

14 DEC 1999
12/12/99

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

Dated: 30th November, 1999.

NOTIFICATION

The Gujarat
Town Planning
and Urban
Development
Act, 1976.

NO. CH/V/1972 of 1999/TPS/1455/901/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. 32 (Adajan);

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. 32 (Adajan);

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. (1) 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.

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1. (2) The final plots allotted 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 O.P.'s.
2. (1) 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.
2. (2) 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.
3. (1) While finalising the draft scheme the Town Planning Officer specify the uses which are permissible in the final plots, allotted to the appropriate authority for the public purpose like sub centres, district centres, utility centre, cultural centre in consultation with appropriate authority.
3. (2) 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.
4. (1) 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 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.