

3/2000

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

Dated the 21st January, 2000

NOTIFICATION

The Gujarat
Town
Planning and
Urban
development
Act: 1976.

No.GII/V/13 of 2000/TPS/1499/1478/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 Draft Town Planning Scheme Surat No.37 (Althan South);

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, Surat No.37 (Althan South);

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 lands 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 reservations, the final plots allotted in view of these O.Ps, shall be identical in shape, size and situation as per their corresponding O.Ps. In future if there is any change in these proposals/provisions of these reservations due to modifications/variation under the Gujarat Town Planning and Urban Development Act, 1976, the development permission shall be granted after deducting 30 per cent of the area of the lands in O.Ps.
3. While finalising the draft scheme, the Town Planning Officer shall carve out a separate original plot 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. The word "Housing for EWS" wherever used in the scheme shall be replaced by the words "Housing for Socially and Economically Weaker Sections of the people."
6. 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 Sections of the people upto 5 per cent of the scheme area in consultation with the 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.
7. In ^{Case} 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.

8. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall consider the expenditure if incurred by the appropriate authority under section 42 (1) (2) and 77 (1) of the Act, in consultation with appropriate authority.
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. While finalising the draft Town Planning Scheme, the Town Planning Officer shall decide the matter regarding the proposal of tree plantation included in the cost of works as per Section 40 of the Act in consultation with Appropriate Authority.

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


(V.B. Dave)

Officer on Special Duty to the Govt of Gujarat
Urban Development & Urban Housing Department

Copy forwarded with compliments, to:

- Municipal Commissioner, Surat Municipal Corporation, Surat
- Chief Executive Officer, Surat Urban Development Authority, Surat.
- The Chief Town Planner, Gujarat State, Gandhinagar (with 5 extra copies).
- The Director of Information, Gandhinagar - with a request to issue suitable press note.
- 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 21.1.2000 and forward its ten printed copies to this Department urgently. The Gujarati version of the Notification will be forwarded shortly.
- The Collector, Surat, District Surat.
- The District Development Officer, Surat
- The Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar - with a request to send the Gujarati version of the aforesaid Notification directly to the Manager, Government Central Press, Gandhinagar, immediately for publication in the Government Gazette.

- 1) The 'V' Branch, UD & UID, 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 firm.
- 2) P.M. to Minister of State, (UD), Sachivalaya, Gandhinagar.
- 3) The Select File
- 4) Personal file.