SPECIAL INVESTMENT REGION (APEX AUTHORITY)

GUJARAT INFRASTRUCTURE DEVELOPMENT BOARD

BLOCK NO. 18, 8TH FLOOR, UDYOG BHAVAN, SECTOR-11, GANDHINAGAR

NOTIFICATION

Date: 24-10-2013

THE GUJARAT SPECIAL INVESTMENT REGION ACT, 2009

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THE GUJARAT TOWN PLANNIG & URBAN DEVELOPMENT ACT,1976

NO.SIRAA/06/2013/439 WHEREAS, under the provisions of clause (iii) of sub section (3) of section 15, sub section (1) of section 17, and sub section(3) of section 17 of the Gujarat Special Investment Region Act 2009 (herein after referred to as " the said Act-2009") and under the provisions of sub section (1) of section 41 of the Gujarat Town Planning and Urban Development Act 1976(President's Act no 27 of 1976) (herein after referred as "the said Act-1976"), the Dholera Special Investment Regional Development Authority (hereinafter referred to as "the said Authority") declared its intention on 05/01/2012 to prepare the Draft Town Planning Scheme No 3 (Sodhi, Sangasar, Panchi, Sandhida, Mundi, Dholera, Otariya and Cher) under the provisions of the said Acts. (Hereinafter referred to as "the said Draft Scheme")

AND WHEREAS under sub section (1) of section 42 of said Act-1976 the said Authority made and published duly in the prescribed manner the said Draft Scheme.

AND WHEREAS after taking into consideration the objections/ suggestions received, the said Authority submitted the said Draft Scheme on 13/12/2012 to the Apex Authority, Gujarat Infrastructure Development Board (GIDB) under clause (iii) of subsection (3) of section 15 and section 17 of the said Act 2009 and sub section (1) of section 48 of the said Act 1976, in the manner provided therein.

NOW THEREFORE, in exercise of the powers conferred by clause (iv) of sub section (2) of section 6 and sub section (2) of section 17 of the said Act-2009

and sub-section (2) of section 48 of the said Act-1976, The Apex Authority Gujarat Infrastructure Development Board(GIDB) hereby :-

a) Sanctions the said Draft Scheme subject to the modifications enumerated in the Schedule appended hereto;

b) States that the said Draft Scheme shall be kept open for inspection by the public, at the office of the said Authority, during office hours on all working days;

c) The sanctioned General Development Control Regulation of Development Plan of Dholera Authority as modified from time to time, shall be applicable for the said Draft Scheme.

SCHEDULE

While finalizing "the said Draft Scheme", the Town Planning Officer shall:

1. Verify 70mt and 55mt wide road junctions on 250mt wide road located at common boundary of DTPS 3 & 4 of the said Draft Scheme and propose it in accordance with the Sanctioned Development Plan.
2. Verify 70mt and 55mt wide road junctions on railway (CRT) 50mt located at common boundary of DTPS 3 & 5 of the said Draft Scheme and propose it in accordance with the Sanctioned Development Plan.
3. Verify 48mt and 39mt wide roads of the said Draft Scheme and propose it in accordance with the Sanctioned Development Plan.
4. Verify the land falling (Original Plot) in more than one zone, reconstitute the Final Plots in accordance with the Sanctioned Development Plan in respective zones and as per the provisions of sanctioned General Development Control Regulation.
5. Maintain average 50% deduction except gauchar land, water bodies, religious places, burial ground, kabrastan, crematorium and samshan.
6. Verify and reconstitute the survey number 182/P (Pond) of village Otariya without deduction.
7. Follow the Urban Development Department Circular no: ૫૨૫/૧૦૨૦૦૮/ ૧૮૮૭/લ on dated 16/05/2008 for the reconstitution of Non Agricultural

land prior to the date of declaration of intention to make the said draft scheme.

8. Verify the Original Plots falling on or within 250mt, 70mt & 55mt wide roads of the said Draft Scheme and reconstitute the same on or above 25mt wide road of the said Draft Scheme on merits.
9. Verify the Original Plots falling within public purpose plots (Plots allotted to the said Authority) along the both side of 250mt, 70mt & 55mt wide roads of the said Draft Scheme and reconstitute the same on or above 25mt wide road of the said Draft Scheme on merits.
10. Verify and adopt the Jantri Rates for Original Plot value.
11. Verify and adopt the Jantri of surrounding Original Plots, for the cases whose Original Plot value has not been mention in jantri.
12. Verify and rectify/correct the calculations in F Form & relevant documents.
13. Verify and rectify/correct the quantity and calculation of all proposed physical infrastructures of the said Draft Scheme.
14. Verify and decide the Ownership, Area, Tenure and Boundary of survey number as per Revenue Records as well as records of District Inspector of Land Record.
15. Specify the uses for the Final Plots allotted to the said Authority according to the provision of subsection (3) of section 40 of the said Act 1976 in consultation with the said Authority.
16. Verify and rectify/correct the Survey Number, Tenure, Original Plot Number, Final Plot Number, Survey Number Area, Original Plot Area, Final Plot area, Original Plot Value, Semi-Final Value, Final Value, Percentage Deduction and Remarks etc. in all the documents and Maps.

By order

(A. K. Sharma)
Chief Executive Officer
to the Apex Authority of SIR & CEO of
Gujarat Infrastructure Development Board

Copy forwarded with compliments to:

(1) The Additional Principal Secretary to Hon'ble Chief Minister, Swarnim Sankul, New Sachivalaya, Gandhinagar. (By letter)

(2) The P.S. to Hon'ble Minister (Energy) & Vice Chairman of Apex Authority, Swarnim Sankul, New Sachivalaya, Gandhinagar. (By letter)

(3) The Chief Secretary Government of Gujarat, New Sachivalaya, Gandhinagar. (By letter)

(4) Chairman, Dholera Special Investment Regional Development Authority, Gandhinagar.

(5) Chief Executive Officer, Gujarat Infrastructure Development Board Gandhinagar.

(6) Chief Executive Officer, Dholera Special Investment Regional Development Authority, Gandhinagar.

(7) Chief Town Planner, Gujarat Infrastructure Development Board Gandhinagar.

(8) Chief Town Planner, Dholera Special Investment Regional Development Authority, Gandhinagar.

(9) The Industries and Mines Department, New Sachivalaya, Gandhinagar.

(10) The Revenue Department, New Sachivalaya, Gandhinagar.

(11) Industries Commissioner, Gandhinagar.

(12) The Collector, Ahmedabad. Dist. Ahmedabad

(13) The District Development Officer Ahmedabad, Dist. Ahmedabad.

(14) The Director of Information, Gandhinagar- with request to issue a suitable press notes.

(15) The Manager, Government Central Press, Gandhinagar - With a request to publish the aforesaid notification in Part IV central Section, in the Gujarat Government Extra Ordinary Gazette of Dated 24/10/2013 and forward 10 printed copies of the same to this department. The Gujarati version of the Notification will be forwarded shortly to you by the Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar.

(16) The Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar - with 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.