



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

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NOTIFICATION

Dated. 17/12/2013 No. DC (P & D)/GS/ 409
Dt. 23/12/2013

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No. GH/V/238 of 2013/TPS-1413-138-L: WHEREAS, under section 41(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) Surat Urban Development Authority declared its intention of making of the Draft Town Planning Scheme No. 59 (Unn) (hereinafter referred to as "the said Act", "the said Authority" and "the said Draft Scheme" respectively)

AND WHEREAS, under section 42(1) of the said Act, the said Authority made and published, duly in the prescribed manner in respect of the area included in the said Draft Scheme

AND WHEREAS, after taking into consideration, objection or suggestion received by the said Authority, the said Authority submitted the said Draft Scheme to the State Government for sanction under section 48(1) of the said Act, in the manner provided therein;

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

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- (a) Sanction the said Draft Scheme subject to the modifications enumerated in the Schedule appended hereto;
- (b) State that the said Draft Scheme shall be kept open for inspection by the public, at the office of the Authority, during office hours on all working days.

SCHEDULE

MC/SMC
23 DEC 2013
24/12/2013

1. In finalizing the said Draft Scheme, the Town Planning Officer shall:
- 1. Allot final plots in their original plots or in the near vicinity as far as possible. (Original Plot No.120, 135, 146/B, 149, 154, 162, 167, 191, 192, 207, 219, 241)
 - 2. Deduct the Govt. lands as well as private lands at par, with the average deduction.
 - 3. Allot the separate original plot / final plot for State Govt. lands as per revenue records.
 - 4. Estimate and include cost of scheme borne by appropriate Authority, under section 52(1)(iv), 77(1)(b) and 77(1)(g) of the said Act as well as determine the

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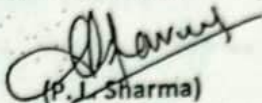
DTPC
H.D. Manoj
to update
27/12/13

period within which the works provided in the scheme shall be completed by the appropriate authority.

5. Allot the separate original plot/final plot for excess lands declare under U.L.C. Act.
6. Carve out the final plots in regular shapes, useable and buildable as per the provisions of the General Development Control Regulation. (Final Plot No.24/C, 35, 223, 214, 232, 236, 271/A, 271/B, 24/B, 31,, 27, 205, 212, 213, 217, 276, 154, 278/A, 278/B)
7. Correct form F, relevant maps and other matters.
8. Decide the ownerships, area and tenure as per the revenue records.
9. Verify the authenticity of buildings and layout and thereafter include them in the relevant maps.
10. Increase the area for SEWSHS up to 5% of the Scheme area.
11. Provide approach to final plot allotted to the appropriate authority and other owners, from road having such width so that the development is available as per General Development Control Regulation. (Final Plot No.147-Open Space, 108, 21, 105, 64, 98, 238, 275/B)
12. Maintain tanks and water bodies and give an appropriate approach to the water bodies. (Original Plot-No.273)
13. As far as possible, reconstitute original plots in such a manner so that the telephone line, gas line or electricity line does not affect the final plots.
14. Decide the permissible uses in the final plots allotted for the Public Purpose, etc in the consultation of the appropriate authority.
15. Modify the roads for the alignment and width to be in sync with town planning scheme in an adjoin area, existing road and development plan road.
16. Take necessary decision for the road, in case where the development/building permission has granted considering the existing road or access by other road like cart road.
17. Decide the percentage of beneficiary for allotted final plot to the appropriate authority with the consultation of appropriate authority.
18. Ensure that the final plot allotted in lieu of original plot in accordance to zone as per development plan.
19. Specify the width of roads in the relevant plans.
20. Allot final plot numbers in consecutive sequence and also maintain continuity of all final plot numbers
21. Reconstitute the original plots in a manner that the alignment of the SUDA ring road is in sync with the sanctioned variation.
22. For appropriate contiguity in planning, in the "Gamtal" show the alignment and width of roads in dotted line
23. Consider, the representation made by the owners of the land bearing revenue survey No.34/5 of village Unn with respect to deduction and alignment of 9 mtr wide road passing through survey no.34/5 of village Unn as per law.
24. Consider, the representation made by the owners of the land bearing revenue survey No.34/5 of village Unn with respect to alignment of 9 mtr wide road as per law.

25. Consider, the representation made by the owners of the final plot no. 50 of village Unn with respect to deduction and alignment of 18 mtr wide road as per law.
26. Consider, the representation made by the owners of the land bearing block No.95 of village Unn with respect to deduction and alignment of 18 mtr wide road as per law.

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


(P. L. Sharma)

Officer on Special Duty & Ex-Officio Joint 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 Chief Executive Officer, Surat Urban Development Authority, Surat.
- The Chief Town Planner, Gujarat State, Gandhinagar.
- The Senior Town Planner, South Gujarat Region, Kuber Bhavn. I-Block, 8th Floor, Room No. 802, Kothi Compound, Baroda.
- The Collector, Surat. Dist. Surat.
- The District Development Officer, Surat. Dist. Surat.
- The Manager, Government Central Press, Gandhinagar - with a request to publish the aforesaid notification in part IV-B, central section, in the Government Extra Ordinary Gazette Dated. 17/12/2013 and forward 10 printed copies of the same to this Department. The Gujarati version of this Notification will be forwarded shortly to you by the Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar.
- The Director of Information, Gandhinagar- with request to issue a suitable press notes.
- The Legislative and parliamentary Affairs Department, Sachivalaya, Gandhinagar - with a request to send Gujarati version of the said Notification directly to the Manager, Government Central Press, Gandhinagar for its publication in the official gazette urgently.
- The Revenue Department, Sachivalaya, Gandhinagar.
- The P. S. to Hon'ble Minister (U.D. & U.H.Deptt.) Sachivalaya, Gandhinagar.
- System Manager, Urban Development and Urban Housing Department, Gandhinagar- with request to publish in the department web site.
- The Select file of ' L ' Branch, U.D. & U.H.Deptt. (2013)
- The personal file of Dy. Section Officer, U.D. & U.H.Deptt. (2013)