

DPI NO. 2242
15195

1 JUL 1996

Government of Gujarat,
Urban Development and Urban Housing Department,
Sachivalaya, Gandhinagar.

Dated, the 25th June, 1996.

NQ.GH/V/104 of 1996/TPS-1495-1849-L:- WHEREAS under Section-41 of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No.27 of 1976) (hereinafter referred to as "the Act") the Surat Municipal Corporation declared its intention of making of the Town Planning Scheme, Surat No.24 (Tunkl);

AND WHEREAS under sub-section(1) of Section 42 of the said Act, the Surat Municipal Corporation (hereinafter called the "said Municipal Corporation") made and published duly in the prescribed manner a draft scheme (hereinafter called "the said draft scheme") in respect of the area included in the Town Planning Scheme Surat No.24 (Tunkl);

AND WHEREAS after taking into consideration the objections received by it the said Municipal Corporation submitted the said draft scheme to the State Government for sanction under Section 48 of the said Act in the manner provided therein;

NOW, THEREFORE, in exercise of the powers conferred by sub-section (1) of Section 48 of the said Act Government of Gujarat hereby:-

- (a) sanctions the said draft scheme subject to the modifications enumerated in the schedule appended hereto; and
- (b) States that the said draft scheme shall be kept open to the inspection of the public at the office of the Surat Municipal Corporation during office hours on all working days;

SCHEDULE

In the published Revised Development Plan of Surat Urban Development Authority the original plot No. 29/P, 29/P, 31, 38/P, 39, 40, 42, 43, 44, 45/P and 59/P are proposed under the reservation for/ ^{sewage} treatment plant. If this reservation continue in the sanction revised development plan then while finalising the draft scheme the T.P.O. shall decide to delete the reconstitution ^{of} the above said original plots.

- (2) While finalising the draft scheme the T.P.O. shall see that as far as possible the deduction in each O.P. shall remain at par with the comparable average percentage deduction in the scheme area.
- (3) While finalising the draft scheme the Town Planning Officer shall see that the percentage deduction in the area for each of the O.P. Nos. 28, 58 and 59 remains at par with the comparable average percentage deduction in the scheme area.
- (4) While finalising the draft scheme the T.P.O. shall incorporate following note.
" The lands covered under the scheme area shall be subject to the Urban Land Ceiling Act, 1976 and subject to the decision in accordance with the said Act.
- (5) While finalising the draft scheme the T.P.O. shall take decision to allot separate appropriate final plots in lieu of original plots of lands which have been declared as surplus under the Urban Land Ceiling Act, 1976 while doing so, he shall make appropriate changes in the Redistribution and Valuation Statement of the scheme.
- (6) In the draft scheme, in Redistribution and Valuation Statement, the ownership of the final plots allotted to the appropriate authority for various public purposes shall be "Appropriate Authority", Surat Municipal Corporation".
- (7) In case of final plots allotted to the Appropriate Authority for public purposes, the Town Planning Officer shall decide the percentage of beneficiaries to the scheme area and general public in consultation with the Appropriate Authority.
- (8) In the Draft scheme, the final plot Nos. 73 shall remain in allotment to the appropriate authority for "SEBC Housing" instead "EWS".
- (9) In the draft scheme the final plot No. 75 and 77 shall remain in allotment to the appropriate authority for "SEBC Housing (Industrial Workers)" instead "EWS".

- (10) While finalising the draft scheme the T.P.O. shall take a decision to increase the provision for allotment for "SEBC Housing" upto 5 percent of the scheme area. The T.P.O. shall do this by making appropriate change in the area of P.P.s allotted for other public purposes in the scheme area and without increasing the average percentage deduction in the scheme area.
- (11) As the F.P.NO. 62 and 71 which have been shown for Public Purpose as "Utility Centre" does not indicate specific public purpose under the Act, the T.P.O. when appointed to finalise the scheme shall decide specific public purposes of these plots in consultation with the appropriate authority.
- (12) As the F.P.NO. 69-80 and 81-83 which have been shown for Public Purposes as "District Centre" and "Sub-Centre" does not indicate specific purpose under the Act, the T.P.O. shall decide specific public purposes under the Act, in consultation with the appropriate authority.
- (13) As the F.P.NO. 73 which has been shown for Public purpose as "Center" does not indicate specific purpose under the Act, the T.P.O. shall decide the specific purpose of the said final plot as "SEBC Housing".
- (14) While finalising the draft scheme the T.P.O. shall indicate regarding the constructed property in colm. No. 6(b), 9(b) and 10(b) of Redistribution and Valuation Statement of the scheme.
- (15) In case of final plot allotted in joint Ownership, the T.P.O. shall give a note regarding the rights and shares of the individual owners, in remarks column of the Redistribution and Valuation Statement.
- (16) As the Redistribution and Valuation Statement of the scheme is not accordance with the prescribed under the Gujarat Town Planning and Urban Development Rules, 1979, hence, the Town Planning Officer, while finalising the draft scheme, shall prepare the Redistribution and Valuation Statement in accordance with the rules.

(17) While finalising the draft scheme, the T.P.O. shall collect all comparable and available sales during the last five years before the date of declaration of extension and shall reconsider the valuation after considering the collected sales.

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


(J.H. TAMAKUWALA)

Officer on Special Duty & Joint Secretary to
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, Guj. State, Gandhinagar (5 copies).
- The Manager, Govt. Central Press, Gandhinagar -
With a request to publish the aforesaid Notification in Part IV B of the Gujarat Government Gazette Extra Ordinary and forward ten copies to this department.
- The Collector, Surat District-Surat.
- The District Development Officer, Surat.
- The Mamlatdar, Surat Dist-Surat.
- The Director of Information, Gandhinagar - With a request to issue a suitable press note and send a copy of said press note to this department.
- The Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar - With a request to send Gujarati Version of the aforesaid Notification directly to the Manager, Govt. Central Press, Gandhinagar immediately for publication.
- The 'V' Br. UD&UH Department - With a request to do the needful for appointing the Town Planning Officer, under Section-50 of the Gujarat Town Planning and Urban Development Act, 1976 in time.
- The Revenue Department, Sachivalaya, Gandhinagar.
- The Select file.
- The Personal file.