

Government of Gujarat
 Urban Development and Urban Housing Department
 Sachiv Bhavan, Gandhinagar.
 Dated 6th May, 1999.

NOTIFICATION

The Gujarat
 Town Planning
 and Urban
 Development
 Act, 1976.

NO.GH/V/57 of 1999/IPS/1498/4569/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 Municipal Corporation
 decided its intention of making of the Town
 Planning Scheme No.19- (Katargam);

AND WHEREAS under sub-section (1) of
 Section-42 of the said Act, the Surat
 Municipal corporation (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 (Katargam);

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:-

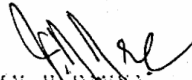
- (a) sanctions the said scheme subject to
 the modifications enumerated in the
 Schedule appended hereto;
- (b) states that the said scheme shall
 be kept open to the inspection of
 the public at the office of the
 Surat Municipal Corporation during
 office hours on all working days;

SCHEDULE

- 1. While finalising the draft Town
 Planning Scheme, the Town Planning
 Officer shall see that the
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2. In the draft scheme some of original plots are included in reservation of the public purpose in the sanctioned Development Plan/Revised Development Plan of SUDA. As a result of these reservation the final plots allotted in view of these O.P.'s shall be identical in shape, size and situation as per their corresponding O.P.'s in future if there is any change in these proposals/provisions of these reservations due to modification/variation under Gujarat Town Planning and Urban Development Act, 1976, the development permission shall be granted after deducting 30% of the area of the lands in Original Plots.
3. While finalising the draft scheme, the Town Planning Officer shall include a note that the provision of the Urban Land Ceiling Act, 1976 shall be applicable to the scheme area.
4. While finalising the draft scheme, the Town Planning Officer shall carve out a separate original plots of lands declared as under the provisions of the Urban Land Ceiling Act, 1976 and allot appropriate final plots in lieu of these original plots.
5. While finalising the draft scheme the Town Planning Officer shall specify the uses which are permissible in the final plots, allotted to the appropriate authority for the public purpose like sub centre, district centre, utility centre, cultural centre in consultation with appropriate authority.
6. While finalising the Town Planning Scheme the Town Planning Officer shall decide the public purpose of F.P.No.143 (allotted to Appropriate Authority for staff quarters) in accordance with the Gujarat Town Planning and Urban Development Act, 1976 in consultation with Appropriate Authority.

7. The word 'Housing for EWS' wherever used in the scheme shall be replaced by the words 'Housing for Socially and Economically Weaker Section' of the people.
8. While finalising the Draft Scheme the Town Planning Officer shall take a decision to increase the provision for allotment for 'Housing for Socially and Economically Weaker Section' of the people upto 5% of the scheme area in consultation with Appropriate Authority. The Town Planning Officer shall do this by making appropriate change in the purpose of final plots allotted to the appropriate authority for the other public purpose in the scheme area and without increasing the average percentage deduction within the scheme area.
9. In case of final plots allotted to the Appropriate Authority for public purpose, 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.
10. While finalising the draft Town Planning Scheme, the Town Planning Officer shall determine the market values of the O.P.'s after taking into consideration the comparable sales executed and registered for the last five years before dated 27-2-97 in the vicinity of the scheme area.
11. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall consider the expenditure, if incurred by the Appropriate Authority, under Section 42(1)(2) and 77(1) of the Act, in consultation with Appropriate Authority.


(V. B. DAVE)

Officer on Special Duty and Joint Secretary
to the Govt. of Gujarat,
Urban Development and Urban Housing Deptt.

Copy forwarded with compliments to:-

- Municipal Commissioner,
Surat Municipal Corporation, Surat.
- The Chief Executive Officer,
Surat Urban Development Authority, Surat.

- The Chief Town Planner, Gujarat State, Gandhinagar (5 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 on dated 06-5-1989 and forward its ten
printed copies to this department urgently. The Gujarati
Version of the notification will be forwarded shortly.
- The Director of Information, Gandhinagar- With a request to
issue a suitable press note and send a copy of said press
note to this department.
- The Collector, Surat Dist-Surat.
- The District Development Officer, Surat.
- The Director of Information, Gandhinagar.
With a request to issue a suitable press note.
- The Legislative and Parliamentary Affairs Department,
Sachivalaya, Gandhinagar- With a request to send Gujarati
Version of the Notification directly to the
Manager, Government Central Press, Gandhinagar immediately for
publication.
- The 'V' Branch, UD&UH Department, Sachivalaya, Gandhinagar.
With a request to do the needful for appointing the
Town Planning Officer under Section-50 of the Gujarat
Town Planning and Urban Development Act, 1976 in time.
- The Revenue Department, Sachivalaya, Gandhinagar.
- The P.S. to Minister of State (UD) Sachivalaya, Gandhinagar.
- The Select file.
- The Personal file.