

No.GIDC/ATP/CIR/77

Architect Branch

GIDC, Gandhinagar

Dtd. /02/17

01/03/17

CIRCULAR:

Sub:- Delegation of power to field Office for Approval of layout plans for Construction even in plots of 20,000 smt. or more.

Ref:- (1) Circular no. GIDC/ATP/CIR/421 Dtd. 17/3/77

(2) Agenda item no.07/ATP/494 of Board Meeting no.494 dtd.

02/02/2017 for delegation of power to field office for approval of layout plan as regard phase utilization of large plots.

With reference to the above subject, earlier powers for the approval of the layout plan as regards phase utilization for plots of 20000smt. & above were delegated to Head Office vide above referred circular no. (1) with certain guidelines. In order to save the time and avoid the time consuming lengthy process as well as from Ease of Doing Business viewpoint it is hereby decided to delegate the power, for approval of layout plan as regard phase utilization of large plots of 20000smt. & above, to field office in the above said 494 board meeting on dtd. 02/02/2017, so that approval can be given within time limit without any delay.

In order to implement the above said decisions of the corporation, it is necessary for field office to ensure that the surplus land of the plot if not utilized could be utilized by another plot, at a future date.

In order to conveniently subdivide the large plots of 20000smt. & above, if required, following conditions should be observed while planning construction of the building in such large plots

- a. While planning for layout of buildings in large plots, if the frontage of the plot is less than 60 mtrs., then a margin of at least 10 to 15 mtrs. should be left on one side of the plot. If the frontage is more than 60 mtrs. then the use of frontage should be made judiciously so that sub-division of plot becomes possible, in case of such a necessity arising in future.
- b. If the plot has roads on two sides, then as far as possible, 50 % of the frontage on any one the road should be reserved for future expansion.
- c. The layout plan shall have to be scrutinized as per the GDCR of GIDC as well as other policy circulars applicable to the approval of building plan.

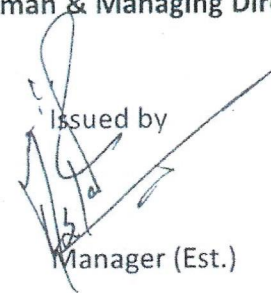
Approval of plans:

In order that the planning of construction of factory sheds and other civil works in such large plots could be properly guided it is decided to modify the procedure for giving approval of plans for approval of construction in such large plots. As and when the plans are received for approval of construction in such large plots, the concerned Executive Engineer should examine the layout plan as regards phase utilization & if required, in view of the guidelines, get the layout plan revised from the allottee and examine the drawing in all respects as per the GDCR & policy of the corporation and then forward one copy of approved layout plan to Senior Architect Town Planner in the Head Office for office records. The Executive Engineer should give approval for the construction only after proper scrutiny of layout plan as regards phase utilization. The Executive Engineer and Engineers should continue to ensure that the construction undertaken by the party is in accordance with the approved layout plans. These instructions would also apply to all future construction in large plots of 20000smt. & above.

In case of any difficulty in implementation of these instructions, the matter should be referred to the Senior Architect Town Planner in the Head Office.

Sd/-

Vice Chairman & Managing Director

Issued by

Manager (Est.)

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