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**GOVERNMENT OF GUJARAT**  
**Urban Development and Urban Housing Department**  
**Sachivalaya, Gandhinagar**  
**Dated the 4-2-2003**

**NOTIFICATION**

The Gujarat Town Planning and Urban Development Act, 1976

No.GH/V/34 of 2003/TPS -1402/345/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.23 (Kosad) 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. 23(Kosad) 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.
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. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall take decision to increase the provision for allotment for housing for socially and economically weaker sections of the people upto 5 percent 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 other public purpose in the scheme area and without increasing the average percentage deduction within the scheme area.
4. Final plots allotted to the appropriate authority for public purpose of " SEWSHS" the Town Planning Officer shall decide it 10% beneficiaries to the scheme area and 90% beneficiaries to general public.
5. While finalising the draft Town Planning Scheme, the Town Planning Officer shall curve out a separate O.P. of lands declared as surplus land

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- under the provisions of the Urban Land ( Ceiling and Regulation 1976 ,and allot appropriate final plots in lieu of these O.Ps.
6. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall reconsider the market value of undeveloped final plots in scheme area.
  7. While finalising the Draft Town Planning Scheme the Town Planning officer shall reconsider the expenditure incurred by the appropriate authorities under section 77 (1)(a) of the Act.
  8. While finalising the Draft Town Planning scheme the Town Planning Officer shall carve out the final plots allotted to appropriate authorities in rectangular shape.

By order and in the name of the Governor of Gujarat

(V.D. VAGHELA)  
Officer on Special Duty & Ex-officio Deputy Secretary  
to the Government  
Urban Development and Urban Housing Department

Copies 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 copies extra)
- The Manager, Government Central Press, Gandhinagar - with a request to publish the aforesaid notification in part IVB, central section, in the Government Extra Ordinary Gazette of D - 4 -2-2003 and forward 10 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, Government of Gujarat, Gandhinagar
- The Collector, 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 the Gujarati version of the said Notification to the Manager, Government Central Press, Gandhinagar for its publication in the official gazettee urgently.
- The "V" Branch, UD&UH 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, 1976 in suitable time if Town Planning Officer is not appointed earlier
- The Revenue Department, Sachivalaya, Gandhinagar
- The P.S to Hon. Minister (UD), Sachivalaya, Gandhinagar
- The select file of the "L" branch( 2003)
- The Personal file of dealing DSO(2003)