

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

Dated the 17th May, 1999.

19 MAY 1999

NO.GH|V| 75 of 1999|TPS|1498|403|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 No.35 (Katargam);

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.35 (Katargam);

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, the Town Planning Officer shall see that the percentage of deduction in the Open land shall be kept uniform in the scheme area.

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 lieu 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 reservations due to modification/variation under 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.
3. While finalising the draft scheme, the Town Planning Officer shall ~~give~~ give out a separate original plots of lands declared as under the provisions of the Urban Land Ceiling Act-1976 and allot appropriate final plots in lieu of these original plots.
4. 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, cultural centre in consultation with appropriate authority.
5. While finalising the ^{Draft} Town Planning Scheme the Town Planning Officer shall decide the public purpose of F.P.No.97 (allotted to Appropriate Authority for staff quarters) in accordance with the Gujarat Town Planning and Urban Development Act-1976 in consultation with Appropriate Authority.
6. The ward 'Housing for ENS' wherever used in the scheme shall be replaced by the wards '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 purpose of final plots allotted to the appropriate authority for the other public purpose 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. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall determine the market values of the O.P.'s, after taking into consideration the comparable sales executed and registered for the last five years before dated 21.4.97 in the vicinity of the scheme area.

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:-

-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 on dated 17-5-1999 and forward its ten printed copies to this department urgently. The Gujarati Version of the Notification will be forwarded shortly.

-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 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' Branch, UD&UH Deptt. Sachivalaya, G'nagar.

-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 P.S. to Minister of State (UD) Sachivalaya, Gandhinagar.

-The Select file.

-The Personal file.