

9/24

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

Dated : 15 : 06 : 2001.

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

NO.GH/VI 99 of 2001/TPS/142001/177/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.44 (Jahangirabad);

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.44 (Jahangirabad);

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

While finalising the draft scheme, the Town Planning Officer shall consider necessary proof for average deduction.

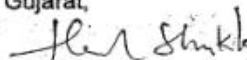
While finalising the draft scheme, the Town Planning Officer shall carve out a separate original plots of lands declared surplus under the provisions of the Urban Land Ceiling Act, 1976 and allot appropriate final plots in lieu of these original plots.

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 utility centre, sub centre in consultation with appropriate authority.

(2)

4. In case of some final plots allotted to the appropriate authority for public purpose, the Town Planning Officer shall decide the percentage of beneficiaring to the scheme area and general public in consultation with the appropriate authority by considering location, area and use of public purpose.
5. 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' 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 other public purpose in the scheme area and without increasing the average percentage deduction within the scheme area.
6. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall consider the percentage beneficiaries for the final plots allotted for the public purpose of SEWSHS and saleable plots at 1.0 percent for the scheme area and 90 percent for general public.
7. 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 register or the last five years before dated 27/1/2000 in the vicinity of the scheme area.
8. In case of joint ownership in original plots, the Town Planning Officer shall decide the preparation for receivable compensation and incremental contribution to be levied upon.
9. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall consider the expenditure of incurred by the Appropriate Authority under Section 77 (1) of the Act in consultation with Appropriate Authority.

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 Municipal Commissioner, Surat Municipal Corporation, Surat.
- The Chief Town Planner, Gujarat State, Gandhinagar (5 copiels).
- The Collector, Surat.
- The District Development Officer, Surat.
- The Director of Information, Gandhinagar- With a request to issue a suitable press note.