

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

NOTIFICATION

Dated the 30th July, 1998.

Gujarat
Town Planning
Urban
Development
Act, 1976.

NO.CH/V/106 of 1998/TPS/1498/127/LI: 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 No. 28 (Althar-Bhatar);

AND WHEREAS under sub-section (1) of Section-42 of the said Act, the Surat Municipal Corporation (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. 28 (Althar-Bhatar);

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) 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 Town Planning Scheme, Town Planning Officer shall see that the percentage deduction in the open lands shall be kept equal in the scheme area, except the land reserved for the public purpose as per the proposal of the sanctioned Development Plan/Revised Development Plan of SJDA.

2. In the draft scheme some of original plots are included in reservation of the public purpose in the sanctioned Development Plan/Revised Development Plan of SUDA. As a result of these reservation, the final plots allotted in view of these O.P.'s shall be identical in shape, size and situation as per their corresponding O.P.'s. In future, if there is any change in these proposals/provisions of these reservation due to variation under section 19 of the Gujarat Town Planning and Urban Development Act, 1976, the development permission shall be granted after deducting 30% of the area of the lands in O.P.'s. A note to this effect shall be added in column No.16 of Redistribution statement.
3. While finalising the draft scheme, the Town Planning Officer shall include a note that the provision of the Urban Land Ceiling Act, 1976 shall be applicable to the scheme area.
4. While finalising the draft scheme, the Town Planning Officer shall carve out a separate original plots of lands declared as surplus under the provisions of the U.L.C. Act 1976 and allot appropriate final plots in lieu of these original plots.
5. While finalising the draft scheme the Town Planning Officer shall specify the uses which are permissible in the final plots, allotted to the appropriate authority for the public purpose like sub centre, district centre, utility centre in consultation with appropriate authority.
6. The word 'Housing for EWS' where ever used in the scheme shall be replaced by the words 'Housing for Socially and Economically Weaker Section of the people'.
7. While finalising the draft scheme, the Town Planning Officer shall take a decision to increase the provision for allotment for 'Housing for Socially and Economically Weaker Section of the people' upto 5% of the scheme area in the consultation with appropriate authority. The Town Planning Officer shall do this by making appropriate change in the purposes of final plots allotted to the appropriate authority for the other public purposes in the scheme area and without increasing the average percentage deduction within the scheme area.

8. In case of final plots allotted to the appropriate authority for public purpose, 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.
 9. In case of joint ownership in original plots, the Town Planning Officer shall decide the proportion for receivable compensation and incremental contribution to be levied upon.
 10. The G.D.C.R. shall be applicable to the scheme area in accordance with the G.D.C.R. of the sanctioned development plan of SUDA from time to time.
 11. While finalising the draft scheme, the Town Planning Officer shall take proper decision in the consultation with the appropriate authority about tree plantation which is included in the cost of works.
 12. In the document of the scheme (on the page no. 235) the words 'Final plots no. 81 to 110 are allotted to the appropriate authority' shall be replaced by the words "Final plots no. 81 to 109 are allotted to the appropriate authority."
- By order and in the name of the Governor of Gujarat,


V.B. DAVE
Officer on Special Duty & Joint Secretary to the
Government of Gujarat,
Urban Development and Urban Housing Department.

Copy forwarded with compliments to :-
-The Municipal Commissioner, Surat Municipal Corporation, Surat.
-The Chief Executive Officer, Surat Urban Development Authority, Surat.
-The Chief Town Planner, Gujarat State, Gandhinagar (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 30-7-98 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.
- 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
Gujarati Version of the notification directly to the
Manager, Govt. Central Press, Gandhinagar immediately
for publication.

- The 'V' Br. UD&UHD Department, Sachivalaya, Gandhinagar-
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.
(UD)
- P.S. to Minister of State, Sachivalaya, Gandhinagar.
- Select file.
- Personal file.