



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

ક્રમ નં. ૩૯૩
અ.પ.અ. ૦.૬
તારીખ ૨૯-૧૨-૧૩

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:-

- ગ.પ.અ.અ. ૨૩૯ (a)
૨૪/૧૨/૨૦૧૩
- (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.

MC/SMC
23 DEC 2013
DVC (P&D)

SCHEDULE

- Finalizing the said Draft Scheme, the Town Planning Officer shall:
- 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)
 - Deduct the Govt. lands as well as private lands at par, with the average deduction.
 - Allot the separate original plot / final plot for State Govt. lands as per revenue records.
 - 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

- 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.