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

NOTIFICATION

Dt.02.07.2012

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/34 of 2012/TPS-1410-2863-L: WHEREAS, under section 41(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") Surat Municipal Corporation (hereinafter referred to as "the said Authority") has prepared its Bhedvad-Bhestan (hereinafter referred to as "the said Draft Scheme")

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;
- (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 final plots in their original plots or in the near vicinity as far as possible, considering existing construction, NA permission, subdivision & revenue record, use at site with average deduction.

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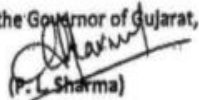
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2. Deduct the private lands at par, with the average deduction
3. Allot the separate original plot/final plot for excess lands declare under U.L.C. Act.
4. Correct form F, relevant maps and other matters. (block no./original plot/final plot no.) (original plot no. 147)
5. As far as possible allot single final plot with respect to original plot.
6. Decide original plot value, considering the sales which are prior to 5 years from the date of intention of the said scheme.
7. 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.
8. 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.
9. 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.
10. Check authenticity of the buildings and shall show the sanctioned layout plans and sanctioned building plans on relevant maps.
11. Ensure that the final plot allotted in lieu of original plot is allotted in the same village and zone.
12. Increase the area for SEWSHS up to 5% of the Scheme area.
13. Wherever necessary reconstitute the final plots in a manner that the road network is appropriate and Inconformity with general development control regulation.
14. Give original plot number to the Khadi land and include the detail in Form-F as well as Maintain talavs and water bodies. (Khadi/Canal etc.) as per original land
15. Reconstitute original plots in such a fashion so that the telephone line, gas line or electricity line does not affect the final plots.
16. Make proposal, considering width and the alignment of existing and proposed roads of adjoin area.
17. Decide the percentage of beneficiaries to the scheme area and general Public in consultation with appropriate authority.
18. Take necessary decision for the road, in case where the development/building permission has granted considering the existing road or access by other road.
19. Considering revenue record, with resolution of Town Planning Committee and decide to allot separate original plot and final plot, for land bearing block no.313/b of village Dindoll.

20. Allot one final plot in lieu of original plot unless the final plot to be allotted in non-contiguous.
21. In consultation with appropriate authority and the Chief Town Planner decide to split the Town Planning Scheme in such a manner that the original plot no.155 being a reservoir is separated from the rest of the scheme.
22. for land falling under reservation of Sewerage Treatment Plant (P-66) decide namely:-
 - i. Allot one final plot for the land acquired by Surat Municipal Corporation and for this final plot incrementing contribution should not be applied.
 - ii. For the land which is not acquired by Surat Municipal Corporation reconstitute the original plots in such a manner the reconstituted final plot shall not exceeds 60 % of the original plot area and from the remaining land after deduction under road allocated in one parcel.
 - iii. With respect to above (i) & (ii), modify the proposed roads passing through the reservation.

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, Kuber Bhavan, I-Block, 8th Floor, Room No. 802, Kothi Compound, Baroda.
- The Town Planner, Branch Office, Surat.
- 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.02.07.2012 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.