

મધ્યસ્થ કચેરી

15 MAR 2024

ક્રમ નંબર... ૩૧.૧૧.૬૭૦...

GOVERNMENT OF GUJARAT
URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT
NOTIFICATION NO.GH/V/38 OF 2024/UDUHD/TPS/e-file/18/2023/8880/L
SACHIVALAYA, GANDHINAGAR.

19-3-2024

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(T)/DE Sht/S.O. Sht

NOTIFICATION

Dated 22.02.2024

ઈનવર્ડ નં... ૨૭૮૦
ટી.પી.ડી. કે. કમિશ્ની
તારીખ... ૧૫/૦૩/૨૦૨૪

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No. GH/V/38 of 2024/UDUHD/TPS/e-file/18/2023/8880/L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/52 of 2016/TPS-142015-2928-L, dated 10.03.2016 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 84 (Kosad-Bharthana Kosad-Motavarachha-Abrama) (hereinafter referred to as "the said Draft Scheme") submitted by the Surat Municipal Corporation, Surat (hereinafter referred to as "the said Authority").

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for the finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 84 (Kosad-Bharthana Kosad-Motavarachha-Abrama) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act.

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

- Sanction the said Preliminary Scheme with modifications enumerated in Schedule below;
- State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the Appropriate Authority, during office hours on working days;
- Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

- The condition "અંતિમખંડ બિલ્ડીંગ યુનિટમાં રીડેવલોપમેન્ટ / કરવામાં આવે ત્યારે યોજનામાં અપનાવેલ અન્ય ખુદી જમીનના કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને સુમત કરવાની રહેશેહયાત :નોંધ) . વ/બાંધકામના સુધારાધારામાં આ શરત લાગુ પડશે નહીં." is added in remarks column of redistribution statement in case no. 36.
- The purpose of Final Plot No. 339 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર), Final Plot No. 331 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર), Final Plot No. 329 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર), Final Plot No. 330 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર)

and Final Plot No. 317 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર) are modified as "પાર્કિંગ" as shown in the accompanying plan and the Redistribution Statement.

3. The boundary of Final Plot No. 4, Final Plot No. 5, Final Plot No. 27 and Final Plot No. 295 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર) are modified as shown in the accompanying plan.
4. New Final Plot No. 278 admeasuring 137 sq.mtr. is allotted in lieu of Original Plot No.278 as shown in the accompanying plan and the Redistribution Statement. Accordingly the area and boundary of Final Plot No.310 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર) admeasuring 5182 sq.mtr. is modified as Final Plot No.310 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર) admeasuring 5045 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
5. The area, boundary and location of Final Plot No. 70 admeasuring 2367 sq.mtr., Final Plot No. 71 admeasuring 10380 sq.mtr., Final Plot No. 43 admeasuring 9935 sq.mtr., Final Plot No. 54/1 admeasuring 3424 sq.mtr., Final Plot No. 54/2 admeasuring 2857 sq.mtr. and Final Plot No.298 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર) admeasuring 31548 sq.mtr. are modified as Final Plot No. 70 admeasuring 2367 sq.mtr., Final Plot No. 71 admeasuring 10380 sq.mtr., Final Plot No. 43 admeasuring 9935 sq.mtr., Final Plot No. 54/1 admeasuring 3424 sq.mtr., Final Plot No. 54/2 admeasuring 2857 sq.mtr., Final Plot No.298 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર) admeasuring 25267 sq.mtr., Final Plot No.298/1 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર) admeasuring 3469 sq.mtr. and Final Plot No.298/2 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર) admeasuring 2812 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
6. The area, boundary and location of Final Plot No. 107/B admeasuring 5700 sq.mtr., Final Plot No.305 (વાણીજ્ય વેચાણ માટે) admeasuring 8515 sq.mtr. and Final Plot No.308 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર) admeasuring 5760 sq.mtr. are modified as Final Plot No. 107/B admeasuring 5700 sq.mtr., Final Plot No.305 (વાણીજ્ય વેચાણ માટે) admeasuring 8575 sq.mtr. and Final Plot No.308 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર) admeasuring 5700 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
7. The area, boundary and location of Final Plot No. 173 admeasuring 2125 sq.mtr., Final Plot No.322 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર) admeasuring 9184 sq.mtr. and Final Plot No.327 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર) admeasuring 27681 sq.mtr. are modified as Final Plot No. 173 admeasuring 2125 sq.mtr., Final Plot No.322 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર) admeasuring 11309 sq.mtr. and Final Plot No.327 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર) admeasuring 25556 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
8. The area, boundary and location of Final Plot No. 133 admeasuring 5828 sq.mtr., Final Plot No. 186/B admeasuring 2254 sq.mtr., Final Plot No.349 (રહેણાંક હેતુ વેચાણપાત્ર) admeasuring 1772 sq.mtr. and Final Plot No.320 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર) admeasuring 2953 sq.mtr. are modified as Final Plot No. 133 admeasuring 5828 sq.mtr., Final Plot No. 186/B admeasuring 2254 sq.mtr. and Final Plot No.320+349 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર) admeasuring 4725 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
9. The area, boundary and location of Final Plot No. 107/A admeasuring 2191 sq.mtr. and Final Plot No.324 (પાર્કિંગ) admeasuring 2130 sq.mtr. are modified as Final Plot No. 107/A admeasuring 2130 sq.mtr. and Final Plot No.324 (પાર્કિંગ) admeasuring 2191 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
10. The area and boundary of Final Plot No. 250/2 admeasuring 3865 sq.mtr., Final Plot No. 241 admeasuring 5779 sq.mtr., Final Plot No. 176 admeasuring 23553 sq.mtr., Final Plot No.314 (વાણીજ્ય વેચાણ માટે) admeasuring 15041 sq.mtr., Final Plot No.333 (બગીચો) admeasuring 37243 sq.mtr. and Final Plot No.334 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર (પ્લે ગ્રાઉન્ડ)) admeasuring 27019 sq.mtr. are modified as Final Plot No. 250/2 admeasuring 3865

sq.mtr., Final Plot No. 241 admeasuring 5779 sq.mtr., Final Plot No. 176 admeasuring 23553 sq.mtr., Final Plot No.314 (વાણીજ્ય વેચાણ માટે) admeasuring 12897 sq.mtr., Final Plot No.333 (બગીચો) admeasuring 41506 sq.mtr. and Final Plot No.334 (સોશિયલ ઈન્ફ્રાસ્ટ્રક્ચર (પ્લે ગ્રાઉન્ડ)) admeasuring 24900 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

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

Prakash Dutta

(Prakash Dutta)

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 Additional Chief Secretary to Hon'ble Chief Minister, Swarnim Sankul-1, Sachivalaya, Gandhinagar.
- The Municipal Commissioner, Surat Municipal Corporation, Surat.
- The Chief Executive Officer, Surat Urban Development Authority, Surat.
- The Chief Town Planner, Gujarat State, Gandhinagar.
- The Town Planning Officer, Unit-1, 5th floor, New SUDA bhavan, Vesu, Surat-395007.
- 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 Gujarat Government Extra Ordinary Gazette of Dated 22.02.2024.
- The Director of Information, Gandhinagar- with request to issue suitable presses note.
- The Revenue Department, 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.(2024).
- The personal file of Dy. Section Officer, L-Branch, U. D. & U. H. Deptt. (2024).

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15 MAR 2024

ક્રમ નંબર... ૭૧૧૧૬૭૦

GOVERNMENT OF GUJARAT
URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT
NOTIFICATION NO. GH/V/38 OF 2024/UDUHD/TPS/e-file/18/2023/8880/L
SACHIVALAYA, GANDHINAGAR.

ERRATUM

Dated 22.02.2024

ઈનવર્ડ નં... ૨૭૮૬

ટી.પી.ડી. કે. કમિશ્નરી

તારીખ... ૨૧/૦૩/૨૦૨૪

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No. GH/V/40 of 2024/UDUHD/TPS/e-file/18/2023/8880/L: WHEREAS, In exercise of the powers conferred under section 65 of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No.27 of 1976), the State Government by the Notification No. GH/V/38 of 2024/UDUHD/TPS/e-file/18/2023/8880/L, dated 22.02.2024 sanctioned the Preliminary Town Planning Scheme No. 84 (Kosad-Bharthana Kosad-Motavarachha-Abrama) (hereinafter referred to as "the said Scheme").

In the said Notification dated 22.02.2024, the typographical error in Sr.No.1 of the schedule- "અંતિમખંડ બિલ્ડીંગ યુનિટમાં રીડેવલોપમેન્ટ / કરવામાં આવે ત્યારે યોજનામાં અપનાવેલ અન્ય ખુણી જમીનના કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને સુપ્રત કરવાની રહેશેહયાત :નોંધ) . વ/બાંધકામના સુધારાધારામાં આ શરત લાગુ પડશે નહીં." is corrected as

"અંતિમખંડ/ બિલ્ડીંગ યુનિટમાં રીડેવલોપમેન્ટ / કરવામાં આવે ત્યારે યોજનામાં અપનાવેલ અન્ય ખુણી જમીનના કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને સુપ્રત કરવાની રહેશે. (નોંધ: હયાત બાંધકામના સુધારા/વધારામાં આ શરત લાગુ પડશે નહીં.)"

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

Prakash Dutta

(Prakash Dutta)

Officer on Special Duty & Ex-Officio Joint Secretary
to the Govt. of Gujarat

Urban Development and Urban Housing Department.

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