

GOVERNMENT OF GUJARAT
URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT
Sachivalaya, Gandhinagar

Dated: 16 April, 2001

NOTIFICATION

The Gujarat Town Planning and Urban Development Act, 1976

No. GH/V/ 49 of 2001/TPS/142000/1581/A.- 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.38 (Nana Varachehha):

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.38 (Nana Varachehha):

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 draft Town Planning Scheme with 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

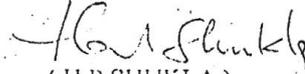
In the draft scheme some of original plots are included in reservation of the public purpose in the sanctioned Development Plan/Revised Development Plan of SUDA. As a result of these reservation the final plots allotted in lieu of these O.Ps shall be identical in shape, size and situation as per their corresponding O.Ps. In future if there is any change in these proposals/provisions of these reservations due to modification/variation under the Gujarat Town Planning and Urban Development Act, 1976, the development

permission shall be granted after normal deduction of this scheme of the area of the lands in O.Ps.

2. While finalising the draft scheme, the Town Planning Officer shall give separate original plot numbers for the lands declared surplus under the U.L.C. Act, 1976 and allot appropriate final plots in lieu of these original plots.
3. 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 in consultation with appropriate authority.
4. 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 sections of the people' in consultation with the 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.
5. In case of some 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.
6. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall consider the expenditure if incurred by the Appropriate Authority under section 77 (1) of the Act in consultation with Appropriate Authority.
7. In case of joint ownership in original plots, the Town Planning Officer shall decide the proportion for receivable compensation and incremental contribution to be levied upon.
8. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall decide the matter regarding the proposals of Tree Plantation and Garden development included in cost of works as per section 40 of the Act in consultation with Appropriate Authority.
9. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall consider for the percentage beneficiaries for the final plots allotted for the purpose of Socially and Economically Weaker Sections Housing Scheme and saleable plots at 10 percent for the scheme area and 90 percent for the general public.

10. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall determine the market values of O.Ps after taking into consideration the comparative sales executed and registered for the last five years before the date of declaration of intention of the scheme i.e.12.10.1998.
11. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall redesign the road junction curvature as per regulations and in uniformity.
12. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall consider the effect of proposed roads and the permission of housing scheme under section 21 (1) of the U.L.C. Act, 1976 in Block No.50.
13. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall consider the hissa of Block No.66 and re-allot Final Plot No.R-7.
14. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall consider the permission of housing scheme under section 21 (1) of the U.L.C. Act, 1976 in Block No.86.
15. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall consider the permission of housing scheme under section 21 (1) of the U.L.C. Act, 1976 in Block No.73 and 79.

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


(H.P. SHUKLA)

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

Copy forwarded with compliments to:

- The Chairman, Surat Urban Development Authority, Surat
- The Chief Executive Officer, SUDA, Surat
- ✓ The Chief Town Planner, Gujarat State, Gandhinagar
- 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 of. W .4.2001 and forward its ten printed copies to this Department urgently. The Gujarati version of this Notification will be forwarded to you shortly by the Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar