



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

NOTIFICATION

Dated.27.10.2016

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No.GH/V/ 192 of 2016/DVP-13-2016-223702-L: WHEREAS, the Rajkot Urban Development Authority (hereinafter referred to as "the said Authority") prepared and published a Draft 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.13.02.2015.

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/126 of 2016/DVP-13-2016-223702-L, dtd.15.06.2016, in the Gujarat Government Gazette Ext. Part.IV-B dated.15.06.2016 on Page No.426-1 to 426-5 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 suggestions 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

Sanction modifications in the Draft Development Plan of Rajkot Urban Development Authority as finalized by the State Government

1. In different sheets, different land identified as different pockets shall be released from respective zone and designated for different zone as shown in table hereunder:

Sheet No.	Pocket No.	Released	Designated	Enabling Section
2	Z-1, Z-2	Gamtal extension zone	Public purpose	12(2)(a)
3	Z-1	Agriculture	Residential	12(2)(a)
	Z-2	Agriculture	Residential	12(2)(a)
	T-1	Transport Node	Agriculture	12(2)(a) 12(2)(d)
4	Z-1	Agriculture	Residential	12(2)(a)
	T-1	Transport Node	Agriculture	12(2)(a) 12(2)(d)
6	Z-1	Agriculture	Residential	12(2)(a)
	T-1	Transport Node	Agriculture	12(2)(a) 12(2)(d)
	Z-2	Agriculture	Residential	12(2)(a)
7	Z-1	Restricted zone	Agriculture zone, Recreational zone, Gamtal extension zone	12(2)(a) 12(2)(j)
	Z-2	Restricted zone	Industrial zone	12(2)(a) 12(2)(j)
	Z-3	Agriculture	Residential	12(2)(a)
	Y-1	Gamtal Extension	Agriculture	12(2)(a)
8	Z-1	Restricted zone	Industrial zone	12(2)(a) 12(2)(j)
	Z-2	Agriculture	Residential	12(2)(a)
	Z-3	Agriculture	Residential	12(2)(a)
	Z-4	Agriculture	Residential	12(2)(a)
9	Z-1	Agriculture	Residential	12(2)(a)
	Z-2	Agriculture	Residential	12(2)(a)
	Z-3, Z-4	Agriculture	Residential	12(2)(a)
	Z-5	Agriculture	Industrial	12(2)(a)
10	Z-1	Agriculture	Gamtal extension zone	12(2)(a)
	Z-3, Z-4	Agriculture	Residential	12(2)(a)
	Y-1	Residential	Agriculture	12(2)(a)
	T-1	Transport Node	Agriculture	12(2)(a) 12(2)(d)
11	Z-1, Z-2	Agriculture	Residential	12(2)(a)
	Z-3	TOZ	Residential	12(2)(a)
12	Z-1, Z-2	TOZ & RAH	Residential	12(2)(a)
13	Z-1	Agriculture	Residential	12(2)(a)

Sheet No.	Pocket No.	Released	Designated	Enabling Section
	Z-2	Agriculture	Residential	12(2)(a)
	Y-1	Residential	Agriculture	12(2)(a)
14	Z-1, Z-2, Z-3	Agriculture	Residential	12(2)(a)
	Z-4, Z-5	TOZ	Residential	12(2)(a)
	Z-6	Agriculture	Residential	12(2)(a)
	Z-7	TOZ and RAH	Agriculture	12(2)(a)
16	Z-1	Agriculture	Industrial	12(2)(a)
	Z-2	Agriculture	Obnoxious Industrial	12(2)(a)
	T-1	Industrial & Agriculture	Transport Node	12(2)(a) 12(2)(d)
17	Z-1, Z-2, Z-5, Z-6	Polycentric Node	Residential	12(2)(a)
	Z-3	Agriculture	Northern side of 45.00 mt road in Industrial and southern side of 45.00 mt road in Residential	12(2)(a)
	Z-4	Agriculture	Residential	12(2)(a)
18	Z-1, Z-2	Agriculture	Residential	12(2)(a)
	Z-3	Industrial	Residential	12(2)(a)
	Z-4	R-20 Reservation	Industrial	12(2)(a)
19	Z-1, Z-2	Agriculture	Residential	12(2)(a)
20	Z-1	Agriculture	Residential	12(2)(a)
	Z-2, Z-4	Agriculture & Transport Node as T-1 & T-2	Residential	12(2)(a) 12(2)(d)
	Z-3	Agriculture	Residential	12(2)(a)
	Z-5	Agriculture	Residential	12(2)(a)
22	T-1	Industrial & Agriculture	Transport Node	12(2)(a) 12(2)(d)
	Z-2	Agriculture	Residential	12(2)(a)
24	Z-1	Gamtal extension upto 300 mtr. from the periphery of Pardi Gamtal and the remaining in Agriculture zone.	Gamtal extension upto 500 mtr. from the periphery of Pardi Gamtal and the remaining in Residential zone.	12(2)(a)
	T-1, T-2	Agriculture	Transport Node	12(2)(a) 12(2)(d)
25	T-1	Agriculture	Transport Node	12(2)(a) 12(2)(d)
26	Z-1	Agriculture	Residential	12(2)(a)
27	Z-1	Industrial	Residential	12(2)(a)
	A-1	Agriculture	Industrial	12(2)(a)
	A-2	Industrial	Residential	12(2)(a)
	T-1	Agriculture	Transport Node	12(2)(a) 12(2)(d)
28	A-1, A-2	Agriculture	Industrial	12(2)(a)
	T-1	Agriculture	Transport Node	12(2)(a) 12(2)(d)

2. In different sheets, different land identified as different roads shall be released from respective zone and designated for different zone as shown in table hereunder:

Sheet No.	Road, Node	Description	Section
1	R-1, 1-2	45 mtr. wide road is widened to 75 mtr. without change in centre line	12(2)(d)
5	R-1, 1-2	45 mtr. wide road is widened to 75 mtr. without change in centre line	12(2)(d)
6	R-1, 1-2	90 mtr. new road deleted and the land released is designated in respective zone.	12(2)(d)
	R-2, 2-3	90 mtr. wide road proposal as per u/s-16 D.P submitted by Authority.	12(2)(a)
	R-7, 4-5	90 mtr. wide road realigned	12(2)(d)
	R-6, E18-E19, F10-F11	24 mtr. and 30 mtr. wide road deleted and the land thus released is designated in Agriculture zone.	12(2)(d), 12(2)(a)
	R-4, 8-9-10-11-12	30 mtr. wide road proposal as per u/s-16 D.P submitted by Authority.	12(2)(d)
	R-5, 13-14	30 mtr. wide road is widened to 45 mtr. without change in centre line.	12(2)(d)
	R-8, 8-15-16	45 mtr. wide road is widened to 75 mtr. without change in centre line	12(2)(d)
	R-9, 12-17	30 mtr. wide road proposal as per u/s-16 D.P submitted by Authority.	12(2)(d), 12(2)(a)
	R-10, 10-18	45 mtr. wide road proposal as per u/s-16 D.P submitted by Authority.	12(2)(d), 12(2)(a)
7	R-4, 1-2	30 mtr. wide road is widened to 45 mtr. without change in centre line	12(2)(d)
	R-3, 2-3	45 mtr. new road	12(2)(d)
	R-5, 3-4-5-6-7-8	30 mtr. wide road is widened to 45 mtr without change in centre line.	12(2)(d)
8	R-1, 1-2-3-4-5-6-7	30 mtr. wide road is widened to 75 mtr without change in centre line.	12(2)(d)
9	R-1, 1-2-3	60 mtr. wide road is widened to 75 mtr without change in centre line.	12(2)(d)
	R-2, 4-5-6-7	75 mtr. new road	12(2)(d)
	R-3, 5-6-7-8	30 mtr. wide road is widened to 75 mtr without change in centre line.	12(2)(d)
	R-4, 9-10	90 mtr. wide road deleted and the land released is designated in respective zone.	12(2)(d)
	R-5, 10,11	90 mtr. wide road proposal as per u/s-16 D.P submitted by Authority.	12(2)(d), 12(2)(a)
10	R-1, 1-2-3-4	60 mtr. wide road is widened to 75 mtr.	12(2)(d)

Sheet No.	Road, Node	Description	Section
11	R1, 1-2-3-4-5	90 mtr. wide road proposal as per u/s-16 D.P submitted by Authority.	12(2)(d), 12(2)(a)
	R-2, 6-7-8-4-9	75 mtr. new road deleted and the land released is designated in respective zone.	12(2)(d)
	R-3, A1- Junction A31	75 mtr. new road	12(2)(d)
12	S1 1-2	18 mtr. new road	12(2)(d)
14	R-1, 1-2	75 mtr new road	12(2)(d)
	R-2, 3-4	90 mtr. wide road deleted and the land released is designated in respective zone.	12(2)(d)
	R3, 3-5	90 mtr. wide road proposal as per u/s-16 D.P submitted by Authority.	12(2)(d), 12(2)(a)
	R-4, 6-7	75 mtr. wide road deleted and the land thus released is designated in respective zone	12(2)(d), 12(2)(a)
16	R-1, A-A2-A1	45 mtr. new road	12(2)(d)
	R-2, A2-A3	45 mtr. new road	12(2)(d)
17	R-2, A5-A-A3	45 mtr. new road	12(2)(d)
	R-5, A5-A4	24 mtr. wide road is widened to 45 mtr without change in centre line.	12(2)(d)
	R-3, A6-A7	75 mtr. new road deleted and the land released is designated in respective zone.	12(2)(d)
	R-4, A8-A9	45 mtr. new road	12(2)(d)
	R-6 1-2	45 mtr. wide road widened to 90 mtr. without change in centre line.	
18	R-1, A3-A4	45 mtr. new road and widening of existing road	12(2)(d)
	R-2, A1-A2	75 mtr. new road deleted and the land released is designated in respective zone.	12(2)(d)
20	R-1, 1-2-3	45 mtr. wide road is widened to 75 mtr without change in centre line.	12(2)(d)
22	R-1, A1-A2	45 mtr. new road	12(2)(d)
	R-2, A5-A2-A3- A4	30 mtr. wide road is widened to 45 mtr without change in centre line.	12(2)(d)
23	R-1, A1-A2	45 mtr. new road	12(2)(d)
	R-2, A3-A4	30 mtr. wide road is widened to 45 mtr without change in centre line.	12(2)(d)

Sheet No.	Road, Node	Description	Section
24	R-1, A1-A3-A2	75 mtr. new road passing from s.no.50 p of village Jashvantpur to s.no.200 p of village Dholara shall be deleted and the land released is designated in respective zone.	12(2)(d)
	R-2, A3-A4	75 mtr wide road proposal as per u/s-16 D.P submitted by Authority.	12(2)(d)
	R-3, A4-A5	75 mtr. new road shall be deleted and the land released is designated in respective zone.	12(2)(d)
25	R-1, A1-A2	75 mtr. new road	12(2)(d)
27	R-1, A1-A5-A2	75 mtr. new road	12(2)(d)
	R-2, A5-A4-A3	45 mtr. new road	12(2)(d)
28	R-1, A1-A4-A2	75 mtr. new road	12(2)(d)
	R-2, A3-A4	45 mtr. new road	12(2)(d)

3. 200 mtrs depth on either side of 75 mtr. wide road, shown in the plan, is designated as Transit Oriented Zone as shown in accompanying plan.
4. The land of 300 mtrs beyond Transit Oriented Zone released from Residential Affordable Housing Zone (RAH) and designated as Residential Zone under section 12(2)(a) as shown in accompanying plan.
5. The Agriculture Zone of 500 mtrs depth after Residential Affordable Housing Zone (RAH) is deleted and the land thus released is designated as Residential Zone under section 12(2)(a) as shown in accompanying plan.
6. Gamtal Extension Zones designated around Gamtals shall be 500 mtrs.
7. In case of any Town Planning Scheme roads, Irrespective of whatever alignment or width may have been shown in the Development Plan or otherwise the alignment and width of all such roads shall be considered as per the sanctioned Town Planning Schemes.
8. The land of village Madhapar shown as pocket -A on sheet no.-7 is released from Agriculture Zone and reserved for Science and Technology Park (Ishwariya Wild Flower Project) under section-12(2)(b).
9. From the land of village Raiya and Vajdigadh shown as pocket -A on sheet no.-11 & 12 is designated for Recreation Zone, the reservations R-37 & R-38 New Racecourse and water bodies are deleted and thus the land released is designated for New Racecourse and Recreation Centre (Smart City Node),(R.M.C.) under section-12(2)(b) and the Regulations for Development and control in the New Racecourse and Recreation Centre (Smart City Node),(R.M.C.) shall be as per Regulation of Transit Oriented Zone.
10. 200 mtr Transit Oriented Zone applicable on both the 45.00 mt or more wider road on existing BRTS corridor.
11. Land on the periphery of submerged area and upto HFL on map of reservoir remain as per proposal u/s-16 D.P submitted by Authority under section-12(2)(b).
12. The uses permitted in Industrial Zone in Kothariya, Vavdi and Kangashiyali shall be modified and shall be as per Special Industrial Zone as shown in the table at serial

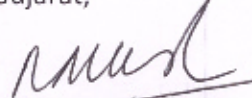
no. 10.A of Regulation no. 10.3 (Zoning Table) of General Development Control Regulations.

13. Spot Recreation Zone is deleted and the land thus released is designated as respective zone as shown in accompanying plan. Authority directed to prepare a Town Planning Scheme for such released land in such a way to have roads and garden along the water body.

14. General Development Control Regulations submitted under section-16 are modified and the copy attached herewith as Annexure-1 replaces it.

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




(Neela Munshi)

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 Chief Executive Officer, Rajkot Urban Development Authority, Rajkot.
- ❖ The Chief Town Planner, Gujarat State, Gandhinagar.
- ❖ The Senior Town Planner, Saurashtra Region. Rajkot.
- ❖ The Collector, Rajkot. Dist. Rajkot.
- ❖ The District Development Officer Rajkot. Dist. Rajkot
- ❖ 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. 27.10.2016** 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.
- ❖ The P.S. to Hon'ble Deputy Chief Minister, Swarnim Sankul-1, New Sachivalaya, Gandhinagar.
- ❖ The P.S. to Hon'ble Minister of state(UD) , Swarnim Sankul-2, 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. (2016)
- ❖ The personal file of Dy. Section Officer, L-Branch, U.D.& U.H.Deptt.(2016)