



GOVERNMENT OF GUJARAT  
URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT  
NOTIFICATION NO.GH/V/269 OF 2017/EDB-102016-3629-L  
SACHIVALAYA, GANDHINAGAR.

NOTIFICATION

Date: 12.10.2017

**NO.GH/V/269 of 2017/EDB-102016-3629-L:** WHEREAS the Government of Gujarat is of the opinion that it is necessary, in the public interest, ease of doing business in the state to make variations in the General Development Control Regulation of the Final Development Plan of the Appropriate Authority specified in the Schedule-1 sanctioned under the respective Government Notifications, area under jurisdiction of the Gujarat Industrial Development Corporation, area covered under the jurisdiction of the Gandhidham Development Authority; area covered under the municipalities and area covered under Gram Panchayat, which are notified as Development Area Under THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976 and proposes new Gujarat Comprehensive General Development Control Regulation for the area under the jurisdiction of municipalities.

NOW THEREFORE, in exercise of the power conferred by

- (1) sub-section (1) of section 116A read with sub-section(1) of section 122 of the Gujarat Town Planning and Urban Development Act, 1976;
- (2) Section 155 of The Gujarat Nagarpalika Act, 1963;
- (3) Clause (a) of Section 31 the Gandhidham (Development and Control on Erection of Buildings) Act 1957;
- (4) Section 54 of the Gujarat Industrial Development Act, 1962 (Guj. XXIII of 1962)

The Government of Gujarat proposes the Regulations 2017 as follows namely:-

1. These Regulations as specified in the schedule appended here to may be called the Comprehensive General Development Control Regulation-2017, and;
2. Make Regulations for the area specified in Annexure – 2 in the manner specified in the Schedule appended hereto, and;
3. Proposes to modify the aforesaid development plan, Gujarat Industrial Development Conditions for plot/land allotted in Gujarat Industrial Development Corporation Estate Regulations, 1966, General Development Control Regulation for Gandhidham Development Authority by way of variation in the Schedule appended hereto, and;

The Government of Gujarat published the said modifications under Government Notification, Urban Development and Urban Housing Department GH/V/109 of 2017/EDB-102016-3629-L, dtd.05.06.2017, in the Gujarat Government Gazette Ext. Part.IV-B dated.05.06.2017 on Page No.225-1 to 225-7 for inviting from any person, to submit suggestions or objections, if any with respect to the proposed modifications to the Additional Chief Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of one months from the date of publication of the said modification in Government Gazette.

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ALL PASSES!

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

NOW THEREFORE in exercise of the power conferred by

- (1) sub-section (2) of section 116A read with sub-section(1) of section 122 of the Gujarat Town Planning and Urban Development Act, 1976;
- (2) Section 155 of The Gujarat Nagarpalika Act, 1963;
- (3) Clause (a) of Section 31 the Gandhidham (Development and Control on Erection of Buildings) Act 1957;
- (4) Section 54 of the Gujarat Industrial Development Act, 1962 (Guj. XXIII of 1962)

The Government of Gujarat sanction the Comprehensive General Development Control Regulations 2017 as follows namely:-

1. These Regulations as specified in the schedule appended here to may be called the Comprehensive General Development Control Regulation-2017, and;
2. Specify that the above Regulations 2017 shall come into force from the date of this notification;

#### **SCHEDULE**

Variations in the General Development Control Regulation of the Appropriate Authority specified in Annexure-1, Annexure-3, and Annexure-4, sanctioned under the respective Government Notifications of Urban Development and Urban Housing Department, Gujarat Industrial Development Corporation, Gandhidham Development Authority and make General Development Control Regulation for the local authorities functioning under the Gujarat Municipality Act-1963 as specified in Annexure-2. These Comprehensive General Development Control Regulations - 2017 is categorised in D 1 to D 9 as below.

<b>Classification of Development Authorities and ULB's</b>	
Class	Development Authority / ULB
D1	Urban Development Authority (Constituted under Section 22 of The GTP&UD Act) Ahmedabad Urban Development Authority(AUDA), Gandhinagar Urban Development Authority(GUDA), Surat Urban Development Authority(SUDA), Vadodara Urban Development Authority (VUDA)& Rajkot Urban Development Authority(RUDA).
D2	Urban/ Area Development Authority (Constituted under Section 22/ 5 of The GTP&UD Act) Junagadh Urban Development Authority(JUDA), Jamnagar Area Development Authority(JADA), Bhavnagar Area Development Authority(BADA), Bharuch-Ankleshwar Urban Development Authority(BAUDA)
D3	Area Development Authority (Constituted under Section 5 of The GTP&UD Act)and Municipality(Seismic Zone – V, ) Bhuj Area Development Authority, Bhachau Area Development Authority, Rapar Area Development Authority, Anjar Area Development Authority, and Mandvi (Kautch)Municipality
D4	Urban Development Authority (Constituted under Section 22 of The GTP&UD Act) (other than Seismic Zone - V ,)

Classification of Development Authorities and ULB's	
Class	Development Authority / ULB
	Himmatnagar Urban Development Authority(HUDA), Surendranagar-Wadhwan Urban Development Authority(SWUDA), Morbi-Wankaner Urban Development Authority(MWUDA), Bardoli Urban Development Authority(BUDA), Navsari Urban Development Authority(NUDA), Anand-Vidhyanagar-Karmasad Urban Development Authority(AVKUDA).
D5	Area Development Authority (Constituted under Section 5 of The GTP&UD Act) (Special Project related areas.) Alang Area Development Authority, Ambaji Area Development Authority, Shamlaji Area Development Authority
D6	The Gandhidham (Development and Control On Erection Of Buildings) Act – 1957. (Bombay Act No. Xix Of 1958) : Gandhidham Development Authority
D7	Area Development Authority (Designated under Section 6 of The GTP&UD Act)
D7 (A)	Amreli, Botad, Godhra, Jetpur - Navagadh, Mahesana, Nadiad, Palanpur, Patan, Porbandar, Valsad, Vapi, Veraval-Patan, Bilimora, Borsad, Dabhoi, , Dahod, Deesa, Dhangadhra, Dholka, Dhoraji, Gondal, , Kadi, Keshod, , Khambhat, , Mahuva, Mangrol, Modasa, Okha, Palitana, Petlad, Savarkundala, Siddhapur, Una, Unjha, Upleta, Viramgam, Visnagar,
D7 (B)	Ahawa (Dang), Anklav, Bagasara, Balasinor, Barwara, Bavla, Becharaji, Bhayavdar, Khambhaliya, Chansma, Chhaya, Chhota udepur, ChorwadDakor, Devgadbaria, Dhandhuka, Dharampur, Dharmaj, Dwarka, Gandevi, Halol, Halwad, Idar, Jagadiya-Sultanpura, Jambusar, JamjodhpurKalawad, Kalol(Godhara), Kapadvanj, Karjan, Kathor, Kayavarohan Kheda, Khedbrahma, Kodinar, Kosamba, Limbdi, LunawdaManavadar, Mandal, Mandvi(Surat), Mansa, Matar, Pardi, Prantij, Radhanpur, Rajpipla, Ranpur, Sankheda, Santarampura, Savali, Shihor, Sojitra, Talod, Tarsadi, Thangadh, Udwada, Umargam, Umreth, Vadinar, Vadnagar, Vaghodia, Vaso, Vijapur, Vyara, Waghai (Dang), Kayavorahan.
D8	Nagarpalika declared under the Gujarat Municipalities Act, 1963 All Nagarpalika not included in D1 to D7(A) and D7(B)
D9	Gujarat Industrial Development Act, 1962. All Industrial estates or industrial areas under the jurisdiction of Gujarat Industrial Development Corporations included in D1 to D8 or otherwise

The provisions of the sanctioned the General Development Control Regulation stands replaced by the Schedule - 1.

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



*(Signature)*  
(Neela Munshi)

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

**Copy forwarded with compliments to :**

- ❖ PS to Hon'ble Governer of Gujarat.
- ❖ PS to Hon'ble Chief Minister of Gujarat.
- ❖ PS to Hon'ble Dy. Chief Minister of Gujarat.
- ❖ PS to Hon'ble State Minister of Urban Development and Urban Housing Department of Gujarat.
- ❖ PS to Chief Secretary, Government of Gujarat.
- ❖ PS to all secretaries of all secretariats of Government of Gujarat.
- ❖ Principal Secretary, Industries and Mines Department, Gujarat.
- ❖ Principal Secretary, Panchayat and Rural Department, Gujarat.
- ❖ Vice Chancellor and Managing Director, Gujarat Industrial Development Corporation, Gujarat.
- ❖ Municipal Commissioner, All Municipal Corporations.
- ❖ Chief Executive Authority, All Urban/Area Development Authorities.
- ❖ Director Municipalities, Gujarat State, Gandhinagar.
- ❖ Chief Officer, All Municipalities
- ❖ Chief Officer, All Gram-Nagar Panchayats
- ❖ Chief Town Planner, Gujarat State, Gandhinagar.
- ❖ Collector, All Districts
- ❖ Senior Town Planner, All Region Office of Town Planning and Valuation Department.
- ❖ District Development Officer, All District Offices.
- ❖ 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.12.10.2017** and forward 500 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.
- ❖ 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.
- ❖ Director of Information, Gandhinagar- with request to issue suitable presses note.
- ❖ The Revenue Department, 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.
- ❖ The personal file of Dy. Section Officer, L-Branch, U. D. & U. H. Deptt.

**Annexure - 1**

<b>Sr.No.</b>	<b>Name of the Authority</b>
1	Ahmedabad Urban Development Authority
2	Rajkot Urban Development Authority
3	Surat Urban Development Authority
4	Vadodara Urban Development Authority
5	Gandhinagar Urban Development Authority
6	Junagadh Urban Development Authority
7	Bhavanagar Area Development Authority
8	Jamanagar Area Development Authority
9	Anand-VallabhVidhyanagar-Karamasad Urban Development Authority
10	Bharuch-Ankaleshwar Urban Development Authority
11	Morbi-Wankaner Urban Development Authority
12	Surendranagar-Wadhvan Urban Development Authority
13	Mahesana Area Development Authority
14	Patan Area Development Authority
15	Palanpur Area Development Authority
16	Nadiad Area Development Authority
17	Godhra Area Development Authority
18	Navasari Urban Development Authority
19	Jetpur-Navagadh Area Development Authority
20	Botad Area Development Authority
21	Veraval-Patan Area Development Authority
22	Porbandar Area Development Authority
23	Vapi Area Development Authority
24	ValsadArea Development Authority
25	Himatnagar Urban Development Authority
26	Alang Area Development Authority
27	Ambaji Area Development Authority
28	Anjar Area Development Authority
29	Bhuj Area Development Authority
30	Khambhaliya Area Development Authority
31	Rapar Area Development Authority
32	Shamlaji Area Development Authority
33	Vadinar Area Development Authority
34	Bavla Area Development Authority
35	Dhandhuka Area Development Authority
36	Dholka Area Development Authority
37	Mandal Area Development Authority
38	Viramgam Area Development Authority
39	Mansa Area Development Authority
40	Becharaji Area Development Authority
41	Kadi Area Development Authority
42	Unjha Area Development Authority
43	Vadnagar Area Development Authority
44	Vijapur Area Development Authority
45	Visnagar Area Development Authority
46	Chansma Area Development Authority
47	Radhanpur Area Development Authority

**Annexure - 1**

<b>Sr.No.</b>	<b>Name of the Authority</b>
48	Siddhapur Area Development Authority
49	Idar Area Development Authority
50	Khedbrahma Area Development Authority
51	Prantij Area Development Authority
52	Talod Area Development Authority
53	Modasa Area Development Authority
54	Deesa Area Development Authority
55	Dakor Area Development Authority
56	Kapadvanj Area Development Authority
57	Kheda Area Development Authority
58	Matar Area Development Authority
59	Vaso Area Development Authority
60	Anklav Area Development Authority
61	Borsad Area Development Authority
62	Dharmaj Area Development Authority
63	Khambhat Area Development Authority
64	Petlad Area Development Authority
65	Sojitra Area Development Authority
66	Umreth Area Development Authority
67	Dahod Area Development Authority
68	Devgadhbharia Area Development Authority
69	Halol Area Development Authority
70	Kalol(Godhara) Area Development Authority
71	Balasinor Area Development Authority
72	Lunawada Area Development Authority
73	Santarampura Area Development Authority
74	Dharampur Area Development Authority
75	Pardi Area Development Authority
76	Umargam Area Development Authority
77	Udwada Area Development Authority
78	Vapi Area Development Authority
79	Bilimora Area Development Authority
80	Gandevi Area Development Authority
81	Bardoli Area Development Authority
82	Kathor Area Development Authority
83	Kosamba Area Development Authority
84	Mandvi(Surat) Area Development Authority
85	Tarsadi Area Development Authority
86	Vyara Area Development Authority
87	Ahawa (Dang) Area Development Authority
88	Waghai (Dang) Area Development Authority
89	Dabhoi Area Development Authority
90	Karjan Area Development Authority
91	Kayavarohan Area Development Authority
92	Savali Area Development Authority
93	Vaghodia Area Development Authority
94	Chhotaudepur Area Development Authority

**Annexure - 1**

<b>Sr.No.</b>	<b>Name of the Authority</b>
95	Sankheda Area Development Authority
96	Jagadiya- Sultanpura Area Development Authority
97	Jambusar Area Development Authority
98	Rajpipla Area Development Authority
99	Bhayavadar Area Development Authority
100	Dhoraji Area Development Authority
101	Gondal Area Development Authority
102	Upleta Area Development Authority
103	Halwad Area Development Authority
104	Dhangadhra Area Development Authority
105	Limbdia Area Development Authority
106	Thangadh Area Development Authority
107	Jamjodhpur Area Development Authority
108	Kalawad Area Development Authority
109	Dwarka Area Development Authority
110	Okha Area Development Authority
111	Mahuva Area Development Authority
112	Palitana Area Development Authority
113	Shihor Area Development Authority
114	Barwara Area Development Authority
115	Ranpur Area Development Authority
116	Chorwad Area Development Authority
117	Keshod Area Development Authority
118	Manavadar Area Development Authority
119	Mangrol Area Development Authority
120	Kodinar Area Development Authority
121	Una Area Development Authority
122	Chhaya Area Development Authority
123	Amreli Area Development Authority
124	Bagasara Area Development Authority
125	Savarkundala Area Development Authority
126	Mandvi (Kutch) Area Development Authority
127	Bhachau Area Development Authority
128	Rapar Area Development Authority
129	Vadinar Area Development Authority
130	Bardoli Urban Development Authority
131	Khambhaliya Area Development Authority





## Annexure - 2

Sr. No.	Name of Nagarpalika
1.	Rajula
2.	Jafrabad
3.	Gariyadhar
4.	Talaja
5.	Gadhada
6.	Zalod
7.	Salaya
8.	Chaklasi
9.	Ranvav
10.	Jasdan
11.	Lathi
12.	Babara
13.	Chalala
14.	Damnagar
15.	Oad
16.	Bayad
17.	Tharad
18.	Dhanera
19.	Bhabhar
20.	Thara
21.	Amod
22.	Vallbhipur
23.	Bhanvad
24.	Raval(Jam)
25.	Talala
26.	Sutrapada
27.	Dhrol
28.	Visavadar
29.	Vanthli
30.	Bantva
31.	Kathalal
32.	Mahudha
33.	Kanjari
34.	Thasra
35.	Kheralu
36.	Maliya-Miyana
37.	Shahera
38.	Harij
39.	Kutiyana
40.	Vadali
41.	Songadh
42.	Chotila
43.	Patadi
44.	Sikka



**Annexure - 3**

<b>Sr. No.</b>	<b>The Gandhidham (Development and Control on Erection of Buildings)</b>
1.	Gandhidham Area Development Authority

**Annexure - 4**

<b>Sr. No.</b>	<b>Gujarat Industrial Development Corporations Area</b>
1.	All Industrial estates or industrial areas under the jurisdiction of Gujarat Industrial Development Corporations under the Gujarat Industrial Development Act, 1962.

