

DPI | NO 2150
21/11/94

Government of Gujarat,
Urban Development and Urban Housing Department,
Sachivalaya, Gandhinagar.

Dated the 19th October, 1994.

મુદત ૨ નોવેમ્બર ૧૯૯૪
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WHEREAS

The Gujarat
Town Planning
and Urban
Development
Act, 1976.

NO.GH/V/ 455 of 1994/TPS-1493/3959/L:-
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")

Order No. 543
T.P.D.O.
Date 9.11.94

The Surat Municipal Corporation declared its intent
of making of the Town Planning Scheme Surat No.20
(Nana Varachha-Kapadara);

AND WHEREAS under sub-section(1) of Section 42 of
the said Act, the Surat Municipal Corporation
(hereinafter called the "said Municipal Corporation")
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 Surat No.20 (Nana-Varachha-Kapadara);

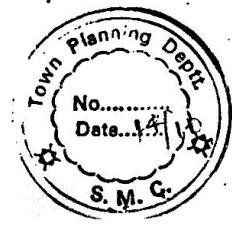
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AND WHEREAS after taking into consideration the
objections received by it the said Municipal Corpora-
tion submitted the said scheme to the State Government
for sanction under Section 48 of the said Act in the
manner provided therein;

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, and



- (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;

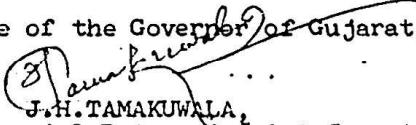
SCHEDULE

- (1) While finalising the draft scheme the Town Planning Officer shall see that the percentage deduction in the area for each of the O.P.Nos. 8, 12, 35/A+B, 39/A+B and 60 remains at par with the comparable average percentage deductions in the scheme area.
- (2) While finalising the draft scheme the Town Planning Officer shall see that the percentage deduction in the area for each of the O.P.Nos. 44, 47, 49, 50, 51, 52, 53 and 59 remains at par with the comparable average percentage deductions in the scheme area.
- (3) As average percentage deduction for Government land is 34.30 while finalising the draft scheme, the Town Planning Officer shall see that the average percentage deduction in the area of Government land remains at par with the comparable average percentage deductions in the scheme area.
- (4) While finalising the draft scheme the Town Planning Officer shall see that the percentage deduction in the area for each of the O.P.Nos. 4, 5, 6, 9, 11, 16, 18, 19/A+B, 30, 31, 40, 42, 44, 54 and 56 remains at par with the comparable average percentage deductions in the scheme area.



- (5) While finalising the draft scheme, the Town Planning Office shall include authentic tenure of each original plot in redistribution and valuation statement.
- (6) In case of final plots allotted to the Appropriate Authority for public purposes, the Town Planning Officer shall decide the percentage of beneficiaries to the scheme area and general public in consultation with the Appropriate Authority.
- (7) While finalising the draft scheme, the Town Planning Officer shall indicate the rate of value in the Valuation Statement for developed and undeveloped final plots allotted to the appropriate authority.
- (8) In the scheme documents for final plots allotted for public purpose or purposes of appropriate authority, the word "Reservation" shall be replaced by the word "Allotment".
- (9) The Development Control Regulations incorporated for the scheme, shall be replaced by the Development Control Regulations of the sanctioned development plan of SUDA.
- (10) While finalising the draft scheme, the Town Planning Officer shall take decision to reconstitute the final plot No:80 in such a way that it has a frontage of 15.0 mt. instead of 12 mt. as per the provision of Development Control Regulation of the scheme.

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


J.H. TAMAKUWALA,
Officer on Special Duty and Joint Secretary to
the Govt. of Gujarat,
Urban Development and Urban Housing Department.



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- Copy forwarded with compliments to:-
- The Administrator, Surat Municipal Corporation, Surat.
 - The Municipal Commissioner, Surat Municipal Corporation, Surat.
 - The Chief Executive Officer, Surat Urban Development Authority, Surat.
 - The Chief Town Planner, Guj. State, Ahmedabad (5 copies).
 - The Manager, Govt. Central Press, Gandhinagar -
With a request to publish the aforesaid Notification in Part IV B of the Gujarat Government Gazette Extra Ordinary and forward ten copies to this department.
 - The Collector, Surat, District-Surat.
 - The District Development Officer, Surat.
 - The Mamlatdar, Surat District-Surat.
 - 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 Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar - With a request to send Gujarati version of the aforesaid Notification directly to the Manager, Govt. Central Press, Gandhinagar immediately for publication.
 - The V Br. UD&UHD Department - 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, 1975 in time.
 - The Revenue Department, Sachivalaya, Gandhinagar.
 - The Select file.
 - The Personal file.

