

મહત્વરૂપ કચેરી,
તારીખ 31 JUL 1998
ક્રમ નંબર 91/9/329
શીખાવું નામ

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

NOTIFICATION.

Dated the 22nd July, 1998.

The Gujarat
Town Planning
and Urban
Development
Act, 1976.

NO.GH|V| 101 of 1998|TPS|1496|3657|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 said Act") the Surat Municipal Corporation declared its intention of making of the Town Planning Scheme No.25 (Tunki-Singapore);

DOP IN No.9012
Date 31 9 1998

AND WHEREAS under sub-section (1) of Section-42 of the said Act, the Surat Municipal Corporation (hereinafter called the "said Authority") made and published duly in the prescribed manner a draft scheme (hereinafter called "the said scheme") in respect of the area included in the Town Planning Scheme No.25 (Tunki-Singapore);

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

MC/SMC

31 JUL 1998

NOW, THEREFORE, in exercise of the powers conferred by sub-section 2 of Section 48 of the said Act, Government of Gujarat, hereby:-

- (a) sanctions the said scheme subject to the modifications enumerated in the Schedule appended hereto;
- (b) states that the said 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

1. While finalising the draft Town Planning Scheme, Town Planning Officer shall see that the percentage of deduction in the open lands shall be kept uniform in the scheme area keeping in view the land reserved for the public purpose as per the proposal of the sanctioned Development Plan/Revised Development Plan of SUDA as well as the lands affected due to the river erosion.

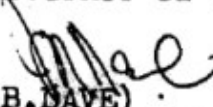
2. In the draft scheme some of original plots are included in reservation of the public purpose in the sanctioned Development Plan/Revised Development Plan of SUDA. As a result of these reservation, the final plots allotted in view of these O.P.'s shall be identical in shape, size and situation as per their corresponding O.P.'s. In future, if there is any change in these proposals/provisions of these reservation due to modification variation under Gujarat Town Planning and Urban Development Act, 1976, the development permission shall be granted after deducting 30% of the area of the lands in O.P.S.
3. While finalising the draft Town Planning Scheme, the Town Planning Officer shall allot appropriate final plots to the lands under erosion by river (O.P.Nos. 70 to 80). In future, if there is any change in these proposals/provisions of these erosion due to modification variation under Gujarat Town Planning and Urban Development Act, 1976 the development permission shall be granted after deducting 30% of the area of the lands in O.P.'s. A note to this effect shall be added in column no.16 of Redistribution statement.
4. While finalising the draft scheme, the Town Planning Officer shall include a note that the provision of the Urban Land Ceiling Act, 1976 shall be applicable to the scheme area.
5. While finalising the draft scheme, the Town Planning Officer shall carve out a separate original plots of lands declared as surplus under the provisions of the Urban Land Ceiling Act, 1976 and allot appropriate final plots in lieu of these original plots.
6. While finalising the draft scheme, the Town Planning Officer shall specify the uses which are permissible in the final plots, allotted to the appropriate authority for the public purpose like sub centre, district centre, utility centre, cultural centre in consultation with appropriate authority.
7. While finalising the Town Planning Scheme, Town Planning Officer shall decide the public purpose of F.P.No.75 (allotted to A.A. for staff quarters) in accordance with the Gujarat Town Planning & Urban Development Act, 1976 in consultation with A.A.

8. The word 'Housing for EWS' wherever used in the scheme shall be replaced by the words 'Housing for Socially and Economically Weaker Section of the People'.
9. While finalising the draft scheme the Town Planning Officer shall take a decision to increase the provision for allotment for 'Housing for Socially and Economically Weaker Section of the People' upto 5% of the scheme area in the consultation with appropriate authority. The Town Planning Officer shall do this by making appropriate ^{change} of the purposes of final plots allotted to the appropriate authority for the other public purposes in the scheme area and without increasing the average percentage deduction within the scheme area.
10. In case of final plots allotted to the appropriate authority for public purpose, the Town Planning Officer shall decide the percentage of beneficiaries to the scheme area and general public in consultation with the appropriate authority by considering location, area and use of public purpose.
11. While finalising the draft Town Planning Scheme, the Town Planning Officer shall see that the percentage deduction in O.P.NO.69/A + 69/B (owned by the Govt.) shall be kept average.
12. While finalising the draft Town Planning Scheme, the Town Planning Officer shall determine the market values of the O.P.S., after taking into consideration the comparable sales executed and registered for the last five years before dated 17-2-1995 in the vicinity of the scheme area.
13. In case of joint ownership in original plots, the Town Planning Officer shall decide the proportion for receivable compensation and incremental contribution to be levied upon.
14. While finalising the draft Town Planning Scheme, the Town Planning Officer shall take into account the excellation

factor considering the duration between the date of declaration of the scheme and the implementation period after the sanction of the preliminary scheme in consultation with appropriate authority.

15. The G.D.C.R. shall be applicable to the scheme area in accordance with the G.D.C.R. of the sanctioned development plan of SUDA from time to time.

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


(V.B. DAVE)

Officer on Special Duty & Joint Secretary to
the Government 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: (5 copies).
- The Manager, Government Central Press, Gandhinagar-
With a request to publish the aforesaid Notification in Part IV-B of the Gujarat Government Extra Ordinary Gazette immediately and forward its ten printed copies to this department urgently. The Gujarati Version of the Notification will be forwarded shortly.
- The Collector, Surat.
- The District Development Officer, Surat.
- The Director of Information, Gandhinagar-
With a request to issue a suitable press note.
- The Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar-With a request to send Gujarati Version of the Notification directly to the Manager, Government Central Press, Gandhinagar immediately for publication.
- The 'V' Br. UD&UH Department, Sachivalaya, Gandhinagar-
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.
- P. S. to Minister of State, Sachivalaya, Gandhinagar.
- Select file.
- Personal file.