

No.GIDC: O&M: Sr. ATP : 28  
O/o. GIDC, Udyog Bhavan, Gandhinagar  
Dt. — 08-7.2010

CIRCULAR

SUB:- Approval of sub division of plots based on approval of such Sub division given by Urban Development Authorities, Area Development Authorities, Municipal Corporations and Municipalities for GIDC estates lying under the jurisdiction of Development Authorities.

REF:- 1. Circular No. GIDC/O&M/CIR/SATP/30/99 dt. 28.7.1999  
2. Circular No. GIDC/O&M/CIR/SATP/30/99 dt. 26.5.1999

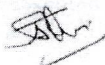
GIDC prepares Detailed Development Plan for estates as per demand of land in industrial sector, the policy of Government and the prevailing site conditions. Various zones, industrial, commercial, residential and other amenities are proposed based on the above factors. Hence, changes in DD plan should be minimized to maintain the spirit and sanctity of the DD plan.

For various GIDC estates which are under the jurisdiction of Development Authorities, building bye-laws of the Authority have to be followed and any variation in DD plan has to be got approved from the Authority. As per prevailing practice, the allottees get various revisions, sub division of plots, amalgamation, approval of building plans, zone conversion etc. approved from the Authority and subsequently submit approved plan to GIDC for incorporation in the DD plan.

To ensure that the building plans approved by the Authority are in sync with the rules, regulations and policies of the Corporation, it was decided vide above referred circulars to incorporate the sub division/amalgamation of plots in the DD plan only for cases approved by Authority having prior NOC of GIDC and transfer of such plots to be restricted to the ones incorporated in the DD plan.

Vide the above mentioned circulars, various criteria have been spelt out for issue of NOC by RM and XEN, GIDC and also conditions to be observed by field office while transferring plots, have been enforced.

It has come to notice that many a times, NOCs are not issued after proper scrutiny and approvals of plots and sub-division of plots is granted by Development Authority for formation of as many as 25 to 30 sub-plots from a single plot, which causes problem to GIDC for providing infrastructure to the sub-divided plots. Also, it is observed that sub division approved by Development Authorities without NOC of Regional office are also forwarded to HO for incorporation, which is against the policy of the Corporation. It is, hence, directed





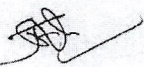
that no such sub-divisions approved without NOC of Regional Office should be forwarded to HO for incorporation in DD plan.

As per policy of the Corporation, it is once again directed that prior NOC may be given by RM office only if the case fulfills the following conditions:

- a. If the plot was amalgamated earlier and if the same is being sub divided then the sub division may be approved.
- b. If the unit wants sub division for its sister concern having necessary equity of the units as per GIDC's rules then the sub divisions may be approved.
- c. If the partnership is being dissolved and partners are being separated and if they want the property distributed then the sub divisions may be approved.
- d. If the plot is allotted or auctioned by GIDC as commercial plot, then the subdivision may be approved as the purpose of allotment provides for a resale of the property.
- e. In no case, GIDC will provide any extra infrastructure in terms of road, water supply and power supply.

Following conditions, as per policy may be strictly observed by field office while transferring plot:

1. GIDC shall not be responsible for fulfilling any of the conditions imposed by Municipal Corporations/ Development authorities, while giving approval for the sub division of original plots and the GIDC shall not bear any financial burden on account of sub divisions.
2. The allottees shall have to make 100% payment of the allotment price of the entire plot to the GIDC.
3. The GIDC shall not be responsible for payment for any fees, charges, levies etc. in connection with sub divisions.
4. Since the sub division are at the instance of the allottees, the GIDC shall not incur any expenditure for providing or creating additional infrastructure as may be required, due to such sub divisions.
5. In case any of the plot/plots formed by such sub divisions does not have any direct entry from the GIDC estate road, an undertaking will have to be given by the allottees/ transferees of all such sub divided plots through which the access to the plots has been taken from the GIDC roads to the GIDC guaranteeing unrestricted and perpetual approach and access through out the lease period or the extended lease period irrespective of future transfer, of any of the sub divided plot. The undertaking shall be on the stamped paper and in the prescribed form approved by GIDC.
6. It shall be the duty of the allottee to inform the GIDC about such approval of sub divisions of the plots allotted by GIDC along with true copies of the drawing showing the approval obtained from the



authority. Upon receipt of the drawing from the allottee and after RM/EE has completed the requirements mentioned in the above paragraphs, the concerned XEN should accord approval to the sub divisions and send a copy of the sub division to the Architect Branch, HO for incorporation of the same in the DD plan. The incorporation in the DD plan however shall not imply that the requirements stipulated in the above paragraphs have been completed.

7. Since the GIDC normally does not form such plots and therefore in case the sub plots are not utilized and if the party request for surrender of any sub plots so formed, the GIDC shall reserve its rights for acceptance of such surrender.

Following issues should be considered while giving NOC by RM of GIDC:-

- a. If the sub divisions are as per the General Development Control Regulations of GIDC, in terms of minimum plot size, the NOC for sub divisions should be given.
- b. As a consequence of sub division, no relaxation in GDCR of GIDC will be given especially relaxation in margins/FSI should not be demanded.
- c. The Regional Manager should thoroughly examine the location of proposed sub division in terms of infrastructure vis-a-vis future demand of infrastructure prior to recommending the sub divisions. He should certify that this proposal will not result inadequacy of infrastructure in future.
- d. The internal road due to the proposed sub division should be according to the standards set up by fire fighting regulations. The capital cost and maintenance of internal road will be the responsibility of the plot holders and not of GIDC.
- e. No industrial sub-plot formed should be less than 500 sq.mtrs.
- f. The pending cases till date should be given priority and they would be examined and decided as per the above conditions.

This circular takes immediate effect.

Sd/-

Vice Chairman & Managing Director

To

1. All RMs, GIDC
2. All XENs, GIDC
3. All SEs, GIDC
4. All DMs, GIDC

Copy to:  
All HoDs, GIDC

ISSUED

  
Executive Director (E & A)