall be permitted such that the remaining structure/block complies with the structural safety provision/seismic safety requirements that specified in CGDCR-2017, National building code and IS Codes as amended from time to time.

The permission for proposed demolition/alteration may be granted, if it does not cause danger/risk to the adjoining areas/block/locality and No objection certificate from all the block owners shall be obtained by allottee/owner/developer. It shall be the responsibility of the allottee/owner/developer and the appointed concerned person on record to ensure safety and stability of the structure before commencing demolition and upon completion.

6. It shall be the responsibility of the allottee/owner and the appointed person on record to take all precautions that the remaining building/structure is sound, meeting all requirements of CGDCR-2017. If during demolition the public property, building services/utilities the allottee/owner gets

affected, the allottee/owner shall be fined to borne the expenditure for such damages, repairs and reconstruction.

7. New structure should not have increased no. of users/ owners/ allottee.
8. Powers to give permission to demolish existing sheds/quarter partial demolition shall be vested with the committee of concerned Executive Engineer and Regional Manager.
9. After demolition of sheds/quarter, ATP branch at HO shall be accordingly informed for revision of DD plan.
10. During demolishing and while reconstructing the structure, allottee/owner and appointed Person on record shall have to take all safety measures as per CGDCR-2017/NBC/IS Codes. GIDC will not be responsible for any damage/accident during demolishing to any life, property or any other party.
11. GIDC will not be responsible for any financial losses due to demolishing towards party or any other financial institution.
12. In addition to point no. 5 above any unauthorised existing structure on site shall be subject to penalty and will have to be either regularised, if approvable or removed by the allottee.
13. If the shed/quarter is demolished by the party without prior permission of GIDC:
 - a. In such case Rs. 50,000.00 penalties shall be charged considering life of shed/quarter 15years from date of allotment
 - b. In case, life of shed/quarter more than 15 years, penalty at Rs. 15,000 shall be charged.
14. The estimated rate/cost/value such as scrap value/salvage value/residual value for the structure proposed for demolition, shall be recovered if applicable.

The above conditions shall come into force with immediate effect.

-sd/-

Chief Engineer

(As per the approval received in the file from
VC&MD vide note no. 74 dtd 1.10.2021)

Issued by


M (E&A)

GIDC, Gandhinagar

To,

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| All Head of the Department (HO) | - for information pl. |
| All Divisional Managers | - for information pl. |
| All Superintending Engineers | - for information pl. |
| All Regional Managers | - for information and further necessary action |
| All Executive Engineers | - for information and further necessary action |
| All Dy. Exe. Engineers | - for information and further necessary action |