



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

NOTIFICATION

Dated. 5/2/15

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/ 87 of 2015/TPS-1411-1090-L: WHEREAS, under section 41(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) Surat Urban Development Authority declared its intention of making of the Draft Town Planning Scheme No. 41 (Vav) (hereinafter referred to as "the said Act", "the said Authority" and "the said Draft Scheme" respectively)

AND WHEREAS, under section 42(1) of the said Act, the said Authority made and published, duly in the prescribed manner in respect of the area included in the said Draft Scheme

AND WHEREAS, after taking into consideration, objection or suggestion received by the said Authority, the said Authority submitted the said Draft Scheme to the State Government for sanction under section 48(1) of the said Act, in the manner provided therein;

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

- (a) Sanction✓ the said Draft Scheme subject to the modifications enumerated in the Schedule appended hereto;
- (b) State that the said Draft Scheme shall be kept open for inspection by the public, at the office of the Authority, during office hours on all working days.

SCHEDULE

While finalizing the said Draft Scheme, the Town Planning Officer shall;

1. Allot final plots in their original plots or in the near vicinity as far as possible.
2. Deduct the Govt. lands as well as private lands at par, with the average deduction.
3. Allot the separate original plot / final plot for State Govt. lands as per revenue records.
4. Estimate and include cost of scheme borne by appropriate Authority, under section 52(1)(iv), 77(1)(b) and 77(1)(g) of the said Act as well as determine the period within which the works provided in the scheme shall be completed by the appropriate authority.
5. Allot the separate original plot/final plot for excess lands declare under U.L.C. Act.

Shri V.J.C
3.2.2015

6. Carve out the final plots in regular shapes, useable and buildable as per the provisions of the General Development Control Regulation. (Final Plot No.34, 19, 4, 6, 15, 109, 164, 166)
7. Correct form F, relevant maps and other matters. (Final Plot No.135/A, 135/B, 135/C, 135/D and 135/E)
8. Decide the ownerships, area and tenure as per the revenue records.
9. Verify the authenticity of buildings and layout, while allotting the final plot and show all the construction in the relevant maps.
10. Increase the area for SEWSHS up to 5% of the Scheme area.
11. Provide sufficient approach to all final plots, from road having such width so that the development is permissible as per GDCR. (Final Plot No.158, 160, 164, 140)
12. Maintain tanks and water bodies and give an approach to the water bodies.
13. As far as possible, reconstitute original plots in such a manner so that the telephone line, gas line or electricity line does not affect the final plots.
14. Decide the permissible uses in the final plots allotted for the Public Purpose in the consultation with the Appropriate Authority.
15. Modify the roads for the alignment and width in sync with town planning scheme and an adjoin area, existing road and development plan road.
16. Decide the percentage of beneficiary for allotted final plot to the appropriate authority with the consultation of appropriate authority.
17. Ensure that the use of final plot allotted to appropriate authority is in accordance with the zone
18. Rectify the form-f to correctly indicate the ownership and tenure on the basis of relevant revenue records.
19. Reconstitute and allot the final plot for the lands falling in reservation of development plan P-111 within the original plot.
20. Rectify the form-f to correctly indicate the ownership records on the basis of relevant documents. (original plot no.116, 17, 134, 58)
21. Decide the width and alignment of 18.00 mtr wide road which is passing through final plot no.73 to 117 in consultation with the appropriate authority.

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



(Neela Munshi)

Officer on Special Duty & Ex-Officio Deputy 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.
- The Senior Town Planner, South Gujarat Region, Kuber Bhavan, I-Block, 8th Floor, Room No. 802, Kothi Compound, Baroda.
- 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. 5/2/15 and forward 10 printed 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, Gandhinagar- with request to issue a suitable press notes.
- The Legislative and parliamentary Affairs Department, Sachivalaya, Gandhinagar - with a request to send Gujarati version of the said Notification directly to the Manager, Government Central Press, Gandhinagar for its publication in the official gazette urgently.
- The Revenue Department, Sachivalaya, Gandhinagar.
- The P. S. to Hon'ble Chief Minister, Swarnim Sankul -1, Sachivalaya, Gandhinagar.
- System Manager, 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. (2015)
- The personal file of Dy. Section Officer, U.D. & U.H.Deptt. (2015)