

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/ 86 of 2002/TPS/142001/ 863 / 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.17 (Puna) 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.17 (Puna) 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.53, 65, 81, 89, 101, 123, 139, 148 and 156.
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.

4. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall decide 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 SEWSHS, 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.

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

(P.U. SUTARIA)

Officer on Special Duty & Ex-Officio Deputy
Secretary to the Government of Gujarat.

Urban Development and Urban Housing Department

Copy forwarded with compliments to

- ❖ The Chairman, Surat Urban Development Authority, Surat.
- ❖ The Chief Executive Authority, Surat Urban Development Authority, Surat.

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The Municipal Commissioner, Surat Municipal Corporation, Surat
The Chief Town Planner, Gujarat State, Gandhinagr (5 copies).
The Manager, Government Central Press, Gandhinagar - with a request to
publish the aforesaid 'notification' in Part IV-B of the Gujarat Government
Extra Ordinary Gazette of 27.06.2002 and forward its ten printed copies to
this department urgently. The Gujarati version of the notification will be
forwarded shortly.

The Collector, Surat
The District Development Officer, Surat Dist. Surat
The Director of Information, Gandhinagar- with a request to issue a suitable
press note.

The Legislative and Parliamentary Affairs Department, Sachivalaya,
Gandhinagar - With a request to send a Gujarati version of the aforesaid
Notification directly to the Manager, Government Central Press,
Gandhinagar.

The "V" Sr. UD&UH Department - with a request to do the needful for
appointing the Town Planning Officer under section 50 of the Gujarat Town
Planning and Urban Development Act, 1976 in suitable time.

The Mamlatdar, City Dist. Surat.
The Revenue Department, Sachivalaya, Gandhinagar
The P. S. to Hon. Minister (UD), Sachivalaya, Gandhinagar
The Select file of 'L' Branch (2002)
The Personal file of Dy. S.O. (2002)