



GOVERNMENT OF GUJARAT

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT
SACHIVALAYA, GANDHINAGAR.

NOTIFICATION

Dated. 24/02/2014

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/69 of 2014/TPS-142013-4333-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. 49 (Kholvad) (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. Maintain tanks and water bodies and give an appropriate approach to the water bodies.

2. Carve out the final plots in regular shapes, useable and buildable as per the provisions of the General Development Control Regulation. (Final Plot No.129, 130, 143, 155, 165, 169, 72, 119)
3. Allot final plots in their original plots or in the near vicinity as far as possible. (Original Plot No.30, 34, 35, 45, 46, 47, 52, 53, 54, 55, 56)
4. Decide the percentage of beneficiary for allotted final plot to the appropriate authority with the consultation of appropriate authority.
5. Decide the permissible uses in the final plots allotted for the Public Utility, Open Space, Sub-Centre in the consultation of the appropriate authority.
6. Allot final plot numbers in consecutive sequence and also maintain continuity of all final plot numbers.
7. Increase the area for SEWSHS up to 5% of the Scheme area.
8. Allot the separate original plot/final plot for excess lands declare under U.L.C. Act.
9. Modify the roads for the alignment and width to be in sync with town planning scheme in an adjoin area, existing road and development plan road.
10. Ensure that the final plot allotted in lieu of original plot in accordance to zone as per development plan and in the same village.
11. Reconstitute and allot the final plot for the lands falling in reservation of development plan O-76 (Open Space-Garden) within the original plot.
12. Decide the ownerships, area and tenure as per the revenue records.
13. Specify in the remarks column for the approach which is available from the outside the scheme area to final plots.
14. Rectify the form-f to correctly indicate the ownership records on the basis of relevant documents. (Case No.126, 127, 66, 89)
15. Correct form F, relevant maps and other matters. (Original Plot No.162, 121)
16. For proper planning, in consultation with the appropriate authority, modify the roads 24 mtr and 7.5 mtr providing approach to final plot no.81, 82, 84, 86, 88, 91, 93, 94, 98 .
17. Verify the records of ownership with respect to area for the land bearing original plot no.72 and make appropriate corrections.

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



(P.L. Sharma)

Officer on Special Duty & Ex-Officio 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.
- 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. 24/02/2014 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. (2014)
- The personal file of Dy. Section Officer, U.D. & U.H.Deptt. (2014)



GOVERNMENT OF GUJARAT

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

SACHIVALAYA, GANDHINAGAR.

CORRIGENDUM

Dated. 16/02/2015

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/ 229 of 2015/TPS-142013-4333-L: WHEREAS, under Government Notification of Urban Development and Urban Housing Department No.GH/V/69 of 2014/142013-4333-L, dtd.24.02.2014 regarding sanction the Draft Town Planning Scheme No.49 (Kholvad-Navagam), under sub-section (2) of section-48 of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) in the said notification dated 24.02.2014 the following is amended.

In the 1st para the words "(Kholvad)" is substituted by the words "(Kholvad-Navagam)".

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, Surat. Kuber Bhavan, I-Block, 8th Floor, Room No. 802, Kothi Compound, Vadodara.
- > 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. 16/02/15 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 suitable press release.

- 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, New 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 (2015)
- The personal file of Dy. Section Officer (2015)