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PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made
by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 12th May, 2026

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No. GH/V/88 of 2026/UDUHD/TPS/e-File/18/2024/5230/L:- WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/46 of 2017/TPS-112015-5013-L, dated 21.03.2017 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 22 (Paldi extension) (4th varied) (hereinafter referred to as "the said Draft Scheme") submitted by the Ahmedabad Municipal Corporation (hereinafter referred to as "the said Authority");

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 22 (Paldi extension) (4th varied) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act;

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

- Sanction the said Preliminary Scheme with modifications enumerated in schedule appended hereto;
- State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the said Authority, during office hours on working days;
- Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

- The purpose of Final Plot No. 416 (ખુલ્લી જગ્યા) as shown in the redistribution statement is modified as Final Plot No. 416 (સામાજિક માળખા મોડે) as shown in the plan.
- The area, boundary, location of the Final Plot No. 406/2 admeasuring 3804 sq.mtr. is modified as the Final Plot No. 406/2/1 admeasuring 2589 sq.mtr. and Final Plot No. 406/2/2 admeasuring 1215 sq.mtr. as shown in the accompanying plan and the redistribution statement.
- The condition “અંતિમખંડ નં. ૪૦૬/૨/૧ ની માલિકી કોલમ નં. ૨ ના ક્રમ નં. ૧ અને ૨ મુજબની રહેશે તથા અંતિમખંડ નં. ૪૦૬/૨/૨ ની માલિકી કોલમ નં. ૨ ના ક્રમ નં. ૧ થી ૮ ની રહેશે.” is added in Case No. 18 in remarks column of redistribution statement.
- The condition “સદરહુ મુળખંડમાં ઓછી કપાત કરેલ હોઈ રી-ડેવલપમેન્ટ કરતી વખતે નિયમાનુસાર કપાત કરવાની રહેશે.” is replaced by the condition “સદર મુળખંડની સામે ફાળવેલ અંતિમખંડ/બિલ્ડીંગ યુનિટમાં રીડેવલોપમેન્ટ કરવામાં આવે ત્યારે યોજનામાં અપનાવેલ અન્ય ખુલ્લી જમીનના કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને સુપ્રત કરવાની રહેશે. (નોંધ: હયાત બાંધકામના સુધારા/વધારામાં આ શરત લાગુ પડશે નહીં.)” in Case No.3, 7+8, 9+10+13, 15, 16, 17, 21, 23 and 25 to 28 in remarks column of redistribution statement.
- The condition “મુળખંડની માલિકી ગામ નમુના નં.૭ મુજબ ધ્યાને લીધેલ છે.” is added in Case No.1, 3, 4, 5, 6, 7+8, 9+10+13, 11, 12 and 14 to 29 in remarks column of redistribution statement.
- The condition “મુળખંડનું ક્ષેત્રફળ સર્વે યુનિટ દ્વારા પ્રમાણિત કરી આપેલ એરીયાપત્રક મુજબ કાયમ કરેલ છે.” is added in Case No. 4, 5, 6, 7+8, 11, 12, 14, 15, 16, 19 and 21 to 29 in remarks column of redistribution statement.
- The condition “મુળખંડનું ક્ષેત્રફળ સ્થળસ્થિતિ અને લાગુ ટી.પી. સ્કીમ ધ્યાને લઈ સર્વે યુનિટ દ્વારા પ્રમાણિત કરી આપેલ એરીયાપત્રક મુજબ કાયમ કરેલ છે.” is added in Case No. 1, 3, 9+10+13, 17, 18 and 20 in remarks column of redistribution statement.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

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

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

