

No. GIDC/ATP/ 05  
Date 29 / 01 /2021

Subj: Variations made in CGDCR-2017

- Ref: 1. Notification no. GH/V/174 of 2020/EDB-102016-3629-L dated 11/11/2020 sanctioned by the Urban Development & Urban Housing Department, Govt. of Gujarat  
2. Circular No. GIDC/ATP/128 dtd 22/12/2017

**CIRCULAR**

The CGDCR-2017 is applicable in all estates of GIDC as per circular referred under reference no. 2.

The regulations for D-9 category of Comprehensive General Development Control Regulations (CGDCR) – 2017 are modified vide notification referred under reference 1. For table no 6.19 in part – II of CGDCR-2017 shall be as per Sr. no. 22 of the above referred notification under reference 1.

The implementation of the same shall be with immediate effect.

**Sd/-**

Vice Chairman and Managing Director  
GIDC, Gandhinagar

Annexure:

Copy of part of the above referred amendment having Sr. No. 22

Copy To,

All HODs  
All Divisional Managers  
All Superintending Engineers  
All Regional Managers  
All Executive Engineers  
All Deputy Executive Engineers  
Federation of Industries association  
All Industrial Associations

Issued by:

  
Manger (Est)

20	II	20	Table 6.15	<p><b>Use control and F.S.I. : D3 and D6 Category</b> Figure "1.2" in Col (4) of Sr. 2 &amp; 3 is modified as "1.8" and following Note is added. "Note: No height relaxation whatsoever if FSI is not consumed."</p>															
21	II	21	Table 6.18	<p><b>Use control and F.S.I. : Category D8 &amp; D10</b> Sr. no. 5 is added as</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Use</th> <th>Permissible FSI</th> <th>Chargeable FSI</th> <th>Maximum FSI</th> </tr> <tr> <th>(1)</th> <th>(2)</th> <th>(3)</th> <th>(4)</th> <th>(5)</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>Other use</td> <td>1.2</td> <td>0.6</td> <td>1.8</td> </tr> </tbody> </table>	Sr. No.	Use	Permissible FSI	Chargeable FSI	Maximum FSI	(1)	(2)	(3)	(4)	(5)	5	Other use	1.2	0.6	1.8
Sr. No.	Use	Permissible FSI	Chargeable FSI	Maximum FSI															
(1)	(2)	(3)	(4)	(5)															
5	Other use	1.2	0.6	1.8															
22	II	21	Table 6.19	<p><b>Use control and F.S.I. : Category D9</b> Col (3) and (4) of Sr. No. 3 is modified as</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Use</th> <th>FSI</th> <th>Maximum Built up</th> <th>Maximum Height</th> </tr> <tr> <th>(1)</th> <th>(2)</th> <th>(3)</th> <th>(4)</th> <th>(5)</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>Industrial</td> <td>As per permissible FSI in industrial zone of corresponding UDA/ADA/D-8 or D-10 category.</td> <td>Not applicable</td> <td>13.00 mt (Additional height as required for industrial purpose as approved by Factory Inspector.)</td> </tr> </tbody> </table>	Sr. No.	Use	FSI	Maximum Built up	Maximum Height	(1)	(2)	(3)	(4)	(5)	3	Industrial	As per permissible FSI in industrial zone of corresponding UDA/ADA/D-8 or D-10 category.	Not applicable	13.00 mt (Additional height as required for industrial purpose as approved by Factory Inspector.)
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23	II	21	Table 6.20 Col (6)	<p><b>Use and Maximum Permissible F.S.I. for Agriculture Zone Categories D1 to D7(B)</b> In Sr. No.4 of Col (6) the words "/FP no." are deleted.</p>															
24	II	22	Table 6.20	<p><b>Use and Maximum Permissible F.S.I. for Agriculture Zone Categories D1 to D7(B)</b> In Col.2 of Sr. No.3, "Service Establishment," is added after "Storage".</p>															
25	II	22	Table 6.20 Col (6)	<p><b>Use and Maximum Permissible F.S.I. for Agriculture Zone Categories D1 to D7(B)</b> <b>Remarks in Col (6) is replaced by</b> "6. Road Side Margin shall be 30.00 mt. except in case of Public Utility buildings and Fuelling &amp; Electric Vehicle (eV) charging stations."</p>															
26	II	22	6.3.2	<p><b>Areas not counted towards computation of FSI</b> Item a. of Sr. No.4 is replaced by "a. Hollow plinth provided for parking with minimum clear height of 2.4mt. and maximum clear height of 3.5 mt. However, in case of mechanical/ stacked parking, height as per requirement."</p>															
27	II	25	6.5.2	<p><b>Land-Locked Building-Unit and Required road width.</b> Sr no. 4 is modified as "4. For plots in Non-T.P. Areas and in agriculture zone, the permissible uses and regulations shall be as per the original Survey No. of the owner."</p>															