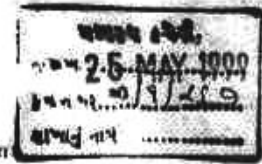


Government of Gujarat
Urban Development and Urban Housing Department
Sachivalaya, Gandhinagar,
Dated 6th May, 1988.



NOTIFICATION

The Gujarat
Town Planning
and Urban
Development
Act, 1978.

NO. GH/V/ 59 of 1988/IPS/1498/4413/L:-
WHEREAS under Section-41 of the Gujarat
Town Planning and Urban Development
Act, 1978 (President's Act No. 27 of 1978)
(hereinafter referred to as "the said
Act") the Surat Municipal Corporation
declared its intention of making of the
Town Planning Scheme No. 30 (Bander);

AND WHEREAS under sub-section (1) of
Section-42 of the said Act, the Surat
Municipal Corporation (hereinafter called
the "said Authority") 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 No. 30 (Bander);

AND WHEREAS after taking into consideration
the objections received by it the said Authority
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 during office
hours on all working days.

SCHEDULE

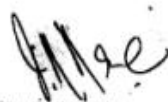
1. While finalising the draft town Planning
Scheme, the Town Planning Officer shall
see that the percentage of deduction in
the open lands shall be kept uniform in
the scheme area.

2. In the draft scheme some of original plots are included in reservation of the public purpose in the sanctioned Development Plan/Revised Development Plan of SUDA. As a result of these reservation the final plots allotted in view of these O.P.'s shall be identical in shape, size and situation as per their corresponding O.P.'s. In future if there is any change in these proposals/provisions of these reservations due to modification/variation under Gujarat Town Planning and Urban Development Act, 1978, the development permission shall be granted after deducting 30% of the area of the lands in O.P.'s.
3. While finalising the draft scheme, the Town Planning Officer shall include a note that the provision of the Urban Land Ceiling Act, 1978 shall be applicable to the scheme area.
4. While finalising the draft scheme, the Town Planning Officer shall carve out a separate original plots of lands declared as under the provisions of the Urban Land Ceiling Act, 1978 and allot appropriate final plots in lieu of these original plots.
5. While finalising the draft scheme the Town Planning Officer specify the uses which are permissible in the final plots, allotted to the appropriate authority for the public purpose like sub centre, district centre, utility centre, cultural centre in consultation with appropriate authority.
6. The word 'Housing for EWS' wherever used in the scheme shall be replaced by the words 'Housing for Socially and Economically Weaker Section of the people'.
7. While finalising the Draft Scheme the Town Planning Officer shall take a decision to increase the provision for allotment for 'Housing for Socially and Economically Weaker Section of the people' upto 5% of the scheme area in the consultation with appropriate

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authority. The Town Planning Officer shall do this by making appropriate changes in the purpose of final plots allotted to the appropriate authority for the other public purpose in the scheme area and without increasing the average percentage deduction within the scheme area.

8. In case of final plots allotted to the appropriate authority for public purpose, the Town Planning Officer shall decide the percentage of beneficiaries to the scheme area and general public in consultation with the appropriate authority by considering location, area and use of public purpose.
9. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall determine the market values of the O.P.'s, after taking into consideration the comparable sales executed and registered for the last five years before dated 24.12.1998 in the vicinity of the scheme area.
10. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall decide the matter regarding the proposal of Tree Plantation included in cost of works as per Section 40 of the Act in consultation with Appropriate Authority.
11. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall collect the details of the expenditure from Appropriate Authority, which has not been included in the Draft Scheme under Section 77(1) of the Act.


(C. B. DAVE)

Officer on Special Duty and Joint Secretary
to the Govt. of Gujarat,
Urban Development and Urban Housing Deptt.