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

NOTIFICATION

Dated 11.08.2026

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No. GH/V/163 of 2026/UDUHD/TPS/e-file/18/2025/3725/L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No. GH/V/74 of 2012/TPS-1409-141-L, dated 11.05.2012 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 74 (Pal) (hereinafter referred to as "the said Draft Scheme") submitted by the Surat Municipal Corporation (hereinafter referred to as "the said Authority");

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 74 (Pal) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act;

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

(a) Sanction the said Preliminary Scheme with modifications enumerated in **SCHEDULE** appended hereto;

(b) State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the said Authority, during office hours on working days;

(c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The condition "સદર મુળખંડની સામે ફાળવેલ અંતિમખંડ/બિલ્ડીંગ યુનિટમાં રીડેવલોપમેન્ટ કરવામાં આવે ત્યારે યોજનામાં અપનાવેલ અન્ય ખુલ્લી જમીનના કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને સુપ્રત કરવાની રહેશે. (નોંધ: હયાત બાંધકામના સુધારા/વધારામાં આ શરત લાગુ પડશે નહી.)" is added in Case No. 20 in remarks column of redistribution statement.
2. The condition "અંતિમખંડની જમીનમાં માલિકોનો હક્ક-હિસ્સો તેઓની મૂળખંડની જમીનોની માલિકીના હક્ક-હિસ્સા નાં પ્રમાણમાં રહેશે." is added in Case No. 22/1 in remarks column of redistribution statement.
3. The condition no. 1 "ડી.આઈ.એલ.આર.શ્રી દ્વારા તા.૨૬/૦૫/૨૦૧૫ ના રોજ થી પ્રમાણિત બ્લોક નંબરોની માપણી મુજબ મૂળખંડનું કુલ ક્ષેત્રફળ ધ્યાને લીધેલ છે." in Case No. 1 to 21, 22/1 to 22/5, 23 to 30, 31/1 to 31/3, 32/1 to 32/3, 33/1, 33/2, 34 to 38 and Case No. 40+41+42 is replaced by "મૂળખંડનું ક્ષેત્રફળ ડી.આઈ.એલ.આર.શ્રી દ્વારા રેકર્ડ કાયમ કર્યા મુજબ ધ્યાને લીધેલ છે." in remarks column of redistribution statement.
4. The condition no.3 in Case No. 2, 7, 8, 12, 13, 20 and 40+41+42, the condition no. 2 in Case No. 3, 4, 5, 7, 8, 9, 10, 14, 15, 31/2, 31/3 and 40+41+42, the condition no. 4 in

Case No. 40+41+42 are deleted from column No. 8 "નોંધ" column of the redistribution statement.

5. The area, boundary and location of the Final Plots relevant to Case No. 19 are modified as shown Annexure – A and in the accompanying plan.
6. The purpose of the Final Plot No. 52 (સામાજીક અને આર્થિક રીતે નબળા વર્ગના લોકોના રહેઠાણ) is modified as the Final Plot No. 52 (વાણિજ્યના હેતુ માટે વેચાણ) as shown in the accompanying plan and the redistribution statement.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

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

(Prakash Dutta)
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 Personal Secretary to Hon'ble Minister, Urban Development and Urban Housing, Swarnim Sankul-1, Sachivalaya, Gandhinagar.
- The Personal Secretary to Hon'ble Minister of State, Urban Development and Urban Housing, Swarnim Sankul-2, Sachivalaya, Gandhinagar.
- The Officer on Special Duty to Hon'ble Minister, Urban Development and Urban Housing, Swarnim Sankul-1, Sachivalaya, Gandhinagar.
- The Municipal Commissioner, Surat Municipal Corporation, Surat.
- The Chief Executive Officer, Surat Urban Development Authority, Surat.
- The Chief Town Planner, Gujarat State, Gandhinagar.
- The Town Planning Officer, Unit-1, 5th floor, SUDA Bhavan, Opp. Aagam Arcade, Vesu- Abhva Road, Vesu, Surat-395007.
- 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 **11.08.2026**.
- The Director of Information, Gandhinagar- with request to issue a suitable press note.
- System Manager (GIL), 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. (2026).
- The personal file of Dy. Section Officer, L-Branch, U.D. & U.H.Deptt. (2026).

નગર રચના યોજના નં. ૭૪ (પાલ) (પ્રારંભિક યોજના)

NOTIFICATION NO. No. GH/V/163of 2026/UDUHD/TPS/e-file/18/2025/3725/L, Dated 11.08.2026

પુન:વહેચણી પત્રક

કેસ નં.	જમીન માલિકોના નામ	સત્તા પ્રકાર	રે. સ.નં. / બ્લોક નં.	મુળખંડ		અંતિમખંડ		નોંધ
				નંબર	ક્ષેત્રફળ (ચો.મી.)	નંબર	ક્ષેત્રફળ (ચો.મી.)	
૧	૨	૩	૪	૫	૬	૭	૮	૯
૧૯/૧	અમીત હર્ષદભાઈ પટેલ	બિનખેતી	૪૦૭/૧	૧૯/૧	૬૧૫૪	૧૯/૧	૪૩૦૮	(૧) મૂળખંડનું ક્ષેત્રફળ ડી.આઈ.એલ.આર.શ્રી દ્વારા રેકર્ડ કાયમ કર્યા મુજબ ધ્યાને લીધેલ છે. (૨) અંતિમખંડમાં જમીન માલિકોના હકક હિસ્સા તેમની મુળખંડની જમીનમાંના હકક હિસ્સાના પ્રમાણમાં રહેશે.
૧૯/૨	લક્ષ્મણભાઈ હરીભાઈ	જુની શરત	૪૦૭/૨	૧૯/૨	૧૨૩૧	૧૯/૨	૮૬૨	(૧) મૂળખંડનું ક્ષેત્રફળ ડી.આઈ.એલ.આર.શ્રી દ્વારા રેકર્ડ કાયમ કર્યા મુજબ ધ્યાને લીધેલ છે.

(Prakash Dutta)
Officer on Special Duty & Ex-Officio Joint Secretary
to the Govt. of Gujarat
Urban Development and Urban Housing Department