

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

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NOTIFICATION

DT: 12-07-2011

મુદતસ્થ કચેરી
26 JUL 2011
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ક્રમ નંબર... ૧૩૧૧

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

NO.GH/V/100 of 2011/TPS-1408-4470-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. 66 (Kosad-Variyav) (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 :-

- sanction the said Draft Scheme subject to the modifications enumerated in the Schedule appended hereto ;
- 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

While finalizing the said Draft Scheme, the Town Planning Officer shall:

- Allot F.P.s in their O.P.s or in the near vicinity as far as possible.
- Allot separate O.P./F.P. for excess lands declare under U.L.C. Act & Govt. land.
- Correct form F, relevant maps and other matters.
- Decide original plot value, considering the sales which are not older than 5 years from the date of intention of the said scheme.
- 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.
- Carve out the final plots allotted to appropriate authority, in regular shapes, useable and buildable as per the provisions of the G.D.C.R.
- Decide the ownerships, area and tenure as per the revenue records.

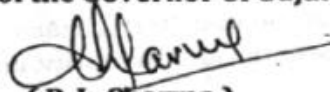
Check authenticity of the buildings and shall show the sanctioned layout plans and sanctioned building plans on relevant maps.

Increase the area for SEWSHS up to 5% of the Scheme area.

Decide the various road proposals, considering width and alignment of existing/ proposed roads of adjoining area and also decide for the 6 mtr wide road proposal which is not permissible as per the provision of GDCR as well as propose consistent road hierarchy.

11. Maintain talav and water bodies.
12. 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.
13. Decide the uses permissible in the final plots allotted for the public purpose District Centre, Sub-Centre, Utility Centre, Community Centre etc. in consultation of the Appropriate Authority and the Chief Town Planner.
14. Increase the area for saleable plots up to 10% of the Scheme area.
15. In Redistribution and Valuation Statement (Form-F) mention Surat Municipal Corporation as owner of the final plot allotted to appropriate authority.
16. Decide the boundary of original plot no.9, 10, 12 and final plot no.9/1, 10, 11, 12.
17. Decide the deduction in original plot no.25, 42, 95, 312, 374/b with respect to area of these original plots as well as decide for the allotment of final plot no.97 in accordance to provision of GDCR.
18. Verify and correct the numbers of the final plots in maps and Redistribution and Valuation Statement in a manner that such final plot numbers are consistent.
19. Decide for the allotment of final plots for such original plots which are falling in 45 mtr development plan road proposals.
20. Delete the road:
 - a. between final plot no. 75/a and 75/b,
 - b. on the eastern side of final plot no. 94 and
 - c. on the Southern side of final plot no.9/c

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.

By 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. Vadodara. Kuber Bhavan, I-Block, 8th Floor, Room No. 802, Kothi Compound, Vadodara.
- 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 Dt.12-07-2011 and forward 10 printed copies of the same to this Department. The Gujarati version of this Notification will be forwarded shortly to