

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

NOTIFICATION

Dated : 6 : 02 : 2004

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

NO.GH/V/14 of 2004/TPS-142001/5145/L :- WHEREAS under Section 41 of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No.27 of 1976) (hereinafter referred to as "the said Act") the Surat Urban Development Authority declared its intention of making of the Draft Town Planning Scheme No.5 (Vesu-Bhimrad) Surat Urban Development Authority;

AND WHEREAS under sub-section (1) of section 42 of the said Act, the Surat Urban Development Authority (hereinafter called the "said Authority") made and published duly in the prescribed manner a draft scheme (hereinafter called "the said scheme") in respect of the area included in the Town Planning Scheme No. 5 (Vesu-Bhimrad) Surat Urban Development Authority;

AND WHEREAS after taking into consideration the objections received by the said Authority submitted the said scheme to the State Government for sanction under Section 48 of the said Act in the manner provided therein;

NOW, THEREFORE, in exercise of the powers conferred by sub-section (2) of Section 48 of the said Act, Government of Gujarat, hereby:-

- (a) sanctions the said scheme subject to the modifications enumerated in the Schedule appended hereto.
- (b) states that the said scheme shall be kept open to the inspection of the public at the office of the Surat Urban Development Authority during office hours on all working days.

SCHEDULE

1. While finalising the draft Town Planning Scheme, the Town Planning Officer shall allot final plots in the Agriculture Use itself against the original plots which are in the Agriculture Use as per the sanctioned Development Plan of Surat Urban Development Authority, if the said lands are put to residential use in future, then development permission shall be granted after deducting 35% of the land. In the lands under the residential use, the deduction shall be made 35% while allotting final plots.

2. While finalising the draft Town Planning Scheme, the Town Planning Officer shall extend the 9.00 mt wide road in the northern side upto 45.00 mt road.
3. While finalising the draft Town Planning Scheme, the Town Planning Officer shall allot Final Plot in lieu of O.P. in the same village (i.e. in their same village revenue limit).
4. While finalising the draft Town Planning Scheme, the Town Planning Officer shall take decision to allot the Final Plot in lieu of O.P.No.36, 42, 46, 81, 82, 93 and 94 as far as possible in their O.P's lands or in their vicinity.
5. While finalising the draft Town Planning Scheme, the Town Planning Officer shall carve out the final plots, in regular shape which are allotted to the appropriate authority for sale for commercial and sale for residential use.
6. While finalising the draft Town Planning Scheme, the Town Planning Officer shall increase the deduction of lands as far as possible by considering location and availability of lands in built-up area in O.P.No.3, 4 and 14.
7. While finalising the draft Town Planning Scheme, the Town Planning Officer shall increase the deduction of lands in O.P. No. 22, 29, 30, 76 and 77.
8. While finalising the draft Town Planning Scheme, the Town Planning Officer shall carve out a separate O.P. of lands declared as surplus lands under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and allot appropriate final plots in lieu of these O.Ps.
9. While finalising the draft Town Planning Scheme, the Town Planning Officer shall specify the public purpose uses which are allotted to the appropriate authority in their consultation as per section 40(3) of Act.
10. While finalising the draft Town Planning Scheme, the Town Planning Officer shall carve out the final plots in regular shape which are allotted to the appropriate authority for public purpose.
11. While finalising the draft Town Planning Scheme, the Town Planning Officer shall take decision to increase the provision for allotment for housing for Socially and Economically Weaker Section of the public up to 5 percent of the scheme area.
12. Final plots allotted to the appropriate authority for purpose of "SEWSHS", "Sale for Residential Use" and "Sale for Commercial Use" the Town Planning Officer shall decide it 10% beneficial to the scheme area and 90% beneficial to general public.

finalising the Draft Town Planning Scheme, the Town Planning shall determine the market values of O.P.s after taking into consideration the comparable sales executed and registered in the last three years before dated 31/7/2000 in vicinity of the scheme area.

finalising the Draft Town Planning Scheme, the Town Planning shall reconsider the market value of the undeveloped final plots of scheme area.

finalising the Draft Town Planning Scheme, the Town Planning shall give Sr.No.97 instead of Sr.No. 97 to 118 in "Redistribution Valuation Statement".

finalising the Draft Town Planning Scheme, the Town Planning shall decide the time period of completion of the development of public utility with reference to after coming into force of the preliminary scheme.

finalising the Draft Town Planning Scheme, the Town Planning shall reconsider and take appropriate decision regarding expenditure towards Town Planning Office and Board of Appeal.

finalising the Draft Town Planning Scheme, the Town Planning shall increase the deduction of lands around 35 percent in the land as far as possible.

finalising the Draft Town Planning Scheme, the Town Planning shall correct the scheme book document, so that there is consistency in the Form 'F' and attached plans.

order and in the name of the Governor of Gujarat,


(V.D. Vaghela)

Officer on Special Duty & Ex-Officio Deputy Secretary
to the Govt. of Gujarat,
Urban Development and Urban Housing Department.

forwarded with compliments to:-

Chairman, Surat Urban Development Authority, Surat.
Chief Executive Authority, Surat Urban Development Authority, Surat.
Municipal Commissioner, Surat Municipal Corporation, Surat.
Chief Town Planner, Gujarat State, Gandhinagar (5 copies).
Collector, Surat.

- The District Development Officer, Surat.
 - The Director of Information, Gandhinagar, with a request to issue a suitable press note.
 - 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 6 :2004 and forward its 10 printed copies of the same to this department. The Gujarati version of the Notification will be forwarded shortly to you by the Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar.
 - 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 P.S. to Hon'ble Minister (UD) Sachivalaya, Gandhinagar.
 - The Select file of 'L' Brach(2004).
 - The Personal file of Dy. Section Officer (2004).
- /L 2 Br./