

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

NOTIFICATION

Dated.23.06.2010

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

NO.GH/V/ 85 of 2010/TPS-1408-4471-L : WHEREAS, under section 41(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) Surat Municipal Corporation declared its intention of making of the Draft Town Planning Scheme Surat No. 60 (Puna) (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 :-

- (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 said Authority, during office hours on all working days.

SCHEDULE

1. While finalizing the said Draft Scheme, the Town Planning Officer shall decide compensation for O.P. No. 51, 52, 101 to 109, 186, 203 and 204 under section 67 of the said Act.
2. While finalizing the said Draft Scheme, the Town Planning Officer shall allot the separate O.P. /F.P. for excess lands declare under U.L.C. Act.
3. While finalizing the said Draft Scheme, the Town Planning Officer shall delete the note "share in F.P. as per share in O.P." in case where the ownership of original plot is of single owner.
4. While finalizing the said Draft Scheme, the Town Planning Officer shall in accordance to the provision of CDCR allot buildable final plot in lieu of original plot no. 32, 34, 48, 50, 93, 123 & 145.

5. While finalizing the said Draft Scheme, the Town Planning Officer shall make necessary correction for final plots no. 130/A & 130/B allotted in lieu of original plot no. 140 to co-relate area and final plot nos.
6. While finalizing the said Draft Scheme, the Town Planning Officer shall correct the form-f and necessary plan for final plot no. 99 allotted in lieu of original plot no. 102.
7. While finalizing the said Draft Scheme, the Town Planning Officer shall in consultation of Surat Municipal Corporation, decide the public purpose of final plot no. R-19.
8. While finalizing the said Draft Scheme, the Town Planning Officer shall in consultation of Surat Municipal Corporation, decide the permissible uses in the final plots allotted for utility centre, sub-centre.
9. While finalizing the said Draft Scheme, the Town Planning Officer shall make necessary correction for final plot no. 57 & 58 to co-relate form-f and necessary plans.
10. While finalizing the Draft Town Planning Scheme, the Town Planning Officer shall consider the 6 mt wide road on the western boundary as a part of 30 mt wide road.
11. While finalizing the Draft Town Planning Scheme, the Town Planning Officer shall 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.
12. While finalizing the Draft Town Planning Scheme, the Town Planning Officer shall carve out the final plots in regular shapes, useable and buildable as per the provisions of the G.D.C.R.
13. While finalizing the said Draft Scheme, the Town Planning Officer shall decide the ownerships, area and tenure as per the revenue records only.
14. While finalizing the said Draft Scheme, the Town Planning Officer shall check authenticity of the buildings and shall show the sanctioned layout plans and sanctioned building plans on relevant maps.
15. While finalizing the said Draft Scheme, the Town Planning Officer shall increase the area for SEWSHS up to 5% of the Scheme area.
16. While finalizing the said Draft Scheme, the Town Planning Officer shall maintain talavs and water bodies.
17. While finalizing the said Draft Scheme, the Town Planning Officer shall reconstitute original plots in such a manner so that the telephone line, gas line or electricity line does not affect the final plots.
18. While finalizing the said Draft Scheme, the Town Planning Officer shall maintain the width and alignment of existing and proposed roads of adjoin area.
19. While finalizing the said Draft Scheme, the Town Planning Officer shall take necessary decision for the road, in case where the development/building permission has granted considering the existing road or access by other road.
20. While finalizing the said Draft Scheme, the Town Planning Officer shall considering the high tension line widen the 9.0 mt wide road falling in the west of F.P. No. 152 to 157.

21. The Town Planning Officer while finalizing the said Draft Scheme maintains the percentage deduction as per draft scheme, In cases where non agricultural permission/in-principal approval/final approval is not granted.
22. The Town Planning Officer while finalizing the said Draft Scheme, shall deduct 20 percent in cases where non agriculture permission and building permission approval is granted but construction is not commenced in given time limit.
23. The Town Planning Officer while finalizing the said Draft Scheme, shall deduct 20 % of land, in cases other than mentioned in sr. no. 21 & 22 above, where the construction is carried out as per non-agricultural permission and building permission. However in case where such deduction is not possible, the land kept open or part of road shall be considered for deduction.
24. While finalizing the said Draft Scheme, the Town Planning Officer shall considered the D.P. road alignment of 24 mtr passing through block no. 177/1, 183 etc.

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



(P. L. Sharma)
(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, North Gujarat Region, Children Hospital Building, Rasala Marg, Mithakhali, Elisbridge, Ahmedabad-9.
- > The Town Planner, Branch Office, Surat.
- > 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 Dtd:23.06.2010 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 note.
- > 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. (2010)
- ✓ The personal file of Dy. Section Officer, U.D. & U.H.Deptt. (2010)