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Government of Gujarat,
Urban Development and Urban Housing Department,
Sachivalaya, Gandhinagar.

29/9/94
21/9/228...

Dated the 27th September, 1994.

The Gujarat
Town Planning
and Urban
Development
Act, 1976.

NO.GH/V/ 1404 of 1994/TPS-1453/3954/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 Municipal Corporation declared its intention
of making of the Town Planning Scheme Surat No.23
(Randed);

25-6-94
DOP

AND WHEREAS under sub-section(1) of Section 42 of
the said Act, the Surat Municipal Corporation (here
after called the "said Municipal Corporation") 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 Surat No.23 (Randed);

MC/SMC

22 SEP 1994

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AND WHEREAS after taking into consideration the
objections received by it the said Municipal Corpora-
tion submitted the said scheme to the State Govern-
ment 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, and

- (b) States that the said scheme shall be kept open to the inspection of the public at the office of the Surat Municipal Corporation during office hours on all working days;

SCHEDULE

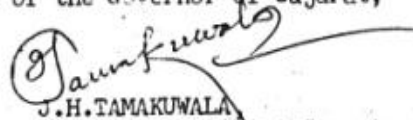
- (1) While finalising the draft scheme the Town Planning Officer shall see that the percentage deduction in the area for each of the O.P.Nos. 1,2,3,4/A,4/B,5,6,11,12,13, 21/A,21/B and 41/A+B remains at par with the comparable average percentage deductions in the scheme area.
- (2) While finalising the draft scheme, the Town Planning Office shall include authentic tenure of each original plot in redistribution and valuation statement.
- (3) In case of final plots allotted to the Appropriate Authority for public purposes, the Town Planning Officer shall decide the percentage of beneficiaries to the scheme area and general public in consultation with the Appropriate Authority.
- (4) In case of joint ownership of original plot, while finalising the draft scheme, the Town Planning Officer shall decide the rights and shares of joint owner in the allotted final plots.
- (5) In the scheme documents for final plots allotted for public purpose or purposes of appropriate authority, the word "Reservation" shall be replaced by the word "Allotment".

(6) As the F.P.Nos.49(R/8) and 45(R/4) which have been shown for public purpose as 'Utility Centre' does not indicate specific public purpose under the Act, the Town Planning Officer when appointed to finalise the scheme shall decide specific public purposes of these plots in consultation with the Appropriate Authority. Similarly for F.P.Nos.46 (R/5), 55(R-15); 42(R-1) and 51(R-10) which have been shown for public purposes as 'District Centre', 'Recreation Purpose' and 'Community Centre' respectively, the Town Planning Officer shall decide specific public purpose under the Act, in consultation with the Appropriate Authority.

(7) The Town Planning Officer shall increase the provision for Housing for Socially and Economically Backward Classes of people under Section 40(3)(j) of the Act in the scheme area, in consultation with the appropriate authority. The Town Planning Officer shall do this by making proper changes in the area of final plots allotted for other public purposes in the scheme area and consulting the appropriate authority also.

(8) The Development Control Regulations incorporated for the scheme, shall be replaced by the Development Control Regulations of the sanctioned development plan of SUDA.

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



J.H. TAMAKUWALA
Officer on Special Duty and Joint Secretary to
the Govt. of Gujarat,
Urban Development and Urban Housing Department.

Copy forwarded with compliments to:-.

- The Administrator, Surat Municipal Corporation, Surat.
- The Municipal Commissioner, Surat Municipal Corporation, Surat.
- The Chief Executive Officer, Surat Urban Development Authority, Surat.
- The Chief Town Planner, Gujarat State, Ahmedabad (5 copies).
- The Manager, Government Central Press, Gandhinagar-
With a request to publish the aforesaid Notification in Part IV B of the Gujarat Government Gazette Extra Ordinary and forward ten copies to this department.
- The Collector, Surat District-Surat.
- The District Development Officer, Surat.
- The Mamlatdar, Surat District-Surat.
- The Director of Information, Gandhinagar-With a request to issue a suitable press note and send a copy of said press note to this department.
- The Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar-With a request to send Gujarati Version of the aforesaid Notification directly to the Manager, Govt. Central Press, Gandhinagar immediately for publication.
- The 'V' Br.UD&UR 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 time.
- The Revenue Department, Sachivalaya, Gandhinagar.
- The Select file.
- The Personal file.