



GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY

STATFED BUILDING, BHANGAGARH, GUWAHATI-781005

(An ISO 9001:2015 Certified Organization)

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No. GMDA/GEN/69/2019/Part-II/15

Dated: 01.09.2025

NOTIFICATION

Whereas certain modifications which the GMDA proposed to make with approval of State Government in the Master Plan for Guwahati 2025 as part of review and subsequent modifications.

Whereas, the existing Master Plan 2025 for Guwahati Metropolitan Area notified in 2009 vide Gazette Extraordinary notification no. 198 dated 9th July, 2009 and corrigendum no. 199 dated 10th July 2009 and corrigendum no. 62 dated 16th March 2010 formally lacks a Central Business District (CBD) area.

Whereas, the emerging requirements for urban infrastructure development in light of the *Advantage Assam 2.0* initiative, the creation of a CBD has become imperative to facilitate economic growth and to establish a distinct urban identity for the city of Guwahati and the same shall facilitate high-order commercial, financial and hospitality functions and shall create prominent Architectural identity within the city of Guwahati;

Whereas, the existing Zoning Regulations under the Master Plan 2025 of Guwahati for the proposed area doesn't support the creation of Central Business District (CBD) area.

Whereas, the State Govt. has considered all aspect of the matter and gave its approval to the proposal for modification of Master Plan of GMDA 2025 vide letter no. eCF No. 267415/138 dated 13/08/2025.

Now therefore, in exercise of powers conferred by Sub-section (1) of Section (22) of GMDA Act 1985 (as amended), GMDA hereby makes the following final modifications in the Master Plan and Zoning Regulation for Guwahati 2025 as described in Schedule below and in published under Sub-Section (4) of Section (22) of the said Act.

This will come into effect from the date of publication of this notification.

SCHEDULE OF MODIFICATION

The proposed modifications made in the Master Plan as approved by Govt. considering the requirement of such modification during the implementation of the Master plan are as under:

Land use Zoning Map of Master Plan 2025 (to be amended)/replaced/added	Proposed modifications	Details of land
Proposed Land Use Zoning Plan of Master Plan of Guwahati Metropolitan Development Authority 2025 map 12.2 of Part I and II of Reports.	Change of Land use from Eco-Friendly (Hill), Public & Semi-Public, Residential and Proposed Road Zone to Composite Use-I for the area covered by revenue villages Jatia, Bhogor Gaon Grant and 2 No. Kahilipara	Dag No. 57, 62, 34 under revenue village Jatia, Dag No. 15, 1, 13, 14(Part), 3, 4, 5, 6, 12(Part)-Road under revenue village Bhogor Gaon Grant and Dag No. 192, 199, 159, 201, 202, 203, 208, 210, 211, 265, 266, 268 under 2 No. Kahilipara Dag No. 99 under Kahilipara of Beltola Mouza under Dispur Circle.
Total Area of Land		1064B – 2K – 4L

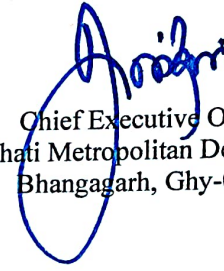
(Anbanathan MP, IAS)
Chief Executive Officer
Guwahati Metropolitan Dev. Authority
Bhangagarh, Ghy-05

Memo No. GMDA/GEN/69/2019/Part-II/15

Dated: 01/09/2025

Copy to:

1. The Principal Secretary to the Govt. of Assam, Department of Revenue and Disaster Management, Dispur, Guwahati-06.
2. The District Commissioner, Kamrup (Metro) – for kind information.
3. The Commissioner, Guwahati Municipal Corporation – for kind information.
4. **The Director, Printing and Stationery, Govt. Press, Address – Bamunimaidam, Guwahati -781021 for publication in the Assam Gazette Extraordinary.**
5. P.S. to the Hon'ble Minister, DoHUA – for kind appraisal of the Hon'ble Minister.
6. P.A. to the Hon'ble Chairman, GMDA – for kind appraisal of the Hon'ble Chairman.
7. P.A. to the Commissioner & Secretary, DoHUA – for kind information.
8. Directorate of Information & Public Relations, Address – Last-gate, Dispur, Guwahati – 781006 – for publication in **The Assam Tribune and one leading vernacular daily.**
9. The GIS Consultant for information and necessary action.
10. The IT Consultant, GMDA –for uploading on the official website i.e. www.gmdaassam.gov.in
11. Office Notice Board.


Chief Executive Officer
Guwahati Metropolitan Dev. Authority
Bhangagarh, Ghy-05