

GOVERNMENT OF GUJARAT
URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT
SACHIVALAYA, GANDHINAGAR.

NOTIFICATION

Dated: 25-10-2004.

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

NO.GH/V/137 of 2004/TPS/1403/400/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 No.46 (Jahangirpura);

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 Draft Town Planning Scheme Surat No.46 (Jahangirpura);

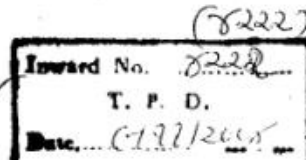
AND WHEREAS after taking into consideration the objections received by it the said Authority submitted the said scheme to the State Government for sanction under section 48 of the said Act in the manner provided therein;

NOW, THEREFORE, in exercise of the powers conferred by sub-section (2) of section 48 of the said Act, Government of Gujarat, hereby:-

- sanctions the said scheme subject to the modifications enumerated in the Schedule appended hereto,
- 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

- While finalising the Draft Town Planning Scheme, the Town Planning Officer shall allot the final plots in lieu of O.P. 32 and 33 as far as possible in their vicinity.
- While finalising the Draft Town Planning Scheme, the Town Planning Officer shall decide the rights and shares of the individual owners in case of final plots allotted in joint ownership.

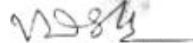


While finalising the Draft Town Planning Scheme, the Town Planning Officer shall increase the deduction of lands as far as possible by considering location, availability of lands in O.P.No.9,11,22,37,45,49 and 57.

4. 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.P.s.
5. While finalising the draft Town Planning Scheme, the Town Planning Officer shall specify the public purpose of Final Plot No.73 and 81 which are allotted to the appropriate authority for Municipal Staff Quarter and Staff Quarter in consultation with the appropriate authority.
6. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall specify the public purpose uses which are such as permissible in final plots allotted to the appropriate authority for public purpose like Sub Center and District Center.
7. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall carve out the final plots allotted to the appropriate authority in rectangular shape.
8. 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.
9. 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 public 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 public purpose in the scheme area.
10. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall determine the market values of O.P.s after taking into consideration the comparable sales executed and register of the last five years before dated 28/11/2001 in vicinity of the scheme area.
11. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall reconsider the market value of the undeveloped final plots in the scheme area.

12. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall check and take appropriate decision about 'Form-F' title in accordance with the regulations.
13. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall reconsider and take appropriate decision regarding expenditure towards Town Planning Officer office and Board of Appeal.
14. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall correct the figures of suggested works.
15. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall take appropriate decision about ownership of the land of Block NO.25 of village Jhangirpura taking into considering revenue record and award under Land Acquisition act.

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


(V.D. Vaghela)

Officer on Special Duty & Ex-Officio Deputy Secretary
to the Govt. of Gujarat,
Urban Development and Urban Housing Department.

Copy forwarded with compliments to:-

- The Municipal Commissioner, Surat Municipal Corporation, Surat.
- The Chairman, Surat Urban Development Authority, Surat.
- Chief Executive Officer, Surat Urban Development Authority, Surat.
- The Collector, Surat.
- The District Development Officer, Surat.
- The Mamlatdar, Surat District-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 accompanying notification in Extra Ordinary Part IV B of Gujarat Government Extra Ordinary Gazette of 25-10-2004 positively and forward its ten printed copies to this department.
- The Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar, with a request to send Gujarati version of the Notification directly to the Manager, Government Central Press, Gandhinagar immediately for its publication in the official gazette urgently.
- The "V" br. UD&UHD with a request to do needful for appointing the Town Planning officer under section 50 of the GTP & UD Act, 1976 in suitable time.
- The Revenue Department, Sachivalaya, Gandhinagar.
- The P.S. to Hon'ble Minister (UD) Sachivalaya, Gandhinagar.
- Select file of 'L' Branch (2004)
- Personal file of Dy. S.O. (2004).

/L.3 Notification/