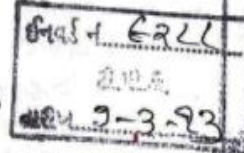




GOVERNMENT OF GUJARAT
URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT
SACHIVALAYA, GANDHINAGAR.

NOTIFICATION

Dated. 22.02.2013



THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/ 39 of 2013/TPS-1409-138-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. 70 (Chaprabhata-Amroli-Kosad-Utran) (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 Authority, during office hours on all working days.

SCHEDULE

MC/SMC

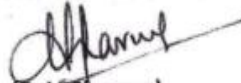
While finalizing the said Draft Scheme, the Town Planning Officer shall: **1 MAR 2013**

1. Allot final plots in their original plots or in the near vicinity as far as possible. (e.g. original plot no.20)
2. With respect to the discrepancy mentioned in the letter of Municipal Commissioner submitting the said scheme, decide the reconstitution only after getting the opinion of the said authority.

3. Allot the separate original plot/final plot for State Govt. lands as per revenue records.
4. Allot the separate original plot/final plot for excess lands declare under U.L.C. Act. (original plot no.293)
5. Correct form F, relevant maps and other matters, as well as instead of word reservation mentioned word allotment for the plots allotted to appropriate authority in form F.
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 in regular shapes, useable and buildable as per the provisions of the G.D.C.R. (except for, with respect to final plot no. R-57, R-58, R-53, R-48, R-45, R-59, R-60, R-61, R-62, R-30, R-31, R-32 allotted to appropriate authority)
8. Decide the ownerships, area and tenure as per the revenue records. (original plot no.218, 299, 199, 218, 236, 243 and 299)
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 proposals, considering width and alignment of existing/ proposed roads of adjoining area.
12. Maintain talavs and water bodies. (original plot no.301/a, 301/b)
13. 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.
14. Decide the uses permissible in the final plots allotted for the Public Utility, Sub-Centre etc. in the consultation of the Appropriate Authority and the Chief Town Planner.
15. In consultation with Appropriate Authority and the Irrigation Department decide the boundary of embankment/retaining wall or the river line and thereafter for the land on the river side of the embankment/retaining wall/river line assign separate original plots and reconstitute them in a manner the final plot is same as original plot. Also for all such final plots not to levy any incremental contribution.
16. Decide the proposal of 45 mtr wide road in consultation of appropriate authority as this road is 36 mtr wide road as per the sanctioned in-force development plan
17. Decide for the proposals of 6 mtr wide road in consultation of appropriate authority as it is not in accordance to provision of G.D.C.R.
18. Allot the separate original plot/final plot for the new tenure and old tenure land. (original plot no.23/a, 23/b, 23/c and 197)

19. Allot final plot numbers for the final plots to appropriate authority in consecutive sequence and also maintain continuity of all final plot numbers.
20. Decide the percentage of beneficiaries to the scheme area and general Public in consultation with appropriate authority by considering location, area and use of public purpose
21. Delete the remarks "share in F.P. as per share in O.P." in the cases of single ownership in the relevant column of Form-F.
22. Write note about the interest of government, in remarks column, where the land of original plot is of new tenure.
23. Verify the status of land mentioned at case no.111 and thereafter decide for deduction.
24. Not consider the sale no.7 as it is of agriculture land.
25. Decide for the connectivity of the south of village Chhaprabhata with 24 mtr wide road in consultation of appropriate authority.
26. Make necessary note in remarks column of form-f, in cases where final having an approach from outside the scheme area.
27. Verify revenue records and obtain necessary record with respect to excess land under ULC Act, for block no.999/1 and 999/2 of village Kosad and thereafter decide for allotment of final plot.
28. Decide for 36 mtr wide road proposal, affecting existing construction in block no.992/b of village Kosad, in consultation of appropriate authority.
29. Decide for 45 mtr wide road proposal, affecting existing construction in block no.7 of village Amroli, in 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, 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 Dated. ૨૨-૦૨-૨૦૧૩ 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. (2013)
- The personal file of Dy. Section Officer, U.D. & U.H.Deptt. (2013)