

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

મધ્યસ્થ કચેરી

22 MAY 2012

ક્રમ નંબર ૭/૧/૨૪૧



NOTIFICATION

Dt.11.05.2012

MC/SMC
22 MAY 2012
શ્રી સી. પટેલ

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/74 of 2012/TPS-1409-141-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 No. 74 (Pal) (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

સંજ્ઞા ૧૧૯૭
શ્રી સી. પટેલ
૨૩/૫/૧૨

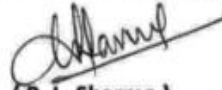
While finalizing the said Draft Scheme, the Town Planning Officer shall:

1. Allot final plots in their original plots or in the near vicinity as far as possible.

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. Deduct the Govt. lands as well as private lands at par, with the average deduction.
Allot the separate original plot/final plot for State Govt. lands as per revenue records.
5. Allot the separate original plot/final plot for excess lands declare under U.L.C. Act.
6. Correct form F, relevant maps and other matters, as well as replace the word "list of plots allotted to appropriate authority" by "final plot allotted to appropriate authority (SMC)" in form F.
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 in regular shapes, useable and buildable as per the provisions of the general development control regulation. (final plot no. 39)
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. Assign separate original plot for the "Nala" falling in between original plot no. 12/A & 12/B. Allot final plots in such a manner that the natural water course is maintained.
12. Redesign the water course falling on the land of original plot no. 41 in such a manner so, that it accommodates the road also and for doing so get the said authority's approval for the cost.
13. Maintain talavs and water bodies.
14. Reconstitute original plots in such a fashion so that the telephone line, gas line or electricity line does not affect the final plots.
15. Allot final plot numbers for the final plots in consecutive sequence.
16. 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
17. While finalizing the said Draft Scheme, the Town Planning Officer shall decide the uses permissible in the final plots allotted for the public utility, sub-centre etc. in the consultation of the appropriate authority.
18. The final plot R-3 (Housing for SEWS) is allotted on land designated in the development plan for public purpose (GEB) zone and therefore

- reconstitute this final plot in such a manner that the purpose of allotment is not in contravention to the zoning.
19. Make cul-d-sec proposal for the roads having dead end.
 20. Make proposal, considering width and the alignment of existing and proposed roads of adjoin area.
 21. Decide to allot final plots in such a manner that the original plot it related final plot fall in the same zone.
 22. Verify and review the proposal of allotment of final plot in lieu of original plot no.20 so that the allotment of final plot is not on the water course land.
 23. Consider the order of Hon'ble Gujarat High Court dtd.14.07.09 in SCA No.1036/09 and accordingly allot the final plot.
 24. 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.

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.11.05.2012 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.

- The Director of Information, Gandhinagar- with request to issue a suitable press note.
- 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. (2012)
- The personal file of Dy. Section Officer, U.D. & U.H.Deptt. (2012)