

GOVERNMENT OF GUJARAT



URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT  
SACHIVALAYA, GANDHINAGAR.

NOTIFICATION

Dated. 15/06/2016

રાજકોટ શહેરી વિકાસ સત્તા મંડળ  
રાજકોટ.  
આવક નં.: 3960  
તારીખ: 28/6/16

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No.GH/V/ 126 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 it's 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 said Authority submitted the Rajkot Development Plan under sub section (1) of section 16 of the said Act to the Government of Gujarat for sanction;

NOW THEREFORE, 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 1976, the Government of Gujarat here by;

- (1) Proposes to modify the Draft Development Plan under section 17 of the said Act, subject to the modifications enumerated in the schedule appended hereto and
- (2) Calls upon any person to submit suggestion or objection, if any, with respect to the proposed modifications to the Principal Secretary, Urban Development and Urban Housing Department, Block No. 14, 9th Floor, New Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of publication of this notification in the official gazette;

SCHEDULE

Proposed 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	Residential	Agriculture	12(2)(a)
	Z-2	Polycentric Node	Agriculture	12(2)(a)
	T-1	Agriculture	Transport Node	12(2)(a) 12(2)(d)
4	Z-1	Polycentric Node	Agriculture	12(2)(a)

P.A to CEA  
24/6/16

	T-1	Agriculture	Transport Node	12(2)(a) 12(2)(d)
6	Z-1	Polycentric Node	Agriculture	12(2)(a)
	T-1	Agriculture	Transport Node	12(2)(a) 12(2)(d)
7	Z-1	Agriculture zone, Recreational zone, Gamtal extension zone	Restricted zone	12(2)(a) 12(2)(j)
	Z-2	Industrial zone	Restricted zone	12(2)(a) 12(2)(j)
	Z-3	Polycentric Node	Agriculture	12(2)(a)
	Y-1	Gamtal Extension	Agriculture	12(2)(a)
8	Z-1	Industrial zone	Restricted zone	12(2)(a) 12(2)(j)
	Z-2	TOZ and RAH on either side of 45 mtr. road	Agriculture	12(2)(a)
	Z-3	RAH	Agriculture	12(2)(a)
	Z-4	Polycentric Node	Agriculture	12(2)(a)
9	Z-1	RAH	Agriculture	12(2)(a)
	Z-2	Polycentric Node	Agriculture	12(2)(a)
	Z-3, Z-4	Knowledge and Institutional	Agriculture	12(2)(a)
10	Z-1	Gamtal extension zone	Agriculture	12(2)(a)
	Z-3, Z-4	Knowledge and Institutional	Agriculture	12(2)(a)
	Y-1	Residential	Agriculture	12(2)(a)
	T-1	Agriculture	Transport Node	12(2)(a) 12(2)(d)
11	Z-1, Z-2	TOZ and RAH	Agriculture	12(2)(a)
	Z-3	TOZ	Residential	12(2)(a)
12	Z-1, Z-2	TOZ and RAH	Residential	12(2)(a)
13	Z-1	TOZ	Agriculture	12(2)(a)
	Z-2	RAH	Agriculture	12(2)(a)
	Y-1	Residential	Agriculture	12(2)(a)
14	Z-1, Z-2, Z-3	Knowledge and Institutional and Polycentric Node	Agriculture	12(2)(a)
	Z-4, Z-5	TOZ	Residential	12(2)(a)
	Z-6	RAH	Agriculture	12(2)(a)
	Z-7	TOZ and RAH	Agriculture	12(2)(a)
16	Z-1	Industrial	Agriculture	12(2)(a)
	Z-2	Obnoxious Industrial	Agriculture	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, Z-4	Polycentric Node	Agriculture	12(2)(a)
18	Z-1, Z-2	TOZ and RAH	Agriculture	12(2)(a)
	Z-3	Industrial	Residential	12(2)(a)
19	Z-1, Z-2	Polycentric Node and RAH	Agriculture	12(2)(a)
20	Z-1	Polycentric Node	Agriculture	12(2)(a)
	Z-2, Z-4	Polycentric Node	Agriculture & Transport Node as T-1 & T-2	12(2)(a) 12(2)(d)
	Z-3	RAH	Agriculture	12(2)(a)
	Z-5	Info. & Tech.	Agriculture	12(2)(a)
22	T-1	Industrial & Agriculture	Transport Node	12(2)(a) 12(2)(d)



	Z-2	Residential	Agriculture	12(2)(a)
24	Z-1	Polycentric Node	Gamtal extension upto 300 mtr. from the periphery of Pardi Gamtal and the remaining in Agriculture 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	Info. & Tech.	Agriculture	12(2)(a)
27	Z-1	Industrial	Residential	12(2)(a)
	A-1	Agriculture	Industrial	12(2)(a)
	A-2	Residential	Industrial	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)(c)
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	12(2)(d)
	R-2, 2-3	90 mtr. wide road deleted and land released and designated for agriculture zone and R-01 public housing (RUDA)	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 is widened to 75 mtr. without change in centre line	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 deleted and the land thus released is designated in Agriculture zone.	12(2)(d), 12(2)(a)
7	R-10, 10-18	45 mtr. wide road deleted and the land thus released is designated in Agriculture zone.	12(2)(d), 12(2)(a)
	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 realigned	12(2)(d)
	R-5, 10,11	90 mtr. wide road deleted and the land thus released is designated in respective zone.	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)
11	R1, 1-2-3-4-5	90 mtr. wide road deleted and the land thus released is designated in Agriculture zone	12(2)(d), 12(2)(a)
	R-2, 6-7-8-4-9	75 mtr. new road	12(2)(d)
	R-3, A-A1	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 realigned	12(2)(d)
	R3, 3-5	90 mtr. wide road deleted and the land thus released is designated in respective zone.	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	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	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)
24	R-1, A1-A3-A2	75 mtr. new road	12(2)(d)
	R-2, A3-A4	30 mtr. wide road is widened to 75 mtr without change in centre line.	12(2)(d)
	R-3, A4-A5	75 mtr. new road	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. The Transit Oriented Zone of 500 mtrs depth on either side of 75 mtr. wide road, shown in the plan, is reduced to 200 mtrs. and the land of remaining 300 mtrs released from transit oriented Zone is designated as Residential Affordable Housing Zone (RAH) under section 12(2)(a).

4. The Residential Affordable Housing Zone (RAH) of 500 mtrs depth after Transit Oriented Zone is deleted and the land thus released is designated as Agriculture Zone under section 12(2)(a).

5. Gamtal Extension Zones designated around Gamtals shall be reduced from 500 mtrs. to 300 mtrs. and the land thus released shall be designated as Agriculture Zone under section 12(2)(a).

6. 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.

7. 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).

8. 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.

9. 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.

10. Land on the periphery of submerged area and upto HFT on map of reservoir is deleted from respective zone and is designated as Restricted zone under section-12(2)(b).

11. 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. 13/6/16 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.
- ❖ 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)