



**OFFICE OF THE GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY
STATFED BUILDING, BHANGAGARH, GUWAHATI-781005**

[An ISO 9001:2008 Certified Organization]

Website: www.gmda.co.in
E-mail: ceo.gmda-as@nic.in

Tel: 0361-2529650/9824
Fax: 0361-2529991

NOTIFICATION

Dated Guwahati the 30th September 2015

No. GMDA/GEN/2012/320 - In exercise of the powers conferred by sub-section (1) of Section 22 of the GMDA Act 1985 and with prior approval of Govt. the Guwahati Metropolitan Development Authority is pleased to publish the Notice regarding certain modifications of Master Plan and the Zoning Regulation for greater Guwahati notified vide No. GMDA/MP/1/98/Part-I/103 in The Assam Gazette Extraordinary No. 198 dated 9th July 2009 pertaining to certain land allotted by Govt. to institutions/Govt. establishment. Detail of the notice with draft modification may be seen in GMDA's website www.gmda.co.in for public objection/suggestion to be submitted within 1 (one) month of issue of this notice.

Sd/-

Chief Executive Officer

Guwahati Metropolitan Dev. Authority
Bhangagarh, Guwahati-781005



OFFICE OF THE GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY
STAFFED BUILDING, BHANGGARH, GUWAHATI-781005

[An ISO 9001:2008 Certified Organization]

Website: www.gmda.co.in
E-mail: ceo.gmda-as@nic.in

Tel: 0361-2529650/9824
Fax: 0361-2529991

DETAILS OF DRAFT MODIFICATIONS NOTIFIED VIDE NO.
GMDA/GEN/2012/320 DATED 30th SEP 2015

- (1) It is notified that the draft modification for the areas described in the schedule below is hereby published.
- (2) Any person or persons affected by these modifications may submit their objection or suggestion in writing to the Chief Executive Officer, Guwahati Metropolitan Development Authority within one month of issue of this notice.
- (3) The detailed draft modification may be inspected free of cost during office hours at the offices of The Chief Executive Officer, Guwahati Metropolitan Development Authority, Bhangagarh, Guwahati-5. The draft is also available in our website www.gmda.co.in for public view.

Schedule of Modification

District: Kamrup (Metropolitan)

Sl	Total Land	Mouza	Village	Dag No.	Proposed change in land status of existing Master Plan & Zoning Regulation notified vide No. vide No. GMDA/MP/1/98/Part-I/103
1	28 bigha	Beltola	Betkuchi	1335	The land proposed to be changed from Green Belt to Public & Semi-public uses.
	3 Bigha 4 katha	Beltola	Betkuchi	1487	
2	75 Bigha (Approx.)	Jalukbari	Maj Jalukbari	151 (part) (O), 686, 694 (N)	Do
3	21 Bigha (Approx.)	Jalukbari	Pachim Boragaon	1688 (part), 1690 (part), 1699	The land proposed to be changed from Eco-sensitive to Public & Semi-Public.

The Master Plan for Guwahati Metropolitan Area 2025 notified by GMDA after approval of Govt. on 9th July 2009 specifies the entire other areas west of Garchuk-Pamohi Road, south of National Highway Bypass upto Deepar Beel as Eco-sensitive Zone where no construction is allowed. Also, the areas of villages- Majjalukbari and Betkuchi fall in Green Belt Zone where construction is restricted. However, Govt. has allotted land in these areas to following institutions:

- 1) Construction of quarters for judicial officers at dag Nos. 1688 (part), 1690 (part), 1699 of Pachim Boragaon which falls in Eco-sensitive Zone,



OFFICE OF THE GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY
STAFFED BUILDING, BHANGAGARH, GUWAHATI-781005

[An ISO 9001:2008 Certified Organization]

Website: www.gmda.co.in

Tel: 0361-2529650/9824

E-mail: ceo.gmda-as@nic.in

Fax: 0361-2529991

-II-

- 2) Tata Institute of Social Science at Dag No. 151 (part) of Village Majjalukbari which falls in Green Belt Zone for construction of the institute; and
- 3) Establishment of Directorate Complex at Dag Nos. 1335 & 1487 of Village Betkuchi which falls in Green Belt Zone.

Allotment of land for these institutions/establishments has been considered considering the following facts.

- (1) The need for allotment of the land for construction of quarters for judicial officers arises because sufficient land for these uses is not available in and around the present Judicial Establishment within the city in and around the Gauhati High Court. Also Govt. as well the present Master Plan envisages that to decongest the city's core areas no new activities should be encouraged within the city and if possible some activities be shifted to the outskirts to decongest the city. The location of Pachim Boragaon where the site is located is close to ISBT, NH Bypass, Adabari Bus Stand and has good connectivity to NH from the city through Lokhra Road. It is also nearer to proposed Directorate Complex. With the feasibility study now being finalized by GMDA suggesting Metro Corridor along N.H. bypass from Jalukbari to Khanapara and ISBT to Paltanbazar in addition to other corridors there will be efficient, quick and quality travel corridor and link for these establishments with present Gauhati High Court complex as well as from the suburban areas of the city. Citizens will be benefitted. Efficient use of land and all resources of traffic management and accessibility should be taken care of. Considering all these the Govt. has decided to allot this land for residential quarters for judicial officers.
- (2) Tata Institute of Social Science, a premier institute, is proposed to be established in Assam. Accordingly a portion of land about 75 bigha reserved for Assam Engineering College has been allotted to Tata Institute of Social Science. The location was so chosen because there are other institutes like AEC, Gauhati University, Sanskrit College and Assam Ayurvedic College will form an education hub in this area.
- (3) Govt. has allotted a land of 31B-4K in village Betkuchi near ISBT and Moniram Dewan Trade Center. The main idea of a Directorate Complex is to shift most of the Govt. offices scattered around Guwahati from rented house to one location for the benefit of the public. The proposed area is well connected with the main city and the Adabari Bus Stand and is at walking distance from ISBT. Shifting of all Govt. offices from rented houses scattered in Guwahati will greatly ease the traffic congestion in many residential areas.



**OFFICE OF THE GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY
STATFED BUILDING, BHANGGARH, GUWAHATI-781005**

[An ISO 9001:2008 Certified Organization]

Website: www.gmda.co.in
E-mail: ceo.gmda-as@nic.in

Tel: 0361-2529650/9824
Fax: 0361-2529991

-III-

Major highlights of these allotments are:

- (i) This will help in decongesting the core area of the city as people from suburban areas can reach this area directly from western, southern and eastern suburban of the city.
- (ii) With the proposed metro corridor there will be efficient, quick and quality connectivity of these areas with the core area of the city.

In view of the above Govt. has already approved the proposals for removing the land pertaining to the above three applicants from the notified Eco-sensitive & Green Belt Zone and granted one time exemption in the public interest associated with these establishment/institutions subject to the modification of the Master Plan by changing the land use from Eco-sensitive Zone and Green Belt zone to Public & Semi-Public Zones observing the necessary provisions of the GMDA Act 1985 by Guwahati Metropolitan Dev. Authority. In view of the onetime exemption given by Govt. for the above mentioned institutions/establishments, Authority has already processed the proposals received in these allotted land for according building/planning permit, as the case may be.

Accordingly Guwahati Metropolitan Dev. Authority has published this notification No. GMDA/GEN/2012/320 dated 30/09/2015 for public objections/suggestions, if any.

Sd/-
Chief Executive Officer
Guwahati Metropolitan Dev. Authority
Bhangagarh, Guwahati-781005