

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

NOTIFICATION

Dated : 15/09 :2003.

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT,1976.

NO.GH/V/ 162 of 2003/TPS-142001/5144/L:- WHEREAS under section 41 of the Gujarat Town Planning and Urban Development Act,1976 (President's Act No.27 of 1976) (hereinafter referred to as " the said Act") the Surat Urban Development Authority declared its intention of making of the Draft Town Planning Scheme No.19 (Parvat-Magob) Surat Urban Development Authority;

AND WHEREAS under sub-section (1) of section 42 of the said Act, the Surat Urban Development Authority (hereinafter called the " said Authority") made and published duly in the prescribed manner a draft scheme (hereinafter called " the said scheme") in respect of the area included in the Town Planning Scheme No.19 (Parvat-Mogob) Surat Urban Development Authority;

AND WHEREAS after taking into consideration the objections received by it the said Authority submitted the said scheme to the State Government for sanction under section 48 of the said Act in the manner provided therein;

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

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

SCHEDULE

1. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall specify the public purpose uses which are allotted to the appropriate authority in their consultation as per section 40(3) of Act.
2. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall decide the percentage of beneficiaries to the scheme area and general public in consultation with the appropriate authority by considering location, area and use of public purpose.
3. Final plots allotted to the appropriate authority for purpose of "SEWSHS" the Town Planning Officer shall decide it 10% beneficiaries to the scheme area and 90% beneficiaries to general public.

4. While finalising the draft Town Planning Scheme, the Town Planning Officer shall carve out a separate O.P. of lands declared as surplus land under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976, and allot appropriate final plots in lieu of these O.Ps.
5. While finalising the Draft Town Planning Scheme the Town Planning Officer shall check the Redistribution Statement and relevant plans regarding O.P.No.59 and 60 and give its correct block numbers in Redistribution Statement and revenant plans,
6. While finalising the draft Town Planning Scheme, the Town Planning Officer shall see that the percentage of deduction in O.P. No.1 is kept uniform as far as possible.
7. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall reconsider the market value of the undeveloped final plots of the scheme area.
8. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall determine the market values of O.Ps after taking into consideration to comparable sales executed and register of the last five years before dated 21/7/2000 in vicinity of the scheme area.
9. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall carve out the final plot No.85 allotted to appropriate authority for commercial purpose for sale in rectangular shape and also see that Khadi does not effect this F.P.

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


(V.D.Vaghela)

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 Chairman, Surat Urban Development Authority, Surat.
- ❖ The Chief Executive Authority, Surat Urban Development Authority, Surat.
- ❖ The Municipal Commissioner, Surat Municipal Corporation, Surat.
- ❖ The Chief Town Planner, Gujarat State, Gandhinagar. (with 5 extra copies).
- ❖ The Manager, Government Central Press, Gandhinagar- With a request to publish the aforesaid Notification in Part IV B of the Gujarat Government Extra Ordinary Gazette of dated 15.09.2003 and forward its 10 printed copies to this department urgently. The Gujarati version of this notification will be forwarded shortly to you by the Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar.