

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

NOTIFICATION

Dated : 27-04-2007

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

NO.GH/V/155 of 2007-TPS-242006-6001-L : WHEREAS, under section 41(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) Rajkot Municipal Corporation declared its intention of making of the Draft Town Planning Scheme Rajkot No. 23 (hereinafter referred to as "the said Act", " the said Authority" and " the said Draft Scheme" respectively)

AND WHEREAS, under section 42(1) of the said Act, the said Authority made and published, duly in the prescribed manner in respect of the area included in, the said Draft Scheme.

AND WHEREAS, after taking into consideration, objections or suggestions received by the said Authority. The said Authority submitted the said Draft Scheme to the State Government for sanction under section 48(1) of the said Act, in the manner provided therein;

NOW THEREFORE, in exercise of the powers conferred by section 48(2) of the said Act. the Government of Gujarat hereby :-

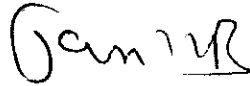
- (a) sanctions the said Draft Scheme subject to the modifications enumerated in the Schedule appended hereto ;
- (b) states that the said Draft Scheme shall be kept open for inspection by the public, at the office of the said Authority, during office hours on all working days.

SCHEDULE

- (01) While finalizing the said Draft Scheme, the Town Planning Officer shall allot F.P.s in their O.P.s or in the near vicinity as far as possible.
- (02) While finalizing the Draft Town Planning Scheme, the Town Planning Officer shall carve out separate Original Plots of lands declared as surplus under the provisions of the Urban Lands, (Ceiling and Regulation) Act, 1976, and shall allot appropriate separate Final Plots in lieu of these Original Plots.
- (03) While finalizing the said Draft Scheme, the Town Planning Officer shall deduct the private lands at par, with the average deduction
- (04) In the said Draft Scheme in form F the final plots allotted for public purposes to RMC shall be shown as allotted for Appropriate Authority, Rajkot Municipal Corporation instead of RMC.
- (05) While finalizing the Draft Town Planning Scheme, the Town Planning Officer shall correct form F, relevant maps and other matters.
- (06) While finalizing the Draft Town Planning Scheme, the Town Planning Officer shall estimate and include cost of scheme borne by appropriate Authority, under section 52(1)(iv), 77(1)(b) and 77(1)(g) of the said Act.
- (07) While finalizing the said Draft Scheme, the Town Planning Officer shall increase the area for SEWSHS up to 5% of the Scheme area.
- (08) The G.D.C.R. of the sanctioned D.P. of the said Authority, as modified from time to time, shall be applicable for the said Draft Scheme.

- (09) While finalizing the said Draft Scheme, the Town Planning Officer shall decide the ownerships, area and tenure as per the revenue records only.
- (10) While finalizing the said Draft Scheme, the Town Planning Officer shall check an authentic of the buildings and shall show the sanctioned layout plans and sanctioned building plans on relevant maps.
- (11) While finalizing the said Draft Scheme, the Town Planning Officer shall allot P.P. of public purposes having large area in consultation with Appropriate Authority & Chief Town Planner.
- (12) While finalizing the said Draft Scheme, the Town Planning Officer shall carve out area of separate plots, internal roads and common plots in the N. A. lands.
- (13) While finalizing the said Draft Scheme, the Town Planning Officer shall deduct the lands at par in the N.A. lands also, which were converted into N.A. after the date of declaration of intention u/s 41(1) and which were not sold by the original plots owners.
- (14) While finalizing the Draft Town Planning Scheme, the Town Planning Officer shall carve out the final plots in regular shapes, useable and buildable as per the provisions of the G.D.C.R.

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



(K.B.Pankhania)

Officer on Special Duty & Ex-Officio Deputy Secretary
to the Govt. of Gujarat
Urban Development and Urban Housing Department.

Copy forwarded with compliments to :

- The Municipal Commissioner, Rajkot Municipal Corporation, Rajkot.
- The Chief Executive Officer, Rajkot Urban Development Authority, Rajkot.
- The Chief Town Planner, Gujarat State, Gandhinagar.
- The Senior Town Planner, Saurashtra Region, RUDA Building 6th Floor, 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 Government Extra Ordinary Gazette Dated : 27-04-2007 and forward 10 printed copies of the same to this Department. The Gujarati version of this Notification will be forwarded shortly to you by the Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar.
- The Director of Information, Gandhinagar- with request to issue a suitable press note.
- The Legislative and parliamentary Affairs Department, Sachivalaya, Gandhinagar - with a 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 "V" Branch., U.D. & U.H. Deptt. - with request to appoint Town Planning Officer under section 50 of the said Act and inform the L-Branch, U.D. & U.H. Deptt.
- The Revenue Department, Sachivalaya, Gandhinagar.
- The P. S. to Hon'ble Minister (U.D. & U.H. Deptt.) 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.) (2007)
- The personal file of Dy. Section Officer, (U.D. & U.H. Deptt.) (2007)