

**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/99 of 2011/TPS-1409-2590-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. 64 (Dumbha -Magob) (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 43(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.

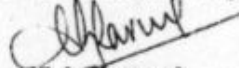
SCHEDULE

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

1. For the land reserved as P-71 and P-129 in development plan, allot final plot on the land of its original plot.
2. Allot final plot in respective zone, with respect to the zone as per original plots.
3. Allot final plots in their original plots in the near vicinity as far as possible.
4. Deduct the Govt. lands as well as private lands at par, with the average deduction
5. Allot separate O.P./F.P. for excess land declared under U.L.C. Act & Govt. land.
6. Correct form F, relevant maps and other matters.
7. Decide original plot value, considering the sales which are not older than 5 years from the date of intention of the said scheme.
8. Estimate and include cost of scheme borne by appropriate Authority, under section 52(1)(iv), 77(1)(b) and 77(1)(c) 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.
9. 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.
10. Decide the ownerships, area and tenure as per the revenue records.

11. Check authenticity of the buildings and shall show the sanctioned layout plans and sanctioned building plans on relevant maps.
12. Increase the area for SEWSHS up to 5% of the Scheme area.
13. Decide the various road proposals, considering width and alignment of existing/ proposed roads of adjoining area and also decide for the 6 mtr wide road proposal which is not permissible as per the provision of GDCR as well as propose consistent road hierarchy.
14. Allot final plot to the land of Khadi and decide for the proposals of 12mtr and 18 mtr wide road on Khadi as well as also decide for the allotment of final plot no.113, 118 and 120 in the land of Khadi.
15. Maintain talav and water bodies
16. As far as possible, reconstitute original plots in such a manner so that the telephone line, gas line or electrical line does not affect the final plots.
17. Decide the percentage of benefit for the final plot allotted to the appropriate authority.
18. Change the public purpose of final plot no.108 (R-2) (Solid waste transfer station) considering the adjoining residential development and in the consultation of appropriate authority.

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, North Gujarat Region, M.S. Building, A-Block, 6th Floor, Lal Darvaja, Ahmedabad-9.
- 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 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 I.T. Branch, U.D. & U.H.Deptt. (2011)
- The personal file of Dy. Section Officer, U.D. & U.H.Deptt. (2011)