

GOVERNMENT OF GUJARAT
Urban Development and Urban Housing Department
Sachivalaya, Gandhinagar
Dated the 25-10-2004

NOTIFICATION

The Gujarat Town Planning and Urban Development Act, 1976

No.GH/V/132 of 2004/TPS -1202/ 1091- 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, Surat declared its intention of making of the Draft Town Planning Scheme Surat No.41(Dindoli);

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 scheme") in respect of the area included in the Town Planning Scheme Surat No. No.41(Dindoli);

AND WHEREAS after taking into consideration the objections received by it the said Municipal Corporation submitted the said 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 (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, Surat during office hours on all working days.

SCHEDULE

1. While finalising the Draft Town Planning scheme, the Town Planning Officer shall consider the public purpose of F.P. No.108 with the purpose shown in sanctioned revised development plan of Surat Urban Development Authority;
2. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall increase the deduction of lands as far as possible by considering location, availability of lands and validity of authorised construction in the consultations with the appropriate authority.
3. While finalising the draft Town Planning Scheme, the Town Planning Officer shall carve out separate O.P. of lands declared as surplus land under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 ,and allot appropriate final plots in lieu of these O.Ps.

4. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall see that the percentage of deduction in open lands is kept uniform as far as possible.
5. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall decide the percentage of beneficials to the scheme area and general public for the FPs allotted to the appropriate authority for public purpose in consultation with the appropriate authority by considering location, area and use of public purpose.
6. While finalising the Draft Town Planning Scheme the Town Planning Officer shall allot the F.Ps. to the appropriate authority for public purpose in rectangular shape, which are in irregular shape.
7. While finalising the Draft Town Planning Scheme the Town Planning Officer shall specify the public purpose use of F.P.No.125 which is allotted to the appropriate authority for "Municipal Staff Quarters" under section 40(3) of the Act with consultation with the appropriate authority.
8. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall take decision to increase the provision for SEWSHS upto 5 percent of the scheme area and decide it 10% beneficials to the scheme area and 90% beneficials to general public.
9. While finalising the draft town planning scheme the Town planning officer shall determine the market values of O. Ps after taking into consideration to comparable sales executed and register of the last five years before dated 31-3-2001 in vicinity of the scheme area.
10. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall reconsider the market value of undeveloped final plots of the scheme area.
11. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall take appropriate decision for tree plantation included in the cost of works as per section 40 of the Act with consultation of appropriate authority.
12. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall reconsider and take appropriate decision regarding expenditure towards TPO office and Board of Appeal.

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


(V.D. VAGHELA)

Officer on Special Duty & Ex-officio Deputy Secretary
to the Government
Urban Development and Urban Housing Department

Copies forwarded with compliments to:-

- The Municipal Commissioner, Surat Municipal Corporation, Surat
- The Chairman, Surat Urban Development Authority, Surat.
- The Chief Executive Authority, SUDA, Surat.
- The Chief Town Planner, Gujarat State Gandhinagar- (with 5 copies extra)
- The Manager, Government Central Press, Gandhinagar - with a request to publish the aforesaid notification in part IVB, central section, in the Government Extra Ordinary Gazette of dt. 25.10.2004 and forward 10 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, Government of Gujarat, Gandhinagar
- 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 the Gujarati version of the said Notification to the Manager, Government Central Press, Gandhinagar for its publication in the official gazettee urgently.
- The "V" Branch, 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 suitable time.
- The Revenue Department, Sachivalaya, Gandhinagar
- The P.S to Hon. Minister (UD), Sachivalaya, Gandhinagar
- The select file of the " L branch(2004)
- The Personal file of dealing DSO(2004)