

PREFACE

To ensure an economically vibrant and sustainable Surat with diverse opportunities and rich culture, where all living beings enjoy a safe and livable environment with good connectivity and infrastructure of Global standards, the urban planning intervention is must. Hence, Surat Urban Development Authority was constituted on 01.02.1978 by the State Government with its jurisdiction of 715 sq.km., covering the area of erstwhile Surat Municipal Corporation and surrounding 148 villages under the provisions of the Gujarat Town Planning and Urban Development Act, 1976. Two-stage urban planning model has been conceptualised in the Act. At macro level, the Development Plan is to be prepared and at micro level, the Town Planning Schemes are used as a tool for urban planning. As per the requirement of the said Act, the first development Plan came in to force in 1986 which is called the Principal Development Plan. It was revised in the year 1996 which got the sanction of the State Government in 2004 and is in force from 15.9.2004.

This development plan has been prepared for the target period of 2035 AD for an estimated population of 110 lacs. “Think Globally, Act Locally” is the new mantra associated with urban planning as planners have to now move from their traditional technical solutions involving only statistical estimations and forecasts, to considering the need of the local communities respecting the 74th Constitutional Amendment. Input from the various stakeholders is important for success of such planning exercise. The plan proposals have been framed after considerable discussion and exchange of ideas with the concerned organizations, stakeholders, line departments, technical institutions, citizens, local bodies and professionals of varied fields. The document deals with the existing situation of the development area and plan proposals for the target population of eleven millions.

Surat is not untouched by the wave of urbanization that is seeping across the State. Effective management of urban growth is important for realization of clean, green, comfortable, safe and liveable cities. Proposals have been framed to achieve this by focusing on optimize the use of urban land infrastructure development, housing and public transportation. Surat is at the forefront of reforms and have set example for other urban local bodies of the country. Well conceived urban planning shall not only improve the quality of life for the citizens, but shall also attract investment, grow the tax base, unlock new growth markets and generate a huge increase in average income of the people as well as the local bodies.

It is not out of context to mention here that in one of the judgment, the Hon’ble Supreme Court of India has observed that the principle of sustainable development has been construed as an integral part of Article 21 of the Constitution and it deserves to be applied to town and urban planning throughout the country. The Court has further observed that this requires a thorough assessment of the environmentally sustainable capacity of every city/urban area. The preparation of Master Plan/Town Planning Schemes has to be made keeping in view the issue of sustainable capacity of the particular

city/urban area. Therefore, sustainable development of the SUDA area and its region is one of the criteria taken care of while framing the proposal in this development plan.

On the basis of suggestions received, planning guidelines and past experiences in implementation of the earlier development plans, the draft of the proposed land use was prepared and accordingly the draft development plan and regulations in the form of GDCR were prepared and published for soliciting public opinion in the form of suggestions / objections within statutory time limit of 2 months.

After publication, in public interest, the State Government excluded the Khajod village from SUDA boundary and formed a separate authority named as Khajod Urban Development Authority for swift implementation of DREAM City project with Surat Diamond Bourse as anchor tenant. Later on, another 61 villages out of newly added 100 villages were excluded from the SUDA boundary. Thus, the jurisdiction of SUDA now includes SMC area and surrounding 134 whole and 4 part villages admeasuring 985 sq.km.

Surat Urban development authority (SUDA) is second largest and leading urban planning body in the state of Gujarat. It is committed to provide transparent, accountable and efficient governance through the use of modern technologies especially in land management and administration fields. It has decided to embrace Information Technology in the form of e-Governance as a tool towards this goal.

As per the provisions of amended Act, the suggestions / objections received on the published Draft Development Plan and the GDCR were considered in the SUDA Board and now being sent to the State Government with opinion under section 16 of the Act for its sanction as per the statutory requirement.

The development plan and GDCR will form guidelines for future development and will ensure optimum land-use, planned infrastructure & economic development of the city as well as its hinterland. Option is chosen to ensure guided inclusive development of the region.

SUDA is determined to transform Surat into world-class urban space.

The authority has also made the necessary arrangements to explain the various plan proposals to the public.

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Surat
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