

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

**NOTIFICATION**

**Dt:12-07-2011**

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

NO.GH/V/97 of 2011/TPS-1409-2589-L: WHEREAS, under section 41(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) Surat Municipal Corporation declared its intention of making of the Draft Town Planning Scheme Surat No. 61 (Parvat Godadara) (hereinafter referred to as "the said Act", "the said Authority" and "the said Draft Scheme" respectively)

AND WHEREAS, under section 42(1) of the said Act, the said Authority made and published, duly in the prescribed manner in respect of the area included in the said Draft Scheme

AND WHEREAS, after taking into consideration, objection or suggestion received by the said Authority. The said Authority submitted the said Draft Scheme to the State Government for sanction under section 48(1) of the said Act, in the manner provided therein;

NOW THEREFORE, in exercise of the powers conferred by section 48(2) of the said Act. the Government of Gujarat hereby :-

- (a) sanction the said Draft Scheme subject to the modifications enumerated in the Schedule appended hereto ;
- (b) state that the said Draft Scheme shall be kept open for inspection by the public, at the office of the said Authority, during office hours on all working days.

**SCHEDULE**

While finalizing the said Draft Scheme, the Town Planning Officer shall:

1. Allot F.P.s in their O.P.s or in the near vicinity as far as possible.
2. Deduct the Govt. lands as well as private lands at par, with the average deduction.
3. Allot separate O.P./F.P. for excess lands declare under U.L.C. Act & Govt. land.
4. Correct form F, relevant maps and other matters.
5. Decide original plot value, considering the sales which are not older than 5 years from the date of intention of the said scheme.
6. Estimate and include cost of scheme borne by appropriate Authority, under section 52(1)(iv), 77(1)(b) and 77(1)(g) of the said Act as well as determine the period within which the works provided in the scheme shall be completed by the appropriate authority.
7. Carve out the final plots allotted to appropriate authority, in regular shapes, useable and buildable as per the provisions of the G.D.C.R.

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8. Decide the ownerships, area and tenure as per the revenue records.
9. Check authenticity of the buildings and shall show the sanctioned layout plans and sanctioned building plans on relevant maps.
10. Increase the area for SEWSHS up to 5% of the Scheme area.
11. Decide the various road proposals, considering width and alignment of existing/ proposed roads of adjoining area.
12. Maintain talav and water bodies.
13. Maintain continuity while giving final plot numbers.
14. As far as possible, reconstitute original plots in such a manner so that the telephone line, gas line or electricity line does not affect the final plots.
15. Decide the percentage of beneficial for the final plot allotted to the appropriate authority.
16. Decide the uses permissible in the final plots allotted for the Public Utility, etc. in consultation of the Appropriate Authority and the Chief Town Planner.
17. Maintain Gadodara gamtal area.
18. Mentioned necessary note for the right of government for the land with restricted tenure.

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

  
(P. L. Sharma)

Officer on Special Duty & Ex-Officio Joint 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 Executive Officer, Surat Urban Development Authority, Surat.
- > The Chief Town Planner, Gujarat State, Gandhinagar.
- > The Senior Town Planner, South Gujarat Region. Vadodara. Kuber Bhavan, I-Block, 8th Floor, Room No. 802, Kothi Compound, Vadodara.
- > The Collector, Surat. Dist. Surat.
- > The District Development Officer, Surat. Dist. Surat.
- > The Manager, Government Central Press, Gandhinagar - with a request to publish the aforesaid notification in part IV-B, central section, in the Government Extra Ordinary Gazette Dt: 12.07.2011 and forward 10 printed copies of the same to this Department. The Gujarati version of this Notification will be forwarded shortly to you by the Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar.
- > The Director of Information, Gandhinagar- with request to issue a suitable press notes.
- > The Legislative and parliamentary Affairs Department, Sachivalaya, Gandhinagar - with a request to send Gujarati version of the said Notification directly to the Manager, Government Central Press, Gandhinagar for its publication in the official gazette urgently.
- > The Revenue Department, Sachivalaya, Gandhinagar.
- > The P. S. to Hon'ble Minister (U.D. & U.H.Deptt.) Sachivalaya, Gandhinagar.

- System Manager, Urban Development and Urban Housing Department, Gandhinagar- with request to publish in the department web site.
- The Select file of ' L ' Branch, U.D. & U.H.Deptt. (2011) .
- The personal file of Dy. Section Officer U.D. & U.H.Deptt. (2011)