



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

E.O. 91412093.  
2351-28 011211821  
ENT S) 12-  
1

## NOTIFICATION

Dated. 30/2/13

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/135 of 2013/TPS-1411-6036-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. 44 (Bhanodara) (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. (original plot no.16, 134, 149, 98/a, 98/b, 138)

સ્થાનિક અનુભૂતિ (સેન્ટ્રલ) ક્રેડિટ એન્સ્ટ્રીચ્યુન્નિયન  
 સેન્ટ્રલ અન્નિયન, સેન્ટ્રલ ક્રેડિટ એન્સ્ટ્રીચ્યુન્નિયન  
 સીન્યુરેટ થાન, સી. ૩.  
 (૧/૧૩) પદ્ધતિના  
 અનુભૂતિ

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.
6. Carve out the final plots in regular shapes, useable and buildable as per the provisions of the G.D.C.R. (final plot no.92/b, 39, 64, 67/A, 67/B, 72/B, 161, 167/A, 167/B, 211 (R-24), 227 (R-40), 229 (R-42), 231 (R-44), 235 (R-48), R-5, 92 )
7. Correct form F, relevant maps and other matters.
8. Decide the ownerships, area and tenure as per the revenue records.
9. Verify the authenticity of buildings and layout and thereafter include them in the relevant maps
10. Increase the area for SEWSHS up to 5% of the Scheme area.
11. Provide approach to final plot allotted to the appropriate authority, from road having such width so that the development is available as per GDCR.
12. Maintain tanks and water bodies and give an approach to the water bodies. (final plot no.26)
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, etc in the consultation with the appropriate authority. (Final plot no. R-47)
15. Decide the various proposals, considering width and alignment of existing/ proposed roads of adjoining area.
16. Take necessary decision for the road, in case where the development/building permission has granted considering the existing road or access by other road like cart road.
17. Decide the percentage of beneficiary for allotted final plot to the appropriate authority with the consultation of appropriate authority.
18. Ensure that the final plot allotted in lieu of original plot in accordance to zone as per development plan.
19. Allot final plot numbers in consecutive sequence and also maintain continuity of all final plot numbers.(original plot no.117/A, 117/B)
20. Specify in the remarks column for the approach which is available from the outside the scheme area to final plot no. 232 (R-45) .

21. Reconstitute the final plots in a manner that the alignment of the SUDA ring road is in sync with the sanctioned variation.
22. Maintain the existing "Khadi" and accordingly reconstitute the final plots allot in lieu of original plot no. 13, 138, 124, 17, etc. of Khadi. Also reconstitute the original plots adjoin the "Khadi" in such a manner that the final plots are allotted in their original plot with the consultation of appropriate authority.
23. For appropriate contiguity in planning, in the "Gamtal" show the alignment and width of roads in dotted line.
24. Modify, in consultation with the appropriate authority the alignment of 24 mtr wide road passing through original plot no.134, 135, 136, 140 to 143, 144, 147 and 148
25. Verify the road alignment shown in dotted, which gives approach to the final plot no.182, 183, 184, 185, 181, 227, 193.

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



P. L. Sharma)

Officer on Special Duty & Ex-Officio Joint Secretary  
to the 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, Gujarat State, Gandhinagar.
- The Senior Town Planner, South Gujarat Region, Kuber Bhavn. 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 30/3/13 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 Minister (U.D. & U.H.Deptt.) 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. (2013)
- The personal file of Dy. Section Officer, U.D. & U.H.Deptt. (2013)