

GOVERNMENT OF GUJARAT
URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT
SACHIVALAYA, GANDHINAGAR.

NOTIFICATION

Dated. 20/12/2014

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

NO.GH/V/ 207 of 2014/DVP-112013-4777-L: WHEREAS the Ahmedabad Urban Development Authority (hereinafter referred to as "the said Authority") prepared and published a Draft Revised Development Plan with General Development Control Regulations (hereinafter referred to as "the said Development Plan") in respect of the lands included within its limit under the provisions of Section 13(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") Notice regarding publication of the said Development Plan for calling objection or suggestion, if any, with respect to the said Development Plan was published in the Part II Miscellaneous and Advertisements section of the Gujarat Government Gazette on dated.11.02.2013

AND WHEREAS the Government of Gujarat considered, it was necessary to make modifications (hereinafter referred to as "the said modifications") in the said Development Plan, which was submitted by the said authority to the State Government for sanction under section 16 of the said Act, 1976.

AND WHEREAS in exercise of the powers conferred by proviso to sub-clause(ii) of clause (a) of sub-section (1) of section 17 of the said Act, the Government of Gujarat published the said modifications under Government Notification, Urban Development and Urban Housing Department No. GH/V/88 of 2014/DVP-112013-4777-L, dtd.04.03.2014, in the Gujarat Government Gazette Ext. Part.IV-B dated.04.03.2014 on Page No.91-1 and 91-11 for inviting from any person, to submit suggestions or objections, if any with respect to the proposed modifications to the Principal Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of publication of the said modification in Government Gazette.

AND WHEREAS the Government of Gujarat has considered the suggestion and objection on merit;

NOW THEREFORE in exercise of the powers conferred by clause (c) of sub section (1) of section 17 of the said Act 1976, the Government of Gujarat here by;

- (a) Finalize the said modification;
- (b) Sanction the said Development Plan and the regulations thereto subject to the modifications so finalized and as set out in the Schedule appended hereto, and

- (c) Specify that the final development plan shall come into force from the date of this notification;

SCHEDULE

Modifications in the Draft Revised Development Plan of Ahmedabad Urban Development Authority as finalized by the State Government

(1) Under clause (m) of sub-section (1) of section 12 of the Act, different provisions of the General Development Control Regulations are modified as here under:-

- (a) In Regulation No. 1.1.1 (Pg.1), insert the word "Control" after the word general "development" and before the word "Regulation".
- (b) In Chapter - 2 (Pg.2), the following words are added after the 2nd paragraph:-
"Wherever the definition specified hereunder occurs in the act or rules shall prevail upon those define under these regulations."
- (c) The regulation no.2.30 is deleted.
- (d) The content of regulation No. 2.66.6 (Pg.13), is substituted by the words "Means the total utilized FSI"
- (e) In the Regulation No. 2.109 (Pg.19), in the title the words"" Neighborhood and Civic Centre" to be substituted by "Neighbourhood/Civic Centre"
- (f) The content of regulation No. 2.140(i) (Pg.24), is substituted by the words "The provision of land for public purpose in a development plan, Town Planning Scheme as enumerated in the Act."
- (g) In the Regulation No. 3.1 (Pg.35):-
 - i. The words " in or over any land" shall be added after the words "development activity" and before the words "without obtaining":
 - ii. The following words are deleted.
"Prerequisite to applying for a Development Permission shall be, having the land approved by the Competent Authority as 'Building-unit' or 'Building-units'"
- (h) In regulation No. 4.1.1 (Pg.42): In first line, the words "Developer" shall be added after words "Architects" and 2nd line the words "Developer on Record (DOR)," shall be added after words "(AOR),".
- (i) The following is added as new regulation no.4.8 after regulation no.4.7 (Pg.48):
"4.8. For the purpose of safety requirement for the building height Above 45 mtrs.

(1) DEFINITION

- (a) "Committee" shall comprise of following:-

1	Municipal Commissioner	Chairmen
2	Chief Executive Authority	Member
3	Head of the Fire Services of the relevant area	Member
4	Structural Engineer having the minimum qualification of Structural Expert	Member

5	Officer not below the rank of superintendent engineer of design cell of Road and Building Department.	Member
6	Any other person decided by chairman	Member Secretary

(b) Structure Design shall comprise of:-

- (i) report specifying the details of design, calculations, the codes which are followed, the specification of materials and other relevant required testimonials;
- (ii) Drawings;
- (iii) test reports.

(c) "Structural Expert" means a person possessing:-

- (i) Master degree in structure design or its equivalent awarded by the recognized university;
- (ii) 15 years' experience in structural design of building and should have at least design 10 buildings having height more than 40 mtrs.

(d) "Site Supervisor" means a person possessing:-

- (i) Bachelor degree in Civil Engineering or its equivalent awarded by the recognized university;
- (ii) 10 years' experience in supervision of structural design implementation of building and should have at least supervised 10 buildings having height more than 40 mtrs.

(e) "Stage" means foundation, level or ground floor level or 1st floor or any other level including terrace slab and the completion.

(2) PROCEDURE

- (a) Along with the application for development permission the owner, in addition to the requirements of GDCR, shall submit the structure design and the audit report of structural expert
- (b) The audit report submitted under sub-rule (1) shall be the report of the structure expert certifying that structure design submitted complies with the relevant provisions of codes/standards applicable for the purpose of design.
- (c) Before the issue of development permission, the committee shall review the structure design and the audit report.
- (d) During the erection of the building the owner or the developer as the case may be shall in addition to whatever specified in GDCR shall appoint a site supervisor.
- (e) The site supervisor, at each stage, shall give his report specifying that the erection carried out is in conformity with the structure design as audited by the structural expert.
- (f) The owner or the developer as the case may be shall along with other requirement of GDCR, at the completion of each stage shall submit to the competent authority the report of site supervisor.

- (3) The front marginal space shall be kept at ground level and no construction or erection shall be done which may become an obstacle to parking.
- (4) For the Purpose of Security CCTV Cameras, Public Address System and the Control Room have to be provided.
- (5) The measures taken for Security and Fire Safety shall be reviewed yearly by the Ahmedabad Municipal Corporation. "
- (j) In Regulation No. 5.1.1 (Pg.49) the word "building" is substituted by the words "building units/land"
- (k) In Regulation No. 5.1.2 (Pg.49), the words "Development permission" substituted by the word "Scrutiny"
- (l) In Regulation No. 6.5.2 (Pg.55), the following words are to be deleted.
"The date for grant of development permission shall be considered from the receipt of payment of scrutiny fees."
- (m) The chapter-8 shall be deleted. (Pg.58)
- (n) In Regulation No.9.1 (Pg.60), (Title) the word "Definition" is substituted by "Concept"
- (o) In Regulation No.9.3 (Pg.69), use classification table, at each sr.no.31 & 32 in column uses the table the words added at end "or any development activity carried out by appropriate authority for public purpose"
- (p) In Regulation No. 9.2. Zoning Table (Pg.63 to 67):-
- i. The words "clause (a) of sub-section (2) of section 12" are inserted in each column "Use Zone" at serial no.1 to 7, 9, 10, 12, 16 to 21 at the end.
 - ii. The words "clause (a), clause (d), clause (e) and clause (g) of sub-section (2) of section 12" are inserted in each column "Use Zone" at serial no.8 at the end.
 - iii. The words "clause (a) & clause (k) of sub-section (2) of section 12" are inserted in each column "Use Zone" at serial no.13 at the end.
 - iv. The words "Mercantile-2 & 3 and Assembly- 3" are inserted in column "permissible uses" at serial no.9 at the end.
 - v. The words "Mercantile-1 & Dwelling-1" to be deleted in column "permissible uses" at each serial no.17 & 18 at the end.
 - vi. The following shall be added as proviso in column "permissible uses" at each serial no.17 & 18.
"Provided that, service apartment, bread and breakfast, guest house, hotel, motel, lodging and boarding shall not be permitted. However Farm Houses specifically to be used for purpose of farming shall be allowed on a building unit having a minimum area of 4000 sqmtrs."

- vii. The following shall be added as sr.no.21A Restricted Agriculture Zone (A3)

Sr. No.	Use Zone	Code	FSI-Permissible (Base)	FSI-Chargeable	FSI-Maximum Permissible	Permissible Uses
21A	Restricted Agriculture Zone (Regulation no.17.0) (clause (c) of sub-section (2) of section 12)	A3	As specified in regulation no. 17.0	Nil	As per base FSI	Zoo and Botanical Garden and Any activity under take by under taken Government for infrastructure

- viii. In Sr.no.14, the words "Residential Affordable Housing Zone" shall be substituted by "Residential Affordable Housing Zone-1" in column of "Use Zone" and "RAH" occurring in column "Code", "FSI Permissible (Base)", "FSI Chargeable", "FSI-Maximum Permissible" shall be substituted by "RAH-1"

- ix. The Content of sr.no.11 & 15 is deleted.

- (q) In Regulation No. 10.2 (Pg.72), the content of sub-clause 2 is substituted by the words "Amalgamation shall be permitted and in such cases 10% of the land shall be kept open on the road side."
- (r) In Regulation No. 10.3.2 (Pg.72), in the table of sub-clause (1), the words "Up to 12 mtr." is substituted by "less than 12 mtr" at sr.no.1 in column "Road width"
- (s) In Regulation No. 11.1 (Pg.78), the content of sub-clause 2 is substituted by the words "Amalgamation shall be permitted and in such cases 10% of the land shall be kept open on the road side."
- (t) In Regulation No. 13.3.5 (Pg.86), the content of sub-clause no.4 & 5 are deleted.
- (u) In Regulation No. 13.5.1 (Pg.86), the following proviso shall be added below the table:-
"Provided that, if the height of the building is more than 45 mtrs, the provision of regulation no.4.8 shall also be applicable."
- (v) In Regulation No. 13.6.5 (Pg.90), the following note is added below the table:
"Note: for building unit area above 500 sqmtr the minimum side and rear margin shall be as per clause no.13.6.7"
- (w) In Regulation No. 13.6.7 (Pg.91):- In the title the words "and Building Units with area above 500 sqmtr" are deleted. and the table is substituted by following:

No.	Area of the Building Unit	Building Height	Required margin (in mts.)
1	Upto 750 sqmtrs.	Up to 25 mtrs.	3.0
2	More than 750 sq.mts.	Up to 15 mtrs.	3.0
		Above 15 mtrs and up to 25 mts.	4.0
		Above 25 mtrs and up to 45 mtrs.	6.0
		Above 45 mts and up to 70 mtrs.	8.0

(x) In Regulation No. 13.6.8 clause 3 (Pg.91),

i. The words "In case of required margin is not provided than" is added before the words "the length".

ii. the words "50%" shall be replaced by "25%"

(y) In Regulation No. 13.6.10.1 (Pg.91), the words "For Dwelling-1 and Dwelling-2" is substituted by "For Dwelling-1 and Dwelling-2 (Except Row House, Cottage Industries and Pre Schools"

(z) In Regulation No. 13.6.10.8 (Pg.92), the words "and vehicular ramp leading to basement" & "(7) and" after the words "such as substation" and before the words "(as per regulation" are deleted.

(aa) In Regulation No. 13.9.1 (Pg.95), in the table, in column "use" at sr.no.2 the words "and Logistic" to be added.

(bb) In Regulation No. 13.9.2.4 (Pg.95), the words "ramp to basement parking" after the word "security cabin" and before the words "community/society" shall be deleted.

(cc) In Regulation No. 13.10 (Pg.97):-

i. In the note 1 under the parking table, the words "as per regulation" shall be added after the word "additional parking"

ii. In the note 2 under the parking table, shall be substituted as under;
 "2. Building unit having area upto 750 sqmts shall be permitted to provide as per regulation of the utilized FSI area for parking in the place of 50% for uses as mentioned in the above table.

3. Building unit having area above 750 sqmts and up to 2000 sqmts shall be permitted to provide 40% of the utilized FSI area for parking in the place of 50% for uses as mentioned in the above table."

iii. In column "minimum parking requirement" of the table at sr.no.6 the words "Primary schools" to be substituted by " Primary & Pre schools"

(dd) In Regulation No. 13.10.1 (Pg.98), the following proviso in sub-clause no.8
 "Provided that, parking shall be allowed in any road side margin having building unit area upto 750 sqmtrs"

(ee) In Regulation No. 13.11.1 (Pg.98), the figure "1.5" is substituted by "3.0" in sub clause no.2.

(ff) The content of regulation No. 13.1.2 (Pg.82) is replaced by the following:-

(1) Definition:

- a. "Textile Operations" means operations like spinning, weaving, winding, warping, sizing, processing and garment making, yarns, fabric making.
- b. "Closed Textiles Mill/s" means textile mills registered under the companies Act or included in the list of textile mills which forms the part of Chief Justice Miyabhoy Committee report or those mills where the property records or the revenue or such other government records which certify that such mill is assessed as textile mill and had textile operations.
- c. "Closed Textile Mill Land" means such land which as per revenue records / city survey records is used for closed textile mill.

(2). Permissible Uses & FSI in Closed Textile Mill Zone (CZ) shall be as per:

- a. Base Zone: Industrial- General Zone (IG), with its respective uses and FSI as specified in Regulation 9.2.9
- b. Uses as per Knowledge and Institutional Zone (KZ) and Residential Affordable Housing (RAH) with respective permissible FSI specified as under:-

No.	Proposed Used	Base FSI	Additional Chargeable FSI @ 40 % of jantry rate	
			With in TOZ	Outside TOZ
1	Knowledge Zone(KZ) & Residential Affordable Housing (R-AH)	1.8	2.2	0.9

- c. For all closed textile mills, wherein the variation is made under section 19 vide different notifications published on different dates, before 11.02.2013 (the date of publishing under section 13), the use and FSI shall be applicable as sanctioned in relevant notifications, in any cases either the development permission has been granted or not.

- (3) When permissible uses- Dwelling-1,2&3 are allowed on Closed Textile Mill Zone (CZ) under KZ or RAH, certification shall be required from Gujarat Pollution Control Board.
- (4) In the land of closed textile mills, for the any development permission, any owners/ applicants intending to develop such land for any purpose shall contribute to the competent authority, land admeasure an aggregate of 40% the portion of plot/ building unit/ final plot for which development permission is sought.

(gg) In Regulation No. 14.1. (Pg.101):-

- i. the content of sub-rule a shall be substituted by the following:-

"Definition:- Residential Affordable Housing Zone "RAH means the area falling within shown in brown hatch in the land use plan and it shall be considered as a condition for residential zone of specific category under section 12(2)(m)."

and the following shall be added as sub-rule a (i)

" Definition:- Residential Affordable Housing Zone-1 "RAH-1 means the area shown in the land use plan as per the legend and it shall be considered as a residential zone of specific category under section 12(2)(m). and not a overlay zone"

- ii. the following words shall be added at the end of the provision of sub-clause-f

"However in no case the density shall increase 600 dwelling unit per hector"

- (hh) The following is added as new regulation no. 14.12

"14.12 The owners / applicant shall have an options to carry out development in under the urban development department's affordable housing policy also. However under such policy development shall not be permitted in Gamtal (CW), Gamtal Extension (GME), Residential Zone-III (R-3), Industrial Zone Genearl (IG), Indistrial Zone Special (IS), Knowledge and Educational Zone (KZ), Logistics Zone (L), General Agriculture Zone (A1), Prime Agriculture Zone (A2), Restricted Agriculture Zone (A3), Special Plan Area Development Zone – Sabarmati River Front Development (SPD-1), Special Plan Area Development Zone- Science Park (SPD-2), and Special Plan Area Development Zone - Gandhiashram Special Development Area (SPD-3) and any other zone having FSI less than 1.0."

- (ii) In Regulation No. 15.1. (Pg.105):-

- i. the content of sub-clause a shall be substituted by the following:-

"Definition:- Transit Oriented Zone (TOZ) means the area falling within Blue Dotted Verge shown in the sanctioned land use plan and shall be consider as a condition for high density development under section 12(2)(m). Moreover the appropriate authority shall make a proposal under relevant provision of law for sanctioning to the government demarcating the boundaries where benefits of TOZ have to be provided in on account of all future projects."

- (jj) The following shall be added as a new regulation no.15.1.A

"To ensure that, in TOZ high density development is achieved in planned manner development permission for higher FSI shall only be granted if the land under consideration is a part of any local area plan prepared by Ahmedabad Urban Development Authority and appropriate authority seek approval of such local area plan from the government."

- (kk) The following shall be added as a new regulation no.16.1.A

"To ensure that, in CBD high density development is achieved in planned manner development permission for higher FSI shall only be granted if the land under consideration is a part of any local area plan prepared by Ahmedabad Urban Development Authority and appropriate authority seek approval of such local area plan from the government."

- (ll) In Chapter 17 wherever the word "detached dwelling Unit" occurred shall be substituted by "Farm House".

(mm) In Regulation No. 17.1.4 (Pg.109), In the table:-

- i. At each sr.no.2 the words "Minimum area any block/survey no./Hissa No./ FP No. shall be 5000 sqmtr. Except Public Utility & Public Institutions" shall be added in "remarks" column.
- ii. At each sr.no.3 and 4 the words "Minimum area any block/survey no./Hissa No./ FP No. shall be 5000 sqmtr. Except Public Utility & Public Institutions" shall be added in "remarks" column.
- iii. sr.no. 4 is deleted.

(nn) In Regulation No. 17.2.4 (Pg.110), In the table:-

- i. At each sr.no.1 the words "Minimum area any block/survey no./Hissa No./ FP No. shall be 5000 sqmtr. for Agriculture-1 Use" shall be added in "remarks" column.
- ii. At each sr.no.2 the words "Minimum area any block/survey no./Hissa No./ FP No. shall be 5000 sqmtr. Except Public Utility & Public Institutions " shall be added in "remarks" column.

(oo) In Regulation No. 23.1.15.1.a (Pg.152):- In the table the column ""Minimum width of ramp(meters)" and the row "car" the figure "3.25" is substituted by " 3.0"

(pp) In Regulation No. 23.1.15.1.e (Pg.152):- In the table, the column "area of parking in basement" the figure "600" is substituted by "750" and in the column "width of ramp" of 1st row the figure "3.25" is substituted by "3.0"

(qq) In Regulation No. 24.21 (Pg.176): the words "and building unit area above 750 sqmtrs shall be added after the words "less than 45 mtrs" and before the words "an underground water tank"

(rr) In Schedule-3 (Pg.205):

- i. In the title the 1st words "Development Permission" shall be deleted.
- ii. Insert subtitle as (A) as "Scrutiny Fee" before the sr.no.1 and Sr.No.5 is substituted by (B) and the words is added as subtitle (C) "Other charges/Fees" and the following provision is added under the sub-title (C)

"Other charges/Fees shall be levied under the provisions of other Act and or instructed by State Government"

(ss) In Schedule-6 (Pg.214):

- i. In Sr.No.1 a the words "twenty" is substituted by "Fifteen"
- ii. In Sr.No.1 b the words "fifteen" is substituted by "ten"
- iii. In Sr.No.1 c the words "ten" is substituted by "five"
- iv. In Sr.No.1 d the words "four" is substituted by "twice"

(tt) In Schedule-7 (Pg.217): the 2nd table in the sr.no.4 is substituted by below table

No.	Building Category	Minimum Qualifications	Minimum Experience
1	Height up to 25 mtrs	Diploma in Engineering	7 Years
		B.E.	3 Years
2	Height more than 25 mtrs and upto 45 mtrs.	B.E.	5 Years
3	Height more than 45 mtrs and upto 70 mtrs.	B.E.	7 Years
4	Height more 70 mtrs.	B.E.	10 Years

(uu) In Schedule-9 (Pg.218): In the table sr.no.5 in column "Fees" add the following words "Or scrutiny fees payable as per schedule-3, whichever is higher"

(vv) In Schedule-13 (Pg.220): the words "1. Lower basement slab level" shall be added after the the word "Form-11" and accordance to that, modify the all serial numbers.

(ww) In Schedule-16 (Pg.221): the words "Fifteen" is substituted by the words "four"

(xx) In the clause: 24.2.1 (pg.185): right mark is added in the coloumn no.6 to 10 at sr.no.22 of the table

(yy) The content of regulation no.12.1 is replaced by the following:-

12.1 Permissible Use :

- (1) The type of uses permissible in building unit shall be regulated according to the zoning table in planning regulation 9.2 and as per width of the road and as mentioned in planning regulation no.13.1.3 and 13.1.4 except industrial uses.
- (2) The permissible uses as provided in rule no.1 above shall be allowed in areas prescribed hereunder:-
 - a. gamtal extension designated in the development plan;
 - b. within 400 mtrs. of the periphery of the gamtal with population more than 5000 and is declared under the provisions of land revenue code.
 - c. within 300 mtrs. of the periphery of the gamtal with population 5000 or less and is declared under the provisions of land revenue code.
- (2) As shown in the accompanying plan, for the following Villages, the land designated in the development plan is released from the relevant zone and the land thus released is designated for Gamtal Extension under section 12(2)(a) of the said Act.

Villages: Vadsar, Adraj, Kanij, Unava, Titoda, Vanch, Vansajada, Mahij, Harnivav, Chhala, Jetalpur, Khoraj(Gandhinagar), Bhuvaldi, Devki Vansol, Arsodiya (Ct), Kanbha-Kujad, Sansoli, Kathwada, Dodar, Iyava, Rancharada, Bhoyan Rathod, Merda, Nasmed, Dhanap, Pardhol, Isanpur Mota, Karsanpura, Lali, Mahudara, Manipur, Chharodi,

Fuletra, Bidaj, Raska, Vadavi, Sojali, Kachhai, Palsana, Vamaj, Dhanaj, Nandoli, Ranasan, Dantali(Gandhinagar), Nenpur, Jhaloda, Jamiyatpur, Vira Talavadi, Khoraj(Sanand), Piyaj, Sankhej, Pratappura, Jaspur, Magodi, Enasan, Chekhla, Hirapur, Sugad, Areri, Nidhrad, Telav, Anadej, Amsaran, Khatraj-Kalol, Lambha-Laxmipura, Devdi-Istonabad-Gamdi-Chosar, Rakanpur-Santej, Godhavi, Piplaj, Bhadaj, Shilaj,

- (3) As shown in the accompanying plan, (Sheet No.42), the alignment A1-B1-C1 of 45.00 mtr wide road of Village Shedfa & Vadavi is modified as A1-B2-C1 under section 12(2)(d) of the said Act, and the land thus released because of the change in alignment shall be designated in the adjacent zone under section 12(2)(a) of the said Act
- (4) As shown in the accompanying plan, (Sheet No.61, 62, 76, 77) from the land included in Pocket-P1 of Village Gota (marked as blue verge), those land designated for Industrial Zone General (IG), shall be released from the relevant zone and land thus released shall be designated for "Residential Zone I (R1)" under section 12(2)(a) of the accompanying plan.
- (5) As shown in the accompanying plan, (Sheet No.63) from the land included in Pocket-P1 of Village Koteswar (marked as blue verge), those land designated for "General Agriculture Zone (A1)", shall be released from the respective zone and land thus released shall be designated for "Residential Zone-I (R-I)" under section 12(2)(a) of the accompanying plan.
- (6) As shown in the accompanying plan, (Sheet No.74) from the land included in Pocket-P1 of Village Rancharda (marked as blue verge), those land designated for "General Agriculture Zone (A1)", shall be released from the respective zone and land thus released shall be designated for "Gamtal (GM)" under section 12(2)(a) of the accompanying plan.
- (7) As shown in the accompanying plan, (Sheet No.74), the alignment A1-B1-C1 of 90.00 mtr wide road is modified as A1-B2-C1 under section 12(2)(d) of the said Act, and the land thus released because of the change in alignment shall be designated in the adjacent zone under section 12(2)(a) of the said Act
- (8) As shown in the accompanying plan, (Sheet No.75) from the land included in Pocket-P1 of Village Rancharda (marked as blue verge), those land designated for "General Agriculture Zone (A1)", shall be released from the respective zone and land thus released shall be designated for "Gamtal (GM)" under section 12(2)(a) of the accompanying plan.
- (9) As shown in the accompanying plan, (Sheet No.75) from the land included in Pocket-P1 of Village Bhadaj (marked as blue verge), those land designated for "General Agriculture Zone", shall be released from the respective zone and land thus released shall be designated for "Residential Zone III (R3)" under section 12(2)(a) of the accompanying plan.
- (10) As shown in the accompanying plan, (Sheet No.75, 89) from the land included in Pocket-P2 of Village Shilaj (marked as blue verge), those land designated for "General Agriculture Zone (A1)", shall be released from the respective zone and land thus released shall be designated for "Residential Zone III (R3)" under section 12(2)(a) of the accompanying plan.
- (11) As shown in the accompanying plan, (Sheet No.75), the alignment A1-B1-C1 of 36.00 mtr wide road is proposed under section 12(2)(d) of the said Act.

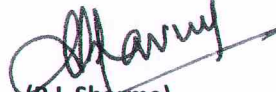
- (12)As shown in the accompanying plan, (Sheet No.89), the alignment A1-B1 of Sardar Patel Ring Road along with 12 mtr service road on either side shall be as per the sanctioned draft Town Planning Scheme which is shown as per accompanying plan A1 under section 12(2)(d) of the said Act, and the land thus released because of the change in alignment shall be designated in the adjacent zone under section 12(2)(a) of the said Act
- (13)As shown in the accompanying plan, (Sheet No.90), the width of C1-D1-E1 of Village Thaltej & Memnagar, 30.00 mtr wide road is modified as 24 mtr. under section 12(2)(d) of the said Act and the land thus released because of the change in alignment shall be designated in the adjacent zone under section 12(2)(a) of the said Act
- (14)As shown in the accompanying plan, (Sheet No.93) from the land included in Pocket-P1 of Village Asarwa & Saijpur bogha (marked as blue verge), those land designated for "Industrial Zone Special (IS)" and "Industrial Zone General (IG)" shall be released from the respective zone and land thus released shall be designated for "Residential Zone I (R1)" under section 12(2)(a) of the accompanying plan.
- (15)As shown in the accompanying plan, (Sheet No.102, 116) from the land included in Pocket-P1 of Village Sanad (marked as blue verge), those land designated for "General Agriculture Zone (A1)" shall be released from the respective zone and land thus released shall be designated for "Residential Zone II (R2)" under section 12(2)(a) of the accompanying plan.
- (16)As shown in the accompanying plan, (Sheet No.107) from the land included in Pocket-P1 of Village Vastral & Ramol (marked as blue verge), those land designated for "Industrial Zone General (IG)" shall be released from the respective zone and land thus released shall be designated for "Residential Zone I (R1)" under section 12(2)(a) of the accompanying plan.
- (17)As shown in the accompanying plan, (Sheet No.108) from the land included in Pocket-P1 of Village Bhuvaldi & Singarva (marked as blue verge), those land designated for "General Agriculture Zone (A1)" shall be released from the respective zone and land thus released shall be designated for "Industrial Zone General (IG)" under section 12(2)(a) of the accompanying plan.
- (18)As shown in the accompanying plan, (Sheet No.128 & 129) from the land included in Pocket-P1 of Village Laxmipura & Vatva (marked as blue verge), those land designated for "Industrial Zone General (IG)" shall be released from the respective zone and land thus released shall be designated for "Residential Zone I (R1)" under section 12(2)(a) of the accompanying plan.
- (19)As shown in the accompanying plan, (Sheet No.129) from the land included in Pocket-P2 & P3 of Village Narol & Vatva (marked as blue verge), those land designated for "Residential Zone I (R1)" shall be released from the respective zone and land thus released shall be designated for "Industrial Zone General (IG)" under section 12(2)(a) of the accompanying plan.
- (20)As shown in the accompanying plan, (Sheet No.105), the alignment A1-B1 of Village Paldi 12.00 mtr wide road is modified as A1-C1 under section 12(2)(d) of the said Act, and the land thus released because of the change in alignment shall be designated in the adjacent zone under section 12(2)(a) of the said Act.

- (21)As shown in the accompanying plan, (Sheet No.94) from the land included in Pocket-P1 of Village Kathwada (marked as blue verge), those land designated for "Industrial Zone General (IG)" shall be released from the respective zone and land thus released shall be designated for "Residential Zone I (R1)" under section 12(2)(a) of the accompanying plan.
- (22)As shown in the accompanying plan, (Sheet No.115) from the land included in Pocket-P1 of Village Sanand (marked as blue verge), those land designated for "General Agriculture Zone (A1)" shall be released from the respective zone and land thus released shall be designated for "Residential Zone I (R1)" under section 12(2)(a) of the accompanying plan.
- (23)As shown in the accompanying plan, (Sheet No. 33), the alignment A1-A2 of 90.0 mtr wide road passing through Motibhoyan, Sabaspur is modified as B1-B2 under section 12(2)(d) of the said Act, and the land thus released because of the change in alignment shall be designated in the adjacent zone under section 12(2)(a) of the said Act
- (24)As shown in the accompanying plan, (Sheet No. 44), the alignment A1-A2 of 90.0 mtr wide road passing through Motibhoyan, Vadsar, Khatraj, Santej is modified as B1-B2 under section 12(2)(d) of the said Act, and the land thus released because of the change in alignment shall be designated in the adjacent zone under section 12(2)(a) of the said Act
- (25)As shown in the accompanying plan, (Sheet No. 59), the alignment A1-A2 of 90.0 mtr wide road passing through Khatraj, Santej, Sanavad, Ranchodpura is modified as B1-B2 under section 12(2)(d) of the said Act, and the land thus released because of the change in alignment shall be designated in the adjacent zone under section 12(2)(a) of the said Act.
- (26)As shown in the accompanying plan, (Sheet No. 74), the alignment A1-A2 of 90.0 mtr wide road passing through Ranchodpura, Ranchandra, Unali, Nasmed is modified as B1-B2 under section 12(2)(d) of the said Act, and the land thus released because of the change in alignment shall be designated in the adjacent zone under section 12(2)(a) of the said Act.
- (27)As shown in the accompanying plan, (Sheet No. 74), the alignment Y1-Y2 of 30.0 mtr wide road passing through Nasmed is modified as Y1-Y3 under section 12(2)(d) of the said Act, and the land thus released because of the change in alignment shall be designated in the adjacent zone under section 12(2)(a) of the said Act.
- (28)As shown in the accompanying plan, (Sheet No. 59), the alignment X1-X2 of 18 mtr wide road passing through Village Santej, Ranchodpura is proposed under section 12(2)(d) of the said Act.
- (29)As shown in the accompanying plan, (Sheet No. 60), the alignment X1-X2 of 18 mtr wide road passing through Village Santej is proposed under section 12(2)(d) of the said Act.
- (30)As shown in the accompanying plan, (Sheet No. 75), the alignment X1-X2 of 18 mtr wide road passing through Village Bhadaj, Rakanpur, Santej is proposed under section 12(2)(d) of the said Act.
- (31) As shown in accompanying plan (in the relevant Sheet No.) the Transit Oriented Zone (TOZ) is demarcated in Blue dotted Verge and that shown in hatch is deleted.

(32)As shown in the accompanying plan, (Sheet No. 88, 89, 102, 103) from the land included in Pocket-H1 of Village Ghuma and Shela, those land designated for "General Agriculture Zone (A1)" shall be released from the respective zone and land thus released shall be designated for "Residential Affordable Housing 1 (RAH1)" under section 12(2)(a) of the accompanying plan.

(33)As shown in the accompanying plan, (Sheet No. 43, 44, 59, 60, 75) from the land included in Pocket-I1 of Village Rakanpur, Santej, Khatraj, Vadsar, Karoli, Bhoyanmoti, Jethlaj, Bhadaj, those land designated for "General Agriculture Zone (A1)" shall be released from the respective zone and land thus released shall be designated for "Industrial Zone General (IG)" under section 12(2)(a) of the accompanying plan.

By order and in the name of the Governor of Gujarat,


(P.L.Sharma)

Officer on Special Duty & Ex-Officio Joint Secretary
to the Govt. of Gujarat
Urban Development and Urban Housing Department

Copy forwarded with compliments to :

- ❖ The Municipal Commissioner, Ahmedabad Municipal Commissioner, Ahmedabad.
- ❖ The Chief Executive Officer, Ahmedabad Urban Development Authority, Ahmedabad
- ❖ The Chief Town Planner, Gujarat State, Gandhinagar.
- ❖ The Senior Town Planner, Central Gujarat Region, Multistory Building, Lal Darwaja, Ahmedabad
- ❖ The Collector, Ahmedabad Dist. Ahmedabad.
- ❖ The District Development Officer Ahmedabad Dist. Ahmedabad.
- ❖ The Manager, Government Central Press, Gandhinagar - With a request to publish the aforesaid notification in Part IV-B central Section, in the Gujarat Government Extra Ordinary Gazette of Dated. 20 | 12 | 2014 and forward 10 printed copies of the same to this department. The Gujarati version of the Notification will be forwarded shortly to you by the Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar.
- ❖ The Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar - with request to send Gujarati version of the said Notification directly to the Manager, Government Central Press, Gandhinagar for its publication in the official gazette urgently.
- ❖ The Director of Information, Gandhinagar- with request to issue a suitable press note
- ❖ The Revenue Department, New Sachivalaya, Gandhinagar.
- ❖ The P.S. to Hon'ble Chief Minister, Swarnim Sankul-1, New Sachivalaya, Gandhinagar.
- ❖ System Manager, Urban Development and Urban Housing Department, Gandhinagar- with request to publish in the department web site.
- ❖ The Select file of ' L ' Branch, U. D. & U. H. Deptt. (2014)
- ❖ The personal file of Dy. Section Officer, L-Branch, U.D.& U.H.Deptt.(2014)