

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

Dated : 27 :06:2002.

**THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976**

NO.GH/V/ 85 of 2002/TPS/142001/860/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.14 (Pal) 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 Draft Town Planning Scheme No.14 (Pal) Surat Urban Development Authority;

AND WHEREAS after taking into consideration the objections received by it 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) state that the said scheme shall be kept open to the inspection of the public at the office of the Surat Urban Development Authority, Surat during office hours on all working days;

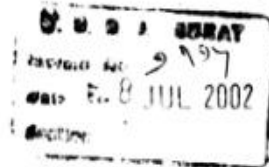
**SCHEDULE**

1. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall see that the percentage of deduction in open lands is kept uniform as far as possible.
2. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall deduct the lands maximum possible in O.P.No.12,13,46 and 134.
3. 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.

6 JUL 2002

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4. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall divide the percentage of beneficiaries to the scheme area and general public in consultation with the appropriate authority by considering location, area and use of public purpose.
5. 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 sections of the people upto 5 percent of the scheme area in consultation with appropriate authority. The Town Planning Officer shall do this by making appropriate change in the purpose of final plots allotted to the appropriate authority for other public purpose in the scheme area and without increasing the average percentage deduction within the scheme area.
6. Final plots allotted to the appropriate authority for public purpose of 'SEVSHS' the Town Planning Officer shall decide it 10% beneficiaries to the scheme area and 90% beneficiaries to general public.
7. While finalising the draft Town Planning Scheme, the Town Planning Officer shall carve out a separate O.P. of lands declared as surplus land under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and allot appropriate final plots in lieu of these O.Ps.
8. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall reconsider the market value of undeveloped final plots of the scheme area.
9. While finalising the Draft Town Planning Scheme, the Town Planning Officer, in consultation with the appropriate authority, shall decide the time period of completion of the development works suggested in the scheme. This shall be the period with reference to "after coming into force of the Preliminary Scheme".
10. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall reconsider the expenditure incurred by the appropriate authorities under section 77 (1)(a) of the Act.
11. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall carve out the final plots allotted to appropriate authority in rectangular shape.
12. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall allot the final plots in lieu of O.P. No.43,101 and 106 as far as possible in their vicinity.

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

  
(P.D. Sutarfa)

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