

22/4/99

25 MAY 1999  
9/7/99

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

**NOTIFICATION**

The Gujarat  
Town Planning  
and Urban  
Development  
Act, 1976.

8205

NO.GH/V/ 58 of 1999/TPS/1498/4412/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 declared its intention of making of the Town Planning Scheme No.29 (Rander);

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.29 (Rander);

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**

While finalising the draft Town Planning Scheme, the Town Planning Officer shall see that the percentage of deduction in the Open lands shall be kept uniform in the scheme area.

2. In the draft scheme some of original plots are included in reservation for public purpose in the sanctioned Development Plan/Revised Development Plan of SUDA. As a result of these reservations 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 U.L.C. Act-1978 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.R/17 (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 ward "Housing for EWS" wherever used in the scheme shall be replaced by the wards '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 Economically Weaker Section of the people upto 5% of the scheme area in the 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 purposes, 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 Original<sup>plots</sup> after taking into consideration the comparable sales executed and registered for the last five year before dated 24.12.1998 in the vicinity of the scheme area.

11. While finalising the town Planning Scheme, the Town Planning Officer shall decide the matter regarding deduction in O.P.No.15 (Bhikshuk Gruh) with consultation of the Collector, Surat and Appropriate Authority.

12. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall decide the matter regarding the proposal of Tree Plantation (Included in cost of works as per Section 40 of the Act) with consultation of Appropriate Authority.

13. While finalising the Draft town Planning Scheme, the Town Planning Officer shall

collect the details of the expenditure from Appropriate Authority which has not been included in the Draft Scheme under Section 77(1) of the Act.

(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.

-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 06-5-1998 and forward its ten printed copies to this department urgently. The Gujarati version of the notification will be forwarded shortly.

-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&UR 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, 1978 in time.

-The P.S. to Minister of State (UD) Sachivalaya, Gandhinagar.

-The Select file.

-The Personal file.

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