

FAQ

Q1. What is the name of the Act under which Development Plan and Town Planning Schemes are prepared in the State?

Ans. The Gujarat Town Planning and Urban Development Act, 1976 and the Gujarat Town Planning and Urban Development Rules, 1979.

Q2. How do I know the proposal of development plan on my land?

Ans. You have to contact the concerned Urban / Area Development Authority, Municipal Corporation, Nagarpalika and get the **Zoning Certificate** and /or the **DP Part Plan** after paying the required fee.

O.3 To whom shall I contact for development permission i.e. building permission?

Ans.

If your land is in				
Sr. No.	Area	Office	Whom to Contact	Remarks
1	Municipal area	Concerned municipal corporation	Concerned Municipal Commissioner	Concerned Town Planning Department to be contacted
2	Area/urban development authority area outside municipal corporation	Concerned area/urban development authority	Concerned Chief Executive authority	Concerned Town Planning Department to be contacted
3	Nagarpalikasi i.e. ADA's	Concerned Nagarpalika	Concerned Chief Officer	Town Planning Section to be contacted
4	Area of Nagarpalika/Gram Panchayat (outside /other than ADA)	Concerned Nagarpalika/Gram Panchayat	Concerned Chief Officer	In consultation with Concerned Town Planner of district for Technical opinion

Q.4 How valuation is done for Government Land?

Ans. The valuation is done on the basis of guidelines issued from time to time by the Revenue department.

Q.5 Who is preparing Draft Town Planning Scheme?

Ans. The Area/Urban Development authority is preparing Draft Town Planning Scheme in its jurisdiction.

Q.6 Who will sanction Draft Town Planning Scheme?

Ans. The State Government sanctions the Draft Town Planning Scheme.

Q.7 Who will appoint Town Planning Officer?

Ans. The State Government will appoint the Town Planning Officer.

Q.8 Who is preparing Preliminary and Final Town Planning Schemes?

Ans. The Town Planning Officer appointed by the State Government, is preparing Preliminary and Final Town Planning Schemes.

Q.9. How do I know which type of building uses are permissible on my land?

Ans. Uses permissible in different Zones as marked in the Development Plan are mentioned in the General Development Control Regulations popularly known as **GDCR**.

Q.10 Can I raise objection and / or submit suggestions regarding proposals of the Development Plan?

Ans. Yes. During the preparation of draft development plan contact the concerned Development Authority. If the draft development plan is submitted for approval, the Urban Development and Urban Housing Department of the State may be contacted.

Q.11. Is it possible to make variation in the Development Plan?

Ans. Yes. Under section 19 of the Act, you may contact the concerned Development Authority with relevant documents and justification for variations in public interest?

Q.12. How can I know the proposals of Town Planning Scheme on my land?

Ans. You have to contact the concerned Urban / Area Development Authority, Municipal Corporation, Nagarpalika, Town Planning Officer and get the **TP Part Plan** and /or the **F-Form** after paying the required fee.

Q.13. Who controls the town planning activities in the district?

Ans. Outside the jurisdiction of constituted Development authorities, the Branch Office of the Town Planning & Valuation Department headed by the person of Town Planner rank give his technical opinion on which the concerned revenue authorities act.

Q.14. Who can be appointed as the Town Planning Officer?

Ans. Under the provisions of the Act and Rules therein, any person who is holding the post of Junior Town Planner or higher post in the Town Planning & Valuation Department can be appointed by the State Government as Town Planning Officer.

Q.15 Who shall I contact for redressing the grievances against the officials of the District Branch Office or the Town Planning Officer's office?

Ans. You may contact the Senior Town Planner of the concerned region Office sitting at Ahmedabad, Vadodara, Rajkot and Mehsana. Still not satisfied the Chief Town Planner at Gandhinagar may be approached for redress of the grievances.