

T.P. 36 (0) 48/65  
24/2/20 23/11/19  
(24/11/19) 2/12

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

Dated: 3rd December, 1999.

**NOTIFICATION**

The Gujarat  
Town Planning  
and Urban  
Development  
Act, 1976.

NO.GH|V| 198 of 1999|TPS|1499|2021|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 Draft Town Planning Scheme, Surat No. 36 (Althan);

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, Surat No. 36 (Althan);

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.

સુરત મ્યુનિસિપલ કોર્પોરેશન  
24/11/19  
2/12/19

અનુમતિ  
24/11/19  
2/12/19

SCHEDULE

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.
2. In the draft scheme some of original plots are included in reservation of the public purpose in the sanctioned Development Plan/Revised Development Plan of SUDA. As a result of these reservation the final plots allotted in lieu 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/provision 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.
3. While finalising the draft scheme, the Town Planning Officer shall <sup>Carve</sup> ~~Carve~~ out a separate original plots of land declared as under the provisions of the Urban Land <sup>Act</sup> and allot appropriate final plots in lieu of these original plots.
4. 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, utility centre, in consultation with appropriate authority.
5. While finalising the Town Planning Scheme the Town Planning Officer shall decide the public purpose of F.P.No.93 (allotted to Appropriate Authority for staff quarters) in accordance with the Gujarat Town Planning and Urban Development Act, 1976 in consultation with Appropriate Authority.
6. The word 'Housing for EWS' wherever used in the scheme shall be replaced by the words 'Housing for Socially and Economically Weaker Section of the people'.

\*(Ceiling &  
Regulations)  
Act, 1976



7. 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.
8. 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.
9. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall determine the market values of the O.P.'s, after taking into consideration the comparable sales executed and registered for the last five years before dated 23.9.97 in the vicinity of the scheme area.
10. 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 purposes like 'Local Commercial' and 'Local shops'.
11. While finalising the draft scheme, the Town Planning Officer shall consider the expenditure incurred by the appropriate authority under section 41(2), 42(1) and 77(1) of the Act.
12. In the draft scheme, the road is proposed on existing canal and so the Town Planning Officer shall take decision about the disposal of the water of canal in consultation with appropriate authority and Irrigation Department.

13. Final plots allotted to the appropriate authority for the public purpose of 'SEWSHS', the Town Planning Officer shall decide it 10% beneficiar to schme area and 90% beneficiar to general public.
14. Salable final plots are not proposed in the draft scheme, the Town Planning Officer shall take decision about it, in the consultation of the appropriate authority.
15. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall consider replacement of the F.P.No. R-16 garden, 49B, 52C and alignment of proposed 12.0 mt wide road passing through O.P.No.15 in the light of development permission, Permission of housing scheme under Section 21(1) of the Urban Land Ceiling Act, 1976 etc.
16. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall consider the area of block No.96/p (O.P.36) as per the Revenue Record like 7 X 12, joint measurement sheet No.4 etc. in light of the scheme sanctioned under section 20(1) of U.L.C.Act, 1976.
17. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall consider and give them a joint F.P. in lieu of O.P.No.55, 57 and 76 as per representations of owners.
18. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall consider the area of block.No.97 (O.P.No.37) as per the Revenue Record like 7 X 12, joint measurement sheet, Hissa form No.4 etc. as per the representation of owner.

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

  
:K.M. SHAH:

Officer on Special Duty to the Government,  
Urban Development and Urban Housing Department.