



GOVERNMENT OF GUJARAT  
Urban Development and Urban Housing Department  
Sachivalaya, Gandhinagar  
Dated the 19: 02: 2003

NOTIFICATION

The Gujarat Town Planning and Urban Development Act, 1976

No.GH/V/ 51 of 2003/TPS -1401- 5958- 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, Surat declared its intention of making of the Draft Town Planning Scheme Surat No.45 (Jahangirpura - Pisad);

AND WHEREAS under sub- section (1) of section 42 of the said Act, the Surat Municipal Corporation ( hereinafter called the " said Municipal Corporation") 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. 45 (Jahangirpura - Pisad);

AND WHEREAS after taking into consideration the objections received by it the said Municipal Corporation 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, Surat during office hours on all working days.

SCHEDULE

1. While finalising the Draft Town Planning scheme, the Town Planning Officer shall deduct the lands is kept uniform as far as possible in each and every O.Ps.
2. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall specify the public uses in public utility and utility center which are allotted to the appropriate authority.
3. While finalising the Draft Town Planning Scheme, 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 locaiton, area and use of public purpose.
4. While finalising the Draft Town Planning Scheme the Town Planning Officer shall allot the F.P. in rectangular shape which are in irregular shape.
5. While finalising the Draft Town Planning Scheme the Town Planning Officer shall reconsider the matter and ownership regarding F.P. No. 78/A and 78/B.

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6. While finalising the Draft Town Planning Scheme the Town Planning Officer shall check and take decision accordingly about cost of infrastructure to be provided.
7. While finalising the draft Town Planning Scheme, the Town Planning Officer shall carve out a separate O.P. of lands declared as surplus land under the provisions of the Urban Land ( Ceiling and Regulation) Act, 1976, and allot appropriate final plots in lieu of these O.Ps.
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, town planning officer shall reconsider the road alignment passing on the eastern side of O.P No.28 B to O.P. No.8 is necessary to propose 24.0 mt. wide road instead of 12.19 mt. wide road in the consultation of appropriate authority.
10. While finalising the Draft Town Planning scheme, the town planning officer shall decide the proportion for receivable contribution and incremental contribution to be levied upon by each owners.
11. While finalising the draft town planning scheme the town planning officer shall determine the market values of O. Ps after taking into consideration to comparable sales executed and register of the last five years before dated 17.11.2000 in vicinity of the scheme area.
12. While finalising the draft town planning scheme, the town planning officer shall reconsider and to take appropriate decision for final value of final plots where incremental values are more than Rs.500/- per sq.mt.
13. While finalising the Draft Town Planning Scheme the Town Planning Officer shall take decision to increase the provision for allotment for housing for socially and economically weaker section of the people upto 5 percent of the scheme are in 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.
14. While finalising the Draft Town Planning scheme, the town planning officer shall take decision about Form F, title, which is not as per Rule 2 and Rule 35.

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

  
(V.D. VAGHELA)

Officer on Special Duty & Ex-officio Deputy Secretary  
to the Government  
Urban Development and Urban Housing Department

Copies forwarded with compliments to:-

- The Municipal Commissioner, Surat Municipal Corporation, Surat
- The Chairman, Surat Urban Development Authority, Surat.