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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/86 of 2026/UDUHD/TPS/e-file/18/2023/8643/L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No. GH/V/142 of 2018/TPS-132015-4245-L, dated 01.11.2018 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. 36/3 (Ghanteshwer-Parapipaliya) (hereinafter referred to as "the said Draft Scheme") submitted by the Rajkot Urban Development 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 part area of said draft scheme is now included within the jurisdiction of Rajkot Municipal Corporation area vide notification no. KV/50 of 2020/RMC/902019/9670/P, dated. 18.06.2020;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 36/3 (Ghanteshwer-Parapipaliya) (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 Rajkot Urban Development Authority and Rajkot Municipal Corporation, 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 condition “મંજૂર થયેલ લે-આઉટ પ્લાન મુજબના સબ પ્લોટોને સદર મુળખંડની સામે ફાળવેલ અંતિમખંડમાં સમાવેશ કરવા માટે રીવાઈઝ સબ પ્લોટીંગ કરવાનું થાય તો ફક્ત મંજૂર થયેલ હેતુ માટે જ સબ પ્લોટીંગ કરી શકાશે, તે સિવાયના અન્ય હેતુ માટે સદર અંતિમખંડ/અંતિમખંડોનો ઉપયોગ કરતી વેળાએ યોજનામાં ખુલ્લી જમીનમાં અપનાવેલ સામાન્ય કપાતના ધોરણ મુજબ એગ્રીગેટ કપાત કરવાની રહેશે. (નોંધ: સબ પ્લોટની જમીનનું અન્ય અંતિમખંડ/સબ પ્લોટ સાથે એકત્રીકરણ કરી શકાશે નહીં.)” is added in Case No. 1/1, 1/2, 1/3, 1/4, 1/5, 1/6, 1/7, 1/8, 1/9, 2, 19, 27, 28, 29, 30, 39, 40, 41, 42, 44, 51, 52, 53 and 54 in remarks column of redistribution statement.
- The condition “મુળખંડની જમીનમાં જે હક્ક અને હિસ્સાઓ છે તે પ્રમાણે અંતિમખંડની જમીનમાં હક્ક હિસ્સાનું પ્રમાણ રહેશે.” Is deleted in Case No. 5, 6, 10/2, 11, 12, 13, 18, 24+25, 26, 34/2, 34/3, 34/4, 37 and 38 in remarks column of redistribution statement.
- The area, boundary, location and purpose of the Final Plots shown in column no.2 and its area shown in column no. 3, are modified as shown in column no.4 and 5 respectively of table given below and as shown in the accompanying plan and redistribution statement.

Sr. No.	As per submitted Preliminary T.P. Scheme		Modified as	
	Final Plot Number	Final Plot area (Sq.mtr.)	Final Plot Number	Final Plot area (Sq.mtr.)
1	2	3	4	5
1.	10/B (સોશયલ ઈન્ફ્રાસ્ટ્રક્ચર)	20031	10/B/1 (સોશયલ ઈન્ફ્રાસ્ટ્રક્ચર)	17022
			10/B/2 (અર્બન ફોરેસ્ટ)	3009
2.	34/B (સોશયલ ઈન્ફ્રાસ્ટ્રક્ચર)	2476	34/B (પાર્કિંગ)	2476
3.	4/A (સોશયલ ઈન્ફ્રાસ્ટ્રક્ચર)	7958	4/A (પાર્કિંગ)	7958
4.	55/1	8975	55/1	13665
5.	55/3	7470	55/3	7470
6.	55/5	4690	Deleted	-
7.	36/1	16145	36/1	12291

Sr. No.	As per submitted Preliminary T.P. Scheme		Modified as	
	Final Plot Number	Final Plot area (Sq.mtr.)	Final Plot Number	Final Plot area (Sq.mtr.)
1	2	3	4	5
8.	36/2	5103	36/2	8957
9.	37/1	12559	37	18941
10.	37/2	6382		
11.	38	6799	38	6799
12.	37/B (વાણિજ્ય વેચાણના હેતુ માટે)	11723	37/B (વાણિજ્ય વેચાણના હેતુ માટે)	13403
13.	36/A (સોશયલ ઈન્ફ્રાસ્ટ્રક્ચર)	7793	36/A (સોશયલ ઈન્ફ્રાસ્ટ્રક્ચર)	5390
14.	36/B (ગાર્ડન)	1682	36/B (અર્બન ફોરેસ્ટ)	2278
15.	New		55/B (પાર્કિંગ)	285

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.

