



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

મધ્યસ્થ કચેરી
22 MAY 2012
ક્રમ નંબર ૭૧/૧૨૬

NOTIFICATION

Dt. 11-05-2012

MC/SMC
22 MAY 2012
22/05/12

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/72 of 2012/TPS-1406-3895-L: WHEREAS, under section 41(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") Surat Urban Development Authority (hereinafter referred to as "the said Authority") declared its intention of making of the Draft Town Planning Scheme No. 31 (Gaviyar-Magdalla). (hereinafter referred to as "the said Draft Scheme").

AND WHEREAS, under section 42(1) of the said Act, the said Authority made and published, duly in the prescribed manner in respect of the area included in the said Draft Scheme

AND WHEREAS, after taking into consideration, objection or suggestion received by the said Authority. The said Authority submitted the said Draft Scheme to the State Government for sanction under section 48(1) of the said Act, in the manner provided therein;

AND WHEREAS, the area of said draft scheme is now included within the Surat Municipal Corporation area;

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

92

- (a) Sanction the said Draft Scheme for Surat Municipal Corporation subject to the modifications enumerated in the Schedule appended hereto;
- (b) State that the said Draft Scheme shall be kept open for inspection by the public, at the office of the said Authority, during office hours on all working days.

Jmb
22/5

TPCH

To
Recd
2012

E:\osd-backup\desktop_30_04_2012\140\pending\31_Gaviyar_Magdalla_Draft.DOC

D.T. T.P. (A) Shree

Focus
22.05.2012

ક્રમ નં ૧૧૯૩
૨૧.૫.૧૨
૨૩/૦૫/૧૨

SCHEDULE

While finalizing the said Draft Scheme, the Town Planning Officer shall:

1. Allot final plots in their original plots or in the near vicinity as far as possible, considering existing construction, NA permission, subdivision & revenue record, use at site with average deduction.
2. Deduct the Govt. lands as well as private lands at par, with the average deduction.
3. Allot the separate original plot/final plot for State Govt. lands as per revenue records.
4. Allot the separate original plot/final plot for excess lands declare under U.L.C. Act.
5. Correct form F, relevant maps and other matters, as well as instead of word reservation mentioned word allotment for the plots allotted to appropriate authority in form F.
6. Carve out the final plots in regular shapes, useable and buildable as per the provisions of the general development control regulation.
7. Decide the ownerships, area and tenure as per the revenue records.
8. Check authenticity of the buildings and shall show the sanctioned layout plans and sanctioned building plans on relevant maps.
9. Increase the area for SEWSHS up to 5% of the Scheme area.
10. Maintain talavs and water bodies.
11. Reconstitute original plots in such a fashion so that the telephone line, gas line or electricity line does not affect the final plots.
12. Make proposal, considering width and the alignment of existing and proposed roads of adjoin area.
13. Take necessary decision for the road, in case where the development/building permission has granted considering the existing road or access by other road.
14. Allot final plot numbers for the final plots to appropriate authority in consecutive sequence.
15. Allot final plot in such a fashion that it's become buildable in accordance to provision of general development control regulation.
16. While finalizing the said Draft Scheme, the Town Planning Officer shall decide the uses permissible in the final plots allotted for the District Centre, Public Utility in the consultation of the appropriate authority.
17. While finalizing the said Draft Scheme, the Town Planning Officer shall make final plots allotted to appropriate authority buildable as per the provisions of the GDCR with regular shape and also decide purpose, area, frontage in the consultation of the Appropriate Authority.

18. Allotment to appropriate authority in accordance to provision of section 40(3)(j) and 40(3)(jj) shall be reviewed and modified accordingly.
19. Estimate and include cost of scheme borne by appropriate Authority, under section 52(1)(iv), 77(1)(b) and 77(1)(g) of the said Act as well as determine the period within which the works provided in the scheme shall be completed by the appropriate authority.
20. From the said Scheme exclude the notified area of GIDC and for such notified area, in consultation with the Surat Municipal Corporation and GIDC, maintain the alignment of proposed road in a manner that such alignment sync with the existing roads or any other important roads.
21. In consultation with Appropriate Authority and the Irrigation Department decide the boundary of embankment/retaining wall or the river line and thereafter for the land on the river side of the embankment /retaining wall/river line assign separate original plots and reconstitute them in a manner the final plot is same as original plot. Also for all such final plots not to levy any incremental contribution.

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



(P.L.Sharma)

Officer on Special Duty & Ex-Officio Joint Secretary
to the Govt. of Gujarat
Urban Development and Urban Housing Department.

Copy forwarded with compliments to :

- The Municipal Commissioner, Surat Municipal Corporation, Surat.
- The Chief Executive Officer, Surat Urban Development Authority, Surat.
- The Chief Town Planner, Gujarat State, Gandhinagar.
- The Senior Town Planner, South Gujarat Region, Kuber Bhavan, I-Block, 8th Floor, Room No. 802, Kothi Compound, Baroda.
- The Town Planner, Branch Office, Surat.
- The Collector, Surat.. Dist. Surat.
- The District Development Officer Surat, Dist. Surat.
- The Manager, Government Central Press, Gandhinagar - with a request to publish the aforesaid notification in part IV-B, central section, in the Government Extra Ordinary Gazette Dt. 11-05-2012 and forward 10 printed 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, Gandhinagar- with request to issue a suitable press note.
- The Legislative and parliamentary Affairs Department, Sachivalaya, Gandhinagar - with a request to send Gujarati version of the said Notification directly to the Manager, Government Central Press, Gandhinagar for its publication in the official gazette urgently.
- The Revenue Department, Sachivalaya, Gandhinagar.
- The P. S. to Hon'ble Minister (U.D. & U.H.Deptt.) Sachivalaya, Gandhinagar.
- System Manager, Urban Development and Urban Housing Department, Gandhinagar- with request to publish in the department web site.
- The Select file of 'L' Branch, U.D. & U.H.Deptt. (2012)
- The personal file of Dy. Section Officer, U.D. & U.H.Deptt. (2012)