

Study On Land Management Capacity Through Town Planning Schemes: Case Study Of Surat City

Thesis submitted in

Partial Fulfilment for

The Award of the Degree of

Master of Urban and Regional Planning

By

Shah Vishesh Kaushikkumar

Second Semester, MURP II – 2020-21

Primary Guide: Mr. Gopal Shah

Secondary Guide: Ms. Khyati Gulati Tewari



Master of Urban and Regional Planning (MURP) Program

Department of Architecture

Faculty of Technology and Engineering

The Maharaja Sayajirao University of Baroda

D. N. Hall, Pratap Gunj, Vadodara, Gujarat, India

JUNE 2021

Study On Land Management Capacity Through Town Planning Schemes: Case Study Of Surat City

Thesis submitted in
Partial Fulfilment for
The Award of the Degree of
Master of Urban and Regional Planning

By
Shah Vishesh Kaushikkumar

Second Semester, MURP II – 2020-21

Primary Guide: Mr. Gopal Shah
Secondary Guide: Ms. Khyati Gulati Tewari



Master of Urban and Regional Planning (MURP) Program

Department of Architecture

Faculty of Technology and Engineering

The Maharaja Sayajirao University of Baroda

D. N. Hall, Pratap Gunj, Vadodara, Gujarat, India

JUNE 2021

CERTIFICATE

Study on Land Management Capacity Through Town Planning schemes: Case Study Of Surat City

The contents presented in this Thesis represent my original work and it has not been submitted for the award of any other Degree or Diploma anywhere else.

Shah Vishesh Kaushikkumar

This Thesis is submitted in partial fulfilment of the requirements for the
Degree of Master of Urban and Regional Planning
at the Department of Architecture
Faculty of Technology and Engineering
The Maharaja Sayajirao University, Vadodara, Gujarat, India
The present work has been carried out under our supervision and
guidance and it meets the standard for awarding the above stated degree.

Primary Guide:

Mr. Gopal Shah

Secondary Guide:

Ms. Khyati Gulati Tewari

Head of the Department (Dr. Bhawana Vasudeva)

Department of Architecture

Dean, Prof. C. N. Murthy

Director of the Master's Programs,

Faculty of Technology & Engineering, The Maharaja Sayajirao University

Abstract

Urban Land is a limited resource. It should be used very carefully. For any Development work land is base. Technical strategies are required for directing urban growth and for proper land management. Various Techniques adopted in India for the management of land like land Acquisition, Land pooling, Land readjustment etc. The GTUPDA Act,1976 in Gujarat covers a wide spectrum of planning, from regional planning at the macro level to TP schemes at the micro-level. TP scheme is similar to the land pooling approach, in which lands from various owners are pooled together and then redistributed in correctly reconstituted portions after deducting the land required for open spaces, social infrastructure, services, housing for the poor, and roadway network. Rapid urbanisation on limited sources of land can cause pressure in already-existing Urban environments, necessitating the most efficient use of land. The land in the urban area is a valuable resource that should be planned for future needs and community improvement.

The entire TP scheme procedure must be understood to grasp the concerns. Different Literature and Research Papers are researched in-depth on the subject. The GTUPDA Act is being researched. This research examines the TP scheme in depth. Various areas inside the city have different characteristics, and the planning is done accordingly. The land is vibrant in the city, and if an area has a strong demand for infrastructure, the government can deduct land from private owners through the TP scheme. Physical infrastructure like roads, water supply, and drainage are being provided through the TP scheme, but land set aside for public use is not being used to its full potential.

Surat was taken as the subject of the research. Because Surat is a quickly urbanising city in Gujarat, its basic resources should be prioritised in development. Various industries, such as the textiles, diamonds industry are located across the city. For a long time, the urban local bodies in this area have been executing TP schemes. Four TP schemes, Udhna- Majura, TP scheme Vesu, TP scheme Adajan, and TP scheme Anjana, are evaluated decade by decade. The motivations for doing so are investigated, as well as the history of the area, where the plots are located are studied. All four TP scheme are located in Surat's fast-growing areas. During the study, both primary and secondary data are collected. In all TP schemes, the land is deducted from landowners at a varied percentage depending on the necessity for the infrastructure inside the development area. The study visits all of the land assigned for various plots for public purposes and discusses its current state. The percentage of land depletion and land usage percentages are calculated. Following the extensive study, common findings are identified and a conclusion is reached.

This thesis is dedicated to my parents,
Mrs. Jayshree Shah and Mr. Kaushik Shah
For their constant support and encouragement .

Thesis Acknowledgement

I would like to acknowledge and extend my heartfelt gratitude to all the great people who stood behind me and provided me with the academic and the personal support throughout my Study.

Foremost, I would like to express my sincere gratitude to my guide **MR.GOPAL SHAH** for the continuous support of my thesis study and research, for his patience,motivation,enthusiasm, and immense knowledge. His expertise in professional practice helped me to complete the study. His guidance helped me in all the time of research and writing of this thesis. I could not have imagined having a better advisor and mentor for my thesis study.

I would like to express my sincere gratitude to **MS.KHYATI GULATI TEWARI** for continuous support and guidance. Her Continues support and input made my study more concise and focused. Her guidance helped me in all the time of research and writing of this thesis.

My special thanks to Deputy town planner **MR.VIPUL GANESHWALA** and Town planning department SMC's Staff for providing me all the data available at time.

Last but not the least; I would like to thank my parents, friends and family supporting me spiritually and stood with me throughout my life.

Table of Contents

Abstract.....	I
Dedication.....	II
List of Figures	VI
List of Tables.....	VII
List of Abbreviations.....	VIII
Chapter 1: Introduction	1
1.1 Background.....	1
1.2 Aim of Study	1
1.3 Objective	1
1.4 Research Question.....	1
1.5 Scope of Study.....	2
1.6 Limitation of Study	2
1.7 Frame Work.....	2
Chapter 2: What is TP schemes	3
2.1 TP scheme.....	3
2.2 Brief History of TP schemes in Gujarat.....	3
2.3 TP scheme Process	4
2.4 TP scheme Given in The Gujarat Town Planning and Urban Development Act-1976...	4
2.5 Provision in TP scheme (GTUPDA, 1976)	6
2.6 Stages of preparation of T.P. scheme (GTUPDA, 1976)	6
2.7 Contents of T.P scheme (GTUPDA, 1976)	7
2.8 Variation procedure for TP scheme (GTUPDA, 1976)	9
2.9 Land Acquisition.....	10
2.10 Reasons of TP scheme's Favourable in Gujarat:.....	11
Chapter 3: Literature Review.....	12
Chapter 4: Data collection.....	15
4.1 Method For Data collection	15
4.2 Site Selection:Surat City	15
Step Wise Description of Various Processes of SMC in Planning :	15
Details of TP schemes of SMC	17
4.3 Selection of TP schemes.....	17
4.4 TP scheme No 1 Udhna-Majura.....	18
Brief History	19

Map.....	20
Location	20
Resons for scheme	20
Features of TP scheme Udhna-Majura:.....	21
4.5 TP scheme No 1 Vesu.....	23
Breif History	24
Description of scheme area:	Error! Bookmark not defined.
Map.....	24
Location of schme:	25
Resons for preparation of scheme:	26
Features of TP scheme Vesu:.....	26
4.6 TP scheme ADAJAN 10:	29
Brief History :.....	29
Map :	30
Location:	30
Reasons for the final scheme drawne up:	31
Features of TP scheme Adajan :	31
4.7 TP scheme No.7 ANJANA	33
Map.....	33
Features of TP scheme Anjana :	34
4.8 Data Analysis:	35
Present Status of plots allotted to authority.	36
Common findings	73
Chapter 5 : Conclusion.....	75
5.1: Recommendations	75
Bibliography	76

List of Figures

Figure 1: Plot allotted for various public purposes in Udhna-Majura	47
Figure 2: Plots Usage Number Wise	47
Figure 3: Public Purpose Plot Use.....	48
Figure 4: Plot Allotted For Public Purpose in Vesu.....	57
Figure 5: Plots Usage in vesu	57
Figure 6: Present Use Of Public Purpose Plots in Vesu.....	58
Figure 7: Land Allotted For Public Purpose in Adajan	64
Figure 8: Plots usage in Adajan	64
Figure 9: Plots Utilisation in Adajan.....	65
Figure 10: Land Allotment in T.P. scheme in Anjana.....	72
Figure 11: Plots usage in Anjana	72
Figure 12: Present Use Of Public Purpose Plots in Anjana.....	73

List of Tables

Table 1: Step Wise Description of Various Processes of SMC in Planning	16
Table 2: Details of TP schemes of SMC.....	17
Table 3: Selection of TP schemes.....	18
Table 4: REDISTRIBUTION AND VALUATION STATEMENT FORM F	22
Table 5: Cost of works under the scheme	22
Table 6: FORM 'G' of TP NO 1 UDHNA-MAJURA.....	22
Table 7: PLOT ALLOTTED TO THE APPROPRIATE AUTHORITY FOR VARIOUS PUBLIC-PURPOSES	23
Table 8: REDISTRIBUTION AND VALUATION STATEMENT FORM F	27
Table 9: Cost of works under the scheme	27
Table 10: FORM 'G' of TP NO 1 VESU.....	27
Table 11: PLOT ALLOTTED TO THE APPROPRIATE AUTHORITY FOR VARIOUS PUBLIC-PURPOSES	29
Table 12: REDISTRIBUTION AND VALUATION STATEMENT FORM F	32
Table 13: Cost of works under the scheme	32
Table 14: FORM 'G' of TP NO 10 Adajan	32
Table 15: PLOT ALLOTTED TO THE APPROPRIATE AUTHORITY FOR VARIOUS PUBLIC-PURPOSES	33
Table 16: REDISTRIBUTION AND VALUATION STATEMENT FORM F	34
Table 17: Cost of works under the scheme	34
Table 18: FORM 'G' of TP NO 1 Anjana	35
Table 19: PLOT ALLOTTED TO THE APPROPRIATE AUTHORITY FOR VARIOUS PUBLIC-PURPOSES	35
Table 20: Land Used as TP scheme	36
Table 21: Land misused / deviating the allotted purpose	36
Table 22: Land open / Vacant plots.....	36
Table 23: Land Used as TP scheme	50
Table 24: Land misused / deviating the allotted purpose	50
Table 25: Land open / Vacant plots.....	50
Table 26: Plots for sale.....	51
Table 27: Land Used as TP scheme	60
Table 28: Land misused / deviating the allotted purpose	60
Table 29: Land open / Vacant plots.....	60
Table 30: Land Used as TP scheme	67
Table 31: Land misused / deviating the allotted purpose	67
Table 32: COMMON FINDINGS	74

List of Abbreviations

TP Scheme	Town Planning Scheme
DP	Development Plan
SMC	Surat Municipal Corporation
SUDA	Surat Urban Development Authority
EWS	Economically Weaker Section
OP	Original Plot
FP	Final Plot

Chapter 1: Introduction

1.1 Background

Planning is a crucial technical instrument for directing a city's or town's progress. The primary goal of planning is to make the best use of resources while also providing physical and social infrastructure. Planning may also help to decrease the urban disorder caused by rapid urbanisation. Rapid urbanisation necessitated a solution, and planning can provide answers to meet future needs. The most effective use of limited resources can provide the greatest benefit to the community. Land is the primary resource for all development activities. Land is the foundation for all activity, and urban land is especially vital for proper management due to the high concentration of activity. There are various techniques at micro level for the land management like Land Readjustment Method, Land Acquisition method, Land pooling Method. In most of the part of country bulk land acquisition method is adopted. In this method, land is acquired in bulk by the development agency under the Land Acquisition Act.

Gujarat has embraced macro-level development plans as well as micro-level TP schemes. A TP scheme is one in which the competent authority creates a plan that includes landowners. The authority provides road, water supply, sewerage, housing for the socially economically weaker section, recreational places, educational building, and health services, among other things. However, the landowner will lose some part of land as a result of this. The authority compensates the landowner, and the landowner must pay the increment charges since the authority provides serviced land to the owners.

1.2 Aim of Study

“To study the land management capacity of Surat City since they started preparing of TP scheme”

1.3 Objective

- Analysis of TP schemes prepared over a period of time in different area.
- Status of TP schemes at present.
- Identification of Gap Analysis.
- To Derive Management capacity of Surat.

1.4 Research Question

- Whether the land deduction through TP scheme for Surat should be 40%?
- Whether the city of Surat is competent to manage 40% land deducted?

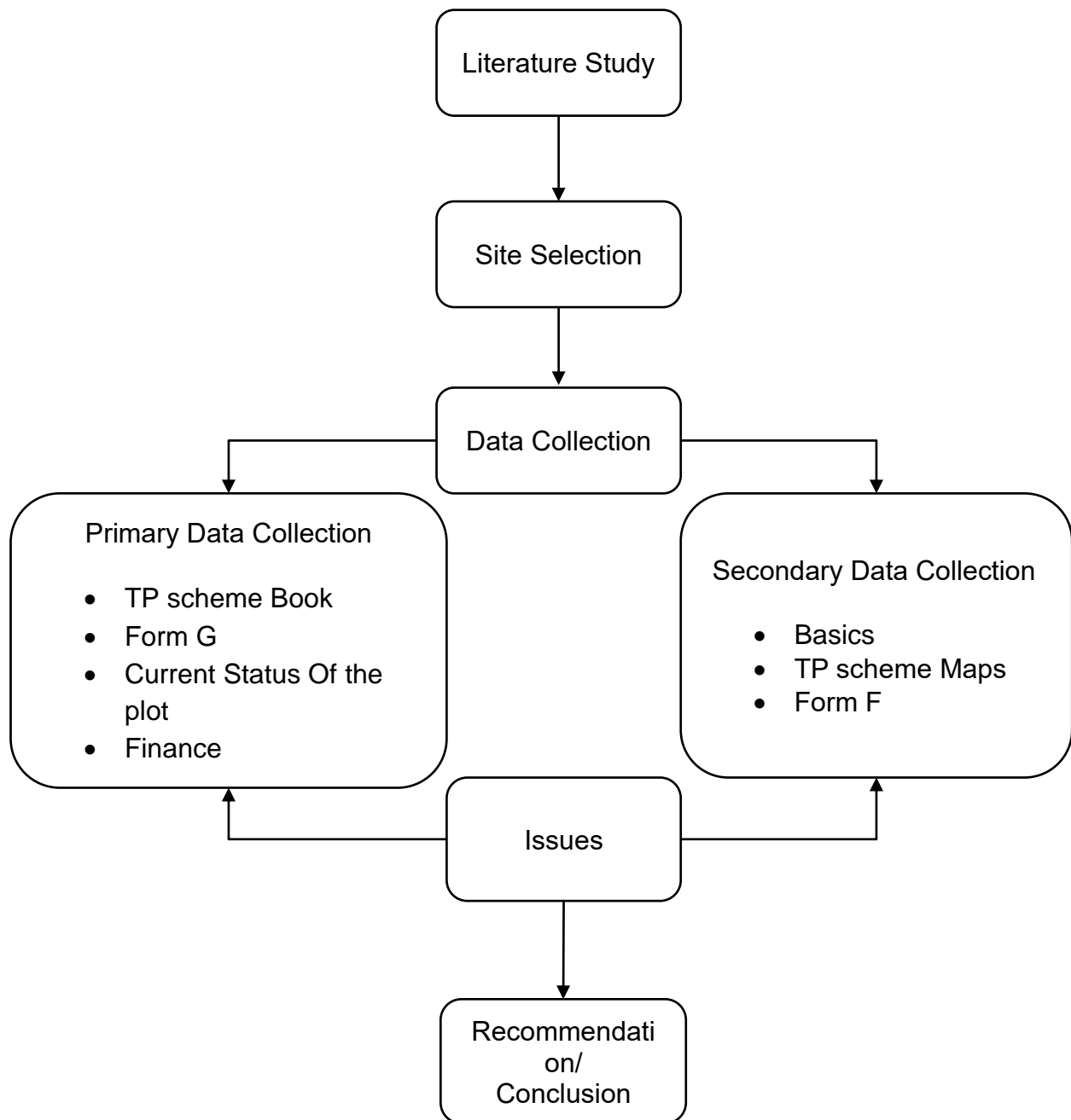
1.5 Scope of Study

- This study will focus on Urban land allotted to the local authority through TP schemes.
- Main Focus will be the percentage of utilisation of land provided to authority and its current condition.

1.6 Limitation of Study

- This study will examine final TP schemes of Surat city implemented a decade ago.

1.7 Frame Work



Chapter 2: What is TP schemes

2.1 TP scheme

TP schemes are designed to accomplish the Development Plan's ultimate objectives by providing micro-level planning for smaller regions of roughly 100 hectares that are already under urban development pressure. TP schemes are conceptualized as a joint venture between the local authorities and the owners of the plots who voluntarily agree to pool their land, redistribute that land among them and share the development costs. The concept behind taking 100 hectares is that TP SCHEME becomes manageable and viable scheme for preparation and implementation at local level.

The basic concept of TP schemes is pooling together all the land under different ownerships and redistributing it in a properly reconstituted form after deducting the land required for open spaces, social infrastructures, services, housing for the economically weaker section, and road network. This process enables the local authority to develop land without fully acquiring it and gives it a positive control over the design and the timing of the urban growth.

As a result of this planning exercise **40 percent of land is deducted from the ownership of all the land owners** proportionately and allotted to the authority to undertake the respective development works for public as per the T.P.S. proposals. The remaining 60% land in form of plots is given back to the land owners on proportionate basis. The land owner will lose 40% of land and will get back 60% land in form of FP. All the land owners will have this kind of adjustment.

The size of the FP (FP) is in proportion to the size of the original plot (OP), and its location is as close as possible to the original plot. Value capture financing (VCF) tools, such as betterment or development charges and the sale of reserved plots, can finance the provision of urban infrastructure and amenities under the TP scheme. Development authorities levy betterment charges on landowners to offset the cost of infrastructure and service provision and sell the reserved plots on the open market to finance the overall project development cost.

2.2 Brief History of TP schemes in Gujarat

TP schemes have a long history in Gujarat as a tool for urban development. The first TP scheme was implemented in 1917 in Ahmedabad's Jamalpur neighbourhood. Perhaps the first TP SCHEME in the country was the Jamalpur Area TP scheme. The Bombay Town Planning Act of 1915 aided the implementation of TP schemes by allowing for the expansion and development of various areas of the city. In 1954, the Act was revised and re-enacted, making it mandatory for each local government to conduct a survey of the region under its control in order to prepare a development plan. Gujarat was created as a separate state following India's reorganisation of

states in 1956. The Gujarat Town Planning & Urban Development Act, 1976 was enacted by the state government after reorganisation. The TP scheme is detailed in this Act. The TP scheme is separated into two components under this Act: physical planning and financial aspects of the scheme. In the form of a Draft Scheme, it identifies the stages of TP SCHEME. It distinguishes the stages of TP SCHEME as Draft Scheme, Preliminary Scheme, and Final Scheme in order to speed up the execution of the various stages.

2.3 TP scheme Process

1. The first authority publishes a notification to Prepare a scheme. (Month 0)
2. After that land ownership details are compiled and a survey of the site can be done.
3. Then based map is prepared by the authority.
4. After that authority prepares the physical layout, infrastructure plan, and cost estimates.
5. Calculation of the original plot and FP takes place also the betterment charges are calculated.
6. Now, these all are the parts included in The Draft TP scheme and the draft TP scheme is presented to landowners.(Month 10-13)
7. Modification occurs based on landowner's involvement.
8. Draft TP scheme than sent for governments approval.(Month 14-17)
9. Government approves TP scheme is now called Sanctioned Draft TP scheme.(Month 17-20)
10. Government appoints Town planning officer.(Month 18-21)
11. After That Two rounds of hearing on physical issues are done.
12. Preliminary TP scheme prepared and sent for governments approval.
13. Government approves and it's called Sanctioned Preliminary scheme.
14. After that Final TP scheme is prepared.(Month 30-46)
15. One Round of hearing on financial issues is conducted.
16. Government approves and it's called Sanctioned Final Scheme.(Month 33-49)

2.4 TP scheme Given in The Gujarat Town Planning and Urban Development Act-1976

The Gujarat Town Planning & Urban Development Act contains provisions for TP SCHEME that envision a socialistic and transparent approach to the creation and execution of TP schemes.

Chapter V of the Act 1978 – Rules 1979

- Section 40 to 44 : Making, contents of draft TP SCHEME
- Section 45 to 48 : Reconstitution of plots, objections to Draft scheme, submission and sanction of Draft scheme
- Section 48/A : Vesting of lands for infrastructure
- Section 49 : Restriction of use and development in TP SCHEME area
- Section 50 & 51 : Appointment and duties of TPO
- Section 52 : Contents of Preliminary and Final Scheme

- Section 54 & 62 : Certain decisions to be final
- Section 55 to 61 : Constitution of Board of Appeal
- Section 63 to 66 : Split of TP SCHEME, Submission, Sanction and Withdrawal
- Section 67 to 69 : Implementation of TP SCHEME
- Section 70 to 76 : Variation of TP SCHEME, Powers of city civil court

Chapter VI - VII of the Act 1978 – Rules 1979

- Section 77 to 80 : Costs of scheme, increment, contribution
- Section 81 : Transfer or extinct of rights from OP to FP
- Section 82 : Injurious affection
- Section 83 to 98 : Accounts, recovery of arrears, budget of authority and so on
- Section 99 and 100 : Levy, rates and assessment and recovery of Development Charge
- Section 102 & 103 : Constitution of Tribunals and Appeals and revision

Chapter VII of the Act 1978 – Rules 1979

- Section 104 to 107 : Bar of legal proceedings, registration of TP SCHEME maps and documents, compulsory acquisition of land needed for TP SCHEME or Development Plan
- Section 108 to 116 & 120 : Special provision to dissolution of authority, right to entry, services of notices, members and officers to be public servant
- Section 117 : Effect of other laws
- Section 118 & 119 : Powers to make rules and regulations
- Section 122 & 123 : Provision of tenancy act not to apply to areas under TP SCHEME, Control of Government, No TP SCHEME for Gujarat Housing Board
- Section 124 : Repeal and savings (Bhatt, 2020)

Making and Contents of a TP scheme (Section 40)

- A TP scheme may be in accordance with the provisions of this Act in respect of any land, which is:
 1. In the course of development;
 2. Likely to be used for residential or commercial or industrial or for building purposes; or
 [Explanation: For the purpose of this Sub Section the expression "land likely to be used for building purposes" shall include any land likely to be used as, or for the purpose of proved providing, open spaces, roads, streets, parks, pleasure or recreation grounds parking spaces or for the purpose of executing any work upon or under the land incidental to a TP scheme, whether in the nature of a building work or not.]
 3. Already built upon.

2.5 Provision in TP scheme (GTUPDA, 1976)

A TP scheme may make provision for any of the following matters, namely: -

1. The laying out or relaying out of land, either vacant or already built upon;
2. Lay-out of new streets or roads, construction, diversion, extension, alteration, improvement and closing up of streets and roads and discontinuance of communications;
3. The construction, alteration and removal of buildings, bridges and other structures;
4. The allotment or reservation of land for roads, open spaces, gardens, recreation grounds. schools, markets, green-belts, dairies, transport facilities, public purposes of all kinds;
5. Drainage inclusive drainage and of sewerage, surface or sub-soil
6. Lighting: I sewage disposal;
7. Water supply:

Reservation and allotment of land (GTUPDA, 1976)

1. The reservation of land to the extent of **ten percent**; or such or such percentage as near thereto as possible of the total area covered under the scheme, for the purpose of providing housing accommodation to the members of S.E.W.S.
2. The allotment of land from the total area covered under the scheme, to the extent of; **Fifteen per cent** for roads.
3. **Five per cent** for parks, playgrounds, garden and open space.
4. **Five per cent** for social infrastructure such as schools, dispensary, fire brigade, public utility place as earmarked in the Draft TP scheme.
5. **Fifteen per cent** for sale by appropriate Authority for residential, commercial or industrial use depending upon the nature of development.

Provided that the percentage of the allotment of land specified above in may be altered depending upon the nature of development and for the reasons to be recorded.

2.6 Stages of preparation of T.P. scheme (GTUPDA, 1976)

According to The Gujarat Town Planning and Urban Development Act, 1976 the TP scheme preparation procedure has been divided in three stages –

1. Draft scheme to be prepared by the appropriate authority.
2. Preliminary scheme to be prepared by town planning officer.
3. Final scheme by town planning officer.

Developing or developed area or the area potential to be developed is identified for draft TP scheme and intention to make a scheme is declared after following due procedure. The land parcels in such area are normally irregular in shape. Some of the land parcels may not have access and adequate linkage with the main town and

other parts of the town through regular road network. The land parcels are marked on a map and are pooled together on the map. The whole area is then laid out into regular shaped plots after carving out roads and sites for public uses / purposes. The area required for roads and sites for public uses are carved out from each land parcel, which are to be proportionately reduced in size. The reconstituted plot called "FP" is normally located on or near original land parcels called original plots. The owner is allotted back the FP, which is normally reduced in size (area) but improved in terms of shape and accessibility. The owner gets compensation for the area deducted from his original plot. The owner has to pay half or less than half of the increment in the market value of the FP to the local authority as his contribution towards cost of TP scheme.

Tentative proposals of the reconstitution are made and compensations and incremental contribution is calculated u/s 78,79 & 80. The meeting of the owners and persons interested in the scheme area is called to elicit the public opinion and suggestion regarding proposals of the scheme as per rule 17. The authority on considering suggestions/objection received on the basis of the merits may modify and sent the draft scheme for approval to Govt. which may be sanctioned with or without modification under Section 48.

The process of infrastructure development is made faster by amendment of Act in 1999 whereby as per section 48-A, as soon as the Government sanctions the draft scheme, the lands under roads and civic amenities vest with the Appropriate Authority without any encumbrances. By this amendment the infrastructure development and finalization of TP scheme run hand in hand. Town Planning Officer appointed for the finalization of the scheme sub-divide it into preliminary scheme and the final scheme under the Act where he decides for physical planning in preliminary scheme and finance in final scheme. The Town Planning Officer has to record and enter in the Scheme every decision given by him. The calculations and estimates shall be set out and recorded in Form F, Form G and in other statements as prescribed in Gujarat Town Planning & Urban Development Rules, 1979. Schematic plans of the TP scheme with original plots and FPs are shown in next chapters of case studies.

2.7 Contents of T.P scheme (GTUPDA, 1976)

The contents of T.P. scheme as specified in Gujarat Town Planning & Urban Development Act, 1976 are as under

Contents of Draft Scheme

- a) the area, ownership and tenure of each original plot;
- b) the particulars of land allotted or reserved under clause (e) of Sub Section (3) of Section 40 with a general indication of the uses to which such land is to be put and the terms and conditions subject to which such land is to be put to such uses;

- c) the extent to which it is proposed to alter the boundaries of original plots;
- d) an estimate of the net cost of the scheme to be borne by the Appropriate authority.
- e) a full description of all the details of the scheme under Sub Section (3) of section 40 as may be applicable;
- f) the laying out or relaying out of land either vacant or already built upon;
- g) the filling up or reclamation of low-lying, swampy or unhealthy areas or levelling up of land;
- h) Any other prescribed particulars.

Contents of Preliminary and Final Scheme

- 1) In a preliminary scheme, the Town Planning Officer shall,
 - i. after giving notice in the prescribed manner and in the prescribed form to the persons affected by the scheme, define and demarcate the areas allotted to, or reserved for, any public purpose, or for a purpose of the Appropriate Authority and the FPs;
 - ii. after giving notice as aforesaid, determine in a case in which a FP is to be allotted to persons in ownership in common, the shares of such persons ;
 - iii. provide for the total or partial transfer of any right in an original plot to a FP or provide for the transfer of any right in an original plot in accordance with provisions of section 81;
 - iv. determine the period within the works provided in the scheme shall be completed by the Appropriate Authority.
- (2) The Town Planning Officer shall submit the preliminary scheme so prepared to the State Government for sanction and shall thereafter prepare and submit to the State Government the final scheme in accordance with the provisions of Sub Section
- (3). In the final scheme, the Town Planning Officer shall, -
 - i. fix the difference between the total of the values of the original plots and the total of the values of the plots included in the scheme in accordance with the provisions of clause (f) of Sub Section (1) of Section 77;
 - ii. determine whether the areas used, allotted or reserved for a public purpose or purposes of the Appropriate Authority are beneficial wholly or partly to the owners or residents within the area of the scheme ;
 - iii. estimate the portion of the sums payable as compensation on each plot used, allotted or reserved for a public purpose or for the purpose of the Appropriate Authority which is beneficial partly to the owners or residents within the area of the scheme and partly to the general public, which shall be included in the costs of the scheme ;
 - iv. calculate the contribution to be levied under Sub Section (1) of Section 79, on each plot used, allotted or reserved for a public purpose or for the purpose of

- the Appropriate Authority which is beneficial partly to the owners or residents within the area of the scheme and partly to the general public ;
- v. determine the amount of exemption, if any, from the payment of contribution that may be granted in respect of plots exclusively occupied for religious or charitable purposes ;
 - vi. estimate the increment to accrue in respect of each plot included in the scheme in accordance with the provisions of Section 78;
 - vii. calculate the proportion of the contribution to be levied on each plot in the final scheme to the increment estimated to accrue in respect of such plot under Sub Section (1) of Section 79;
 - viii. calculate the contribution to be levied on each plot included in the final scheme ;
 - ix. determine the amount to be deducted from, or added to, as the case may be, the contribution payable from a person in accordance with the provisions of Section 79 ;
 - x. estimate with reference to claims made before him, after notice has been given by him in the prescribed manner and in the prescribed form, the compensation to be paid to the owner of any property or right injuriously affected by the making of the TP scheme in accordance with the provisions of Section 82;
 - xi. draw in the prescribed form from the preliminary and the final scheme in accordance with the draft scheme Provided that the Town Planning Officer may make variation from the draft scheme, but no such variation, if it is of a substantial nature, shall be made except with the previous sanction of the State Government, and except after hearing the Appropriate Authority and any owners who may raise objections.

Explanation:- (1) For the purpose of this proviso "Variation of a substantial nature" means a variation which is estimated by the Town Planning Officer to involve an increase of ten per cent in the costs of the scheme as is described in Section 77 or rupees one lac, whichever is lower, on account of the provisions of new works or the allotment of additional sites for public purposes included in the preliminary scheme drawn up by the Town Planning Officer. (2) If there is any difference of opinion between the Town Planning Officer and the Appropriate Authority as to whether a variation made by the Town Planning Officer is of substantial nature or not, the matter shall be referred by the Appropriate Authority to the State Government whose decision shall be final. (Yagnik, 2006)

2.8 Variation procedure for TP scheme (GTUPDA, 1976)

According to the Gujarat Town Planning & Urban Development Act 1976, a preliminary scheme or a final scheme can be varied under section 70, 70A and 71 of the said Act.

Section 70 (Power to vary scheme on ground of error, irregularity or informality)

If after the preliminary scheme or the final scheme has come into force, the Appropriate Authority considers that the scheme is defective on account of an error, irregularity or informality, the Appropriate Authority may apply in writing to the State Government for the variation of the scheme. After following the procedure prescribed in the Act, State Government may make variation with or without modification by its notification.

Section 70A (Variation of TP scheme for land allotted for public purpose)

If at any time after the final TP scheme comes into force, the Appropriate Authority is of the opinion that the purpose for which any land is allotted in such scheme under any of the paragraphs (ii) and (iii) of Sub Clause (a) of Clause (jj) of Sub Section (3) of Section 40 (i.e. land allotted for parks, play grounds, gardens and open space, social infrastructure such as school, dispensary, fire brigade, public utility place as earmarked in the Draft TP scheme) requires to be changed to any other purpose specified in any of the said paragraphs, the Appropriate Authority may make such change after following the procedure relating to amendment of regulations, specified in Section 72 as if such change were an amendment of regulations.

Section 71 (Variation of TP scheme by another scheme) Notwithstanding anything contained in section 70, a TP scheme at any time be varied by a subsequent scheme made, published and sanctioned in accordance with the provisions of this Act. (Yagnik, 2006)

2.9 Land Acquisition

In India, bulk land acquisition is used by the majority of states. The Land Acquisition Act is used by the development agency to acquire land in bulk, and compensation is paid to landowners based on the current land price. Then, using government funding or loans, roads and infrastructure are built; finally, serviced plots are sold for urban use at market rates. In this situation, the development agency receives the increase in land value rather than the original landowners. Furthermore, the process takes a long time to implement and costs a significant amount of money. Whereas in the case of the provision in the Gujarat Town Planning & Urban Development Act, 1976, The chapter of TP scheme is a built in provision of the Act to implement planning proposal, without going through the procedure of another Act.

Even for public purposes, the conventional approach to property acquisition has become a time-consuming process. It can sometimes result in never-ending litigation and encourage speculative behaviour. The acquisition process is not only time-consuming but also expensive, and the owners of the lands that are acquired believe that they have not been sufficiently paid. The TP scheme is being used as an alternate strategy for assembling land for urban development activities in a more timely and cost-effective manner than compulsory land acquisition. In the form of plot

reconstitution, the TP scheme (TP SCHEME) is in use in parts of the Indian Union's states. It is a technique for area planning based on the concept of land re-adjustment. The Maharashtra Regional and Town Planning Act, 1966, is used to implement TP SCHEME in Maharashtra, which is a pioneer in the discipline. The Gujarat Town Planning & Urban Development Act, 1976 governs its implementation in Gujarat.

2.10 Reasons of TP scheme's Favourable in Gujarat:

- The TP scheme process has a long history dating back to 1915, and the legislation has evolved over time to meet the evolving needs of development.
- There is no obligation for the authority to acquire private land in bulk.
- Private plots receive basic infrastructure in suitable plot shape.
- The authority can choose the best site for reserving a plot so that the community benefits the most.
- The strategy benefits both landowners and the relevant authority, as serviced land increases land value and the suitable authority controls unplanned periphery development and encourages planned urban growth.
- Generally, land ownership does not change under the TP scheme, and infrastructure development is a component of the implementation, therefore land prices rise, resulting in a direct benefit to the landowner.
- The TP scheme has a high level of political acceptance in Gujarat due to its self-financing nature.
- The Authority can create E.W.S. space through the TP scheme.

Chapter 3: Literature Review

(Yagnik, 2006) The study is divided into four major parts. First deals with a literature review related to the subject. The second part constituted the collection of baseline information regarding the study area and designated use as well as the present status of the plots allotted to ULB for various public purposes in the TP scheme. In the third part, based on the data collected. The issues have been identified. The fourth and last part includes the conclusion and recommendation. The TP scheme is a planned attempt of land management in this study the TP scheme is taken as a unit study for the management of urban precious land allotted to the appropriate authority. The land is a scarce and precious resource so it is necessary to handle land management with care. The land acquired by the urban local body for various public purposes is required to develop in a specified time duration. Two case study of old TP schemes Ranip and Vejalpur is analysed and after the comparison of use proposed in TP scheme and its actual use, the study gives that mis-used is more of land in both the cases. In Ranip 58% of plots are mis-used whereas in vejalpur 70% of plots are misused. Total 7 to 10% of land in schemes find to be unused. Different recommendations are included in study for the land management. The use of developed land can be intensified by providing area under public use, calculate based on population needs rather than on proportion of different land use, which is currently in practice while preparing TP scheme.

(AUDA, September 2014) This study discusses in detail topics First Tier Planning Process - Development Plan, Second Tier Planning Process - TP scheme (Self Financing Mechanism), TP scheme Procedure - Physical Planning, TP scheme Procedure - Fiscal Planning, TP scheme: An Efficient and Effective Tool To Implement Development Plan Land Management. This study focuses on the land management done by AMC and AUDA through development plans and TP schemes. Ahmedabad case study shows how development Plan Proposals Achieved through TP schemes. By the analysis of land available for development and land use pattern provision for City Level Infrastructure Land allotment can be done is described in this study. Till 2014 total 135 number of TP schemes are implemented with a total of 225.91 sq. km. Land allotted to Appropriate authority is 32.52 %. Land availed by AUDA Through TP scheme 67% to the private plot, 3% garden and open spaces, 8% Saleable Plots, 3 % EWSH, 1 % Schools, 15 % Roads, 3 % Public Use. Development Plan Proposals Achieved through TP schemes. Actual Work done/under process-Roads 75.23%, Street lighting 14%, Sewerg Network 56%, Water supply network 56.12%, Storm Water Drainage 18.97%.

(Mathur, April 2013) This paper analyses the use of Land Pooling and Reconstitution in the state of Gujarat, India, highlights the key success factors, suggests reforms that would increase the tool's effectiveness, and identifies the lessons learned from Gujarat's experience. Specific lessons include the following:

use revenues from the previous LPR projects to fund infrastructure and services in the new projects using a revolving fund mechanism. This paper discussed how land management is done through TP schemes in Gujarat. In case of study 3 Different case study of the TP scheme with their land use breakdown is described. In this study, the author examines that the landowners contribute a higher percentage of land (increasing from the 10-20% in pre-1999 TP schemes to the current 40%). Also in the case study author gives knowledge that 25% of the land was appropriated from the landowners in Bodakdev-1B, recent schemes, such as TP SCHEME-50, have entailed a greater land appropriation average of 36%. Thus, an average of 36% of the land has been appropriated in TP SCHEME-50, whereas as little as 15% has been appropriated in the partially built-up Bopal-3. The landowners interviewed for this paper expressed some concerns. They primarily complained that 40% of land appropriation was excessive.

(Jain, 2019) The study of this literature gives knowledge about the use of the TP scheme is not widespread in India yet, it is becoming imperative to examine the reasons for its underutilization and determine how the country can scale up its use. In this context, it is possible to analyse the success of the Japanese LR Scheme to understand the provisions and procedures that India could adapt to its own context. This study gives knowledge in detail about TP scheme. This paper gives lessons through case studies of Gujarat and Maharashtra land readjustment technique(TP scheme), that other states in India should adopt the TP scheme too. The paper focuses on understanding the key reasons for the under-implementation of the TP scheme in India. Analysis of Japan's Land Readjustment is giving knowledge about land management technique also LR And TP scheme is compared in the study. This study aims to draw lessons from the Japanese LR mechanism that could highlight the areas of intervention for scaling up the TP scheme in India It may not be possible to transpose the lessons from Japan directly to the Indian setting, but they are surely adaptable to suit the context.

(BHAGAT, Mar 2014) Urban land management means an organization of the land survey, zoning, classification into type & create a land use pattern to do the town planning in the better manner. This paper focuses on the various land management techniques like the master plan approach, development plan, land acquisition, and land pooling and readjustment methods. In the conclusion, the authors have specified that out of these methods which method is more suitable and convenient for better development. The paper discussed different land management methods. Also, it includes merits and demerits of methods and how it works. Land management aims to secure the legal land rights, while simultaneously upholding the social and productive functions of land. Problems related to land are very complex. The land has always been the prime resource for the planning and development of any area. The land is such a resource, which is constant and cannot be created. Therefore the importance of optimum usage of land in a developing city is obvious. A TP scheme is an effective tool for proper development for the urban area because

there is a public-private partnership involvement. In T.P. scheme generally, land ownership does not change and infrastructure development is a partial implementation thus land price goes high, this benefit directly obtains to the landowner.

(Deuskar, 2007) This thesis evaluates the extent to which the mechanism lives up to the claims made on its behalf. It compares the idealized version of the process laid out in legislation to how it works on the ground in Ahmedabad. While landowners and the government both do benefit financially, land valuation is carried out in a roundabout way, with large differences between calculated land values and actual market values. TP-DP mechanism discussed since its origin in this paper. Detail study of a development plan and implementation is given. TP scheme mechanism is giving knowledge that the TP scheme mechanism has been described as a planning, infrastructure development, implementation and financing tool all in one, and is used to fill in the details of the DP. The following is a brief account of how TP schemes are supposed to work, as prescribed by the 1976 GTPUDA and subsequent amendments. While TP schemes are mostly associated with Gujarat, they have been used to various degrees in several other states in India. The cases are given in the study illustrate the growing interest in land readjustment policy beyond Gujarat. The slightly varied processes and institutional models employed in different parts of the country are also instructive. Their successes and failures show some of the constraints and opportunities associated with introducing land readjustment to new areas. A detailed case study of Ahmedabad city is given that how the land utilized by AMC and how they developed TP scheme.

(Mehrotra, 2020) Ahmedabad has had a strong tradition of conducting spatial planning through the use of a development plan combined with TP SCHEME and local-area planning, as mandated under the Gujarat Town Planning and Urban Development Act. This mechanism has been successful in developing the city in a planned and systematic manner so that it has a good network of roads and public amenities, provides access to all the developed plots in the TP SCHEME, runs a land-bank of reserve commercial and residential plots for sale, and has developed an affordable housing zone. The process is participatory, as the Act mandates that the landowners, stakeholders, and other citizens be kept informed about the process at various stages by public notices and stakeholders' meetings. At the draft stage, objections and suggestions are solicited from landowners and citizens. Because of the democratic principles of governance, if no satisfactory answer is received from the authority, the landowners can appeal to the higher authorities. Completing a TP SCHEME can take between three and seven years. Once the TP SCHEME is finalized, the entire infrastructure work is implemented following the collectively developed plan with minimal deviation, although procedural delays are common.

Chapter 4: Data collection

4.1 Method For Data collection

1. First Decade wise 4 TP scheme different area is selected. The secondary data is collected from S.M.C's Website. TP scheme Maps, Form F and Current status is collected from the website.
2. After primary data collection first visited the S.M.C Town planning office. Studied the TP scheme preparation book they made during the formation of TP scheme. Collected basics of the area, Form G and finance of the schemes.
3. After collecting data site visit is conducted. Visited all the plots allotted to the authority and gathered information about the current condition.

4.2 Site Selection:Surat City

Surat is **Gujarat's 2nd** most populous city, **India's 8th** most populous city. It is the 73rd largest **Urban area** in the world. Surat ranks 4th fastest growing city in a global study of fastest developing cities conducted by The City Mayors Foundation. Under the provisions of this 1976 Act, SUDA prepared its first development plan which came into force from 31.01.1986. Since as per section 21 of the Act, the development plan is to be revised once in 10 years, SUDA prepared the revised development plan in 1997 which ultimately sanctioned in 2004 and came into force from 15.09.2004.

As part of implementation of development plan **SUDA has prepared 23 TP schemes** and **SMC has prepared 128 TP schemes**.

Step Wise Description of Various Processes of SMC in Planning :

Particulars	Year
Initial Development Plan	1960
Sanctioned	1961
Development Plan for Rander	1961
Development Plan for Adajan	1969
Development Plan of Surat Published Under The Bombay Town Planning Act.	1975

Details of TP schemes of SMC

Sr. No.	T.P.Scheme details	No. of Schemes	Total Scheme area (in Hect.)
1	Sanctioned Final Schemes	55	6144.19
2	Sanctioned Preliminary Schemes	19	2119.93
3	Sanctioned Draft Schemes	54	9474.09
4	Draft Scheme submitted to Govt. for sanction	0	0.00
5	Proposed TP schemes	0	0.00
	Total	128	17738.21

Table 2: Details of TP schemes of SMC

4.3 Selection of TP schemes

In this study, 4 TP schemes that are implemented in a different area within the Surat city will be taken. These TP schemes cover a well-developed area of the surat city. Major of these TP schemes are Developed through decades in a different area of the City.

T.P.S.No	1 udhana-majura	1 Vesu (suda)	10 adajan	7 anjana
Date of intention	30-jan-78	5-dec-89	14-aug-74	26-jun-65
Draft scheme sanctioned by govt. On	30-sep-82	14-jun-95	21-aug-76	20-apr-68
Final scheme	7-jul-98	20-feb-07	30-mar-90	24-feb-84

sanctioned by govt. On				
Remark by authority	Major part is implemented	Award of final scheme 30/06/05	Major part is implemented	Major part is implemented

Table 3: Selection of TP schemes

4.4 TP scheme No 1 Udhna-Majura

Under Government notification Panchayat, Housing and Urban Development Department No.GR-23/UDA 1177/646(5)-02, dated the 30th January 1970. The Government of Gujarat had an exercise of the powers conferred by Section 22 of the Gujarat Town Planning and Urban Development Act, 1976 declared surat Urban Development Area and constituted Surat Urban Development Authority and; there as the area within the limits of Udhna Nagar Panchayat was included in the limits of the Appropriate Authority.

Whereas under sub-section (1) of section 41 of the said Act the then Surat Urban Development Authority declared its intention for making of the TP scheme No.1 (UDHNA MAJURA).

The Surat Urban Development Authority in exercise of the power conferred by Section 42(1) of the Gujarat Town Planning and Urban Development Act, 1976; prepared and published the Draft TP scheme No. 1 (Udhna-Majura) dated: 30th September 1982

Sanctioned the Draft TP scheme under section 48 of the Gujarat Town Planning and Urban Development Act, 1976. There as the Town Planning officer has entered upon his duties on date 24-2-1983

The Government of Gujarat by their notification in Urban Development and Urban Housing Department dated 15-3-1986 published in Gujarat Government Gazette, extended the limits of the surat Municipal Corporation and the area of TP scheme Udhna-Majura No.1 is included within the limits of surat Municipal Corporation with effect from 1-4-1986 and; and Surat Municipal Corporation became the Appropriate Authority. The Government of Gujarat has extended the time limit for finalisation of the above said TP scheme up to 30-11-1987.

The Town Planning officer drew the preliminary Scheme in respect of TP scheme Udhna-majura No.1 and declared award on 15-10-1987, under provisions of section 52(1) of the Gujarat Town Planning and Urban Development Act, 1976, and submitted to state Government for sanction as provided under section 52(2) and section 64 of the said Act on date 16-4-1988. The Government of Gujarat sanctioned

the TP scheme Udhna-majura No.1 (Preliminary scheme) under Government notification of Urban Development Date.2-2-1989.

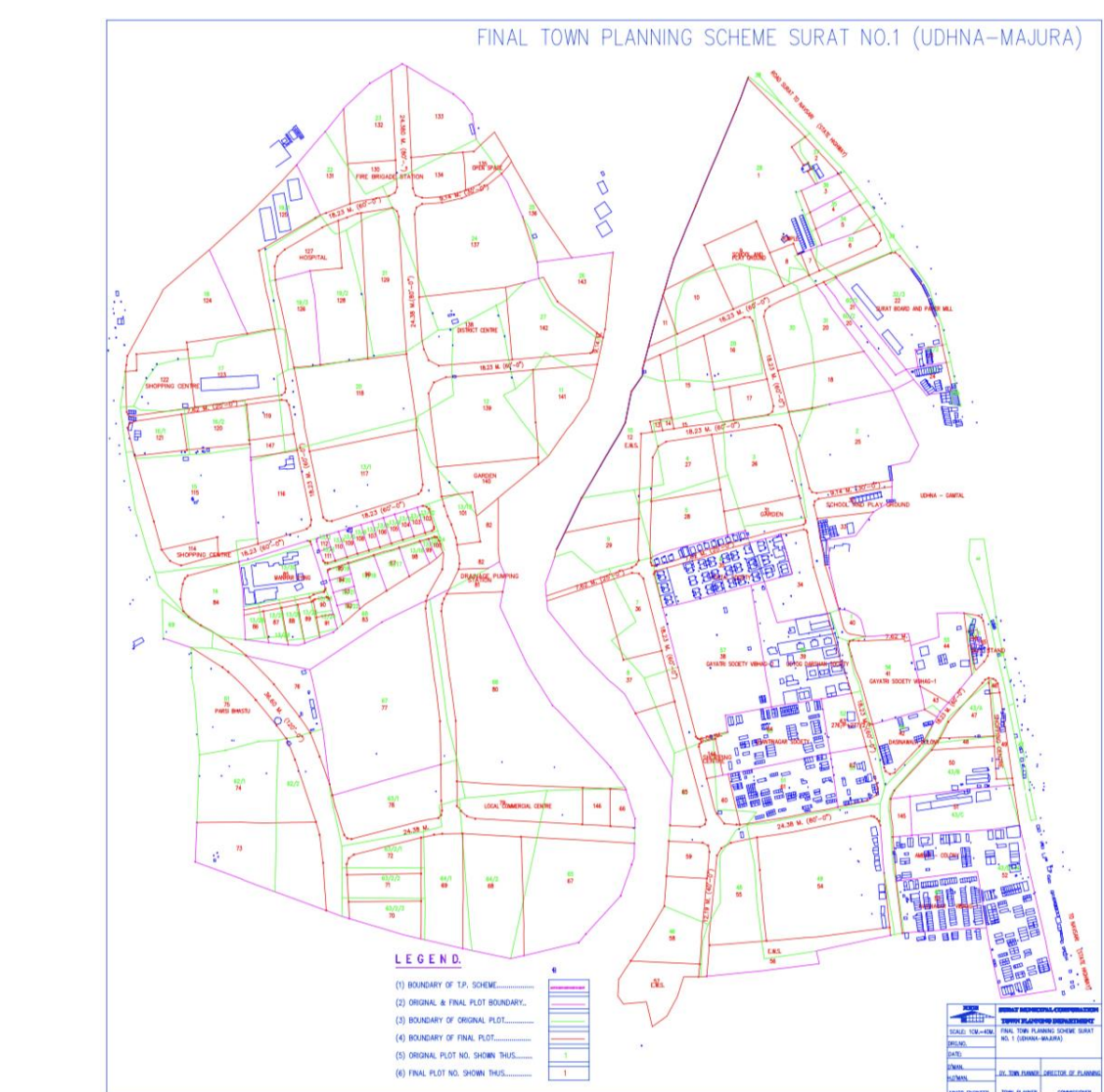
Then Town planning officer drew the Final TP scheme Udhna-majura No.1. Final scheme sanctioned by Government on 7-7-1998.

Brief History

Udhna the well-known industrial estate of Surat agglomeration is situated on the Bombay Ahmedabad broad ganged section of the western Railway about three miles to South of Surat City. The another broad Gange Railway line towards Busaval is bifurcated from this main line of the western Railway. To add to this strong Transportation net work the Surat Navsari State Highway passes through the same township. Thus the Udhna has been developed in to a progressive industrial trade centre, with very strong network facilities by roads and rails.

Udhna Was formerly a Gram Panchayat which is converted in to a Nagar Panchayat on 14th June, 1974. It is observed that this area is developing very fast during last few years in the industrial activities. As per the provisions of Gujarat Town Planning Act 1976 Surat Urban Development Authority is its meeting held on 3rd August, 1978 has resolved to prepare the TP scheme for this area.Demand of land for Industrial and residential use is increasing in Udhna due to its proximity to the Surat city. The mere conversion of agricultural land in to non-agricultural land do not assure the planned growth in absence of a over all development plans for the entire tom. To achieve the overall planning of the area, Surat Urban Development Authority under its resolution No.46 dated 3rd August, 1978 has resolved to prepare TP scheme No. 1 (Udhna - Hajura) Surat which covers the area of about 350 acres of land.

This suburb is fast developing area and is with many number or co-operative housing Societies and small scale and large scale Industrial units, the growth of this area is increasing at an accelerated rate. This type of residential cum industrial development attracts large population.In the area so included within scheme boundaries there were no facilities of roads, general amenities and the utility service are inadequate, with a result that this area was incapable of proper development. The improvement of social and living conditions has been the recognised objective of Urban Planning and to achieve this objective it is necessary that the suburb should be planned on orderly lines. Therefore in order to secure comprehensive development of the area. The appropriate authority under its resolution No.46 dated 3rd august 1978 resolved to prepare TP scheme no 1 UDHNA-MAJURA. Which covers the area of about 141 Hectares of land; excluding part of koyali-khadi passing through the scheme



Location

- On the North - The old limit of Surat Municipal Corporation.
- On the West - The Eastern limit of majura R.S.NO 174 and boundry of village majura.
- On the East- Center line of Surat-Navsari state highway.
- On the South – Northern limit of R.S.No.248 to 250,252,270,271 and 209 to 211 of village udhna and bundry of TP scheme No.2.

Resons for scheme

The land in the vicinity of Gamtal has started developing fast and also along the highway leading to Navsari. This can be seen from the pattern of existing

development on the side. The trends of the development are along the highway in a ribbon development pattern, while in the inner side, few societies have come up. The reasons of this kind of development are inaccessibility to the lands in the interior portion and lack of other infrastructure facilities.

Once the infrastructure for the development is provided to these areas, development will take place in this inner areas too. Considering the total area of 350 acres of T.P.Scheme No.1 (UDINA-HAJURA) it is anticipated that the total future population in this area would be about 25,000 persons. In light of this and considering the existing trends of development on the side, the entire area is planned to provide proper circulation pattern, reservations public purpose, reconstitution of plots and other public amenities by means of proportionate reduced from the each survey number of individual owners and allocating the FPs as far as possible on their original lands.

Keeping in view the above aspects the TP scheme for this area is prepared which will provide a planned development for Town in terms of roads open spaces, public reservations, public utility services and at the same time will provide well, developed plots to the citizens for the various development activities. The inner area shall be open out with the implementation of the scheme proposals. Care has been taken up to see that the minimum basic facilities and service are provided in the scheme areas (Likewise Roads, street lights, open spaces and public reservations sto.,) Keeping in view the local situation and the realistic picture of the seheme-as-voll-ne-the development, so far as this town is concerned.

In addition to the open spaces and other public reservations provisions is also made for public housing such as E.W.S schemes which can be developed for housing projects for Urban poor and there by minimising the housing deficiency.

Features of TP scheme Udhna-Majura:

REDISTRIBUTION AND VALUATION STATEMENT FORM F:

No.	Particulars	Unit	
1.	Total Area of the scheme	Hectare	141
2.	Total Number of Original plots	No.	69
3.	Total area of original plots	Sq.mt	1359845
4.	Total Number of FPs (Excluding SUDA plots)	No.	129
5.	Total area of FPs (Excluding SUDA plots)	Sq.mt	1069730
6.	Total plots allotted to SUDA	No.	19
7.	Total area of plots allotted to SUDA	Sq.mt	118883
8.	Percentage deduction for private plots	%	21.33
9.	Total Contribution (+) compensation (-)	₹	-19,21,312
10.	Total Increment (Section 78)	₹	2,22,71,450

11.	Total Contribution (Section 79)	₹	61,35,699
12.	Total Net demand (+) or by (-) owner	₹	42,14,357

Table 4: REDISTRIBUTION AND VALUATION STATEMENT FORM F

Cost of works under the scheme

Sr. No.	Item of Works	Amount of Rupees
1.	Roads	14,51,212
2.	Water Supply Lines	11,65,637
3.	Drainage lines	5,73,488
4.	Electric Street lighting	2,73,600
	Total	34,63,937

Table 5: Cost of works under the scheme

FORM 'G' of TP NO 1 UDHNA-MAJURA

No.	Particulars	Amount in Rupees
1.	Expenses under section 30 (2) (b) (c) (d) (f) (g) and (h)	₹ 34,63,937=00
	Other costs	
2.	Cost as shown in the redistribution and valuation sheet. (Sum of column no. 11 Of FORM F)	₹ 19,21,312=00
3.	Advertising Expenses under Sections 41 (2) and 42 (1)	₹ 4,000=00
4.	Compensation under section 49(2)	NIL
5.	Legal expenses under section 77 (1) (e).	₹ 5, 000=00
6.	Compensation under Section 4	NIL
7.	Salary of Town Planning Officer and Board of Appeal and their employees under section 41 (2)	₹ 8,00,000=00
	Total cost added:	₹ 61,94,249=00
(A)	Total value added: - (As shown in the redistribution and valuation sheet, column no. 12	₹ 1,22,71,450=00
(B)	Total contribution amount under section 3	₹ 61,35,699=00
	Net amount of the scheme (for the competent authority) (A - B)	₹ 58,550=00

Table 6: FORM 'G' of TP NO 1 UDHNA-MAJURA

PLOT ALLOTTED TO THE APPROPRIATE AUTHORITY FOR VARIOUS PUBLIC-PURPOSES:

NO.	PLOT FOR PUBLIC PURPOSE	FINALPLOT NO	AREA IN SQ.M
-----	-------------------------	--------------	--------------

1	SCHOOL & PLAY GROUND	9	9611
2	SITE OF E.W.S.	11	1577
3	SITE OF E.W.S.	12	16167
4	GARDEN	31	5295
5	SCHOOL & PLAY GROUND	32	3630
6	BUS-STAND	45	1678
7	SHOPPING CENTRE	49	2584
8	SITE FOR E.W.S.	56	9672
9	SITE FOR E.W.S.	57	7290
10	LOCAL COMMERCIAL CENTRE	79	10905
11	DRAINAGE PUMPING STASION	81	3088
12	SHOPPING CENTRE	114	2210
13	SHOPPING CENTRE	122	9164
14	HOSPITAL	127	5702
15	FIRE BRIGADE STATION	130	4138
16	OPEN SPACE	135	3362
17	DISTRICT CENTRE	138	14612
18	GARDEN	140	6735
19	SHOPPING CENTRE	144	1463

Table 7: PLOT ALLOTTED TO THE APPROPRIATE AUTHORITY FOR VARIOUS PUBLIC-PURPOSES

4.5 TP scheme No 1 Vesu

Surat Urban Development Authority, constituted under Gujarat Town Planning and Urban Development Act-1976, under Section-41 (1) of the Act, Chief Town Planner Consultation Gujarat State Chief Town Planner Obtained from the letter Date.9-5-1998, proposal has been made to make draft TP scheme No. 1-Vesu-Suda-Surat.

Then the General Board of Suda n Resolution no.1296 From Date.5-12-1989, under Section-41(1) of the Act, announced the intention to build the draft TP scheme No. 1 Vesu (Suda) Surat

Suda prepared a draft plan and submitted it to the government for approval on 19-Aug-91. Draft scheme sanctioned by governmentt. On 14-Jun-1995.

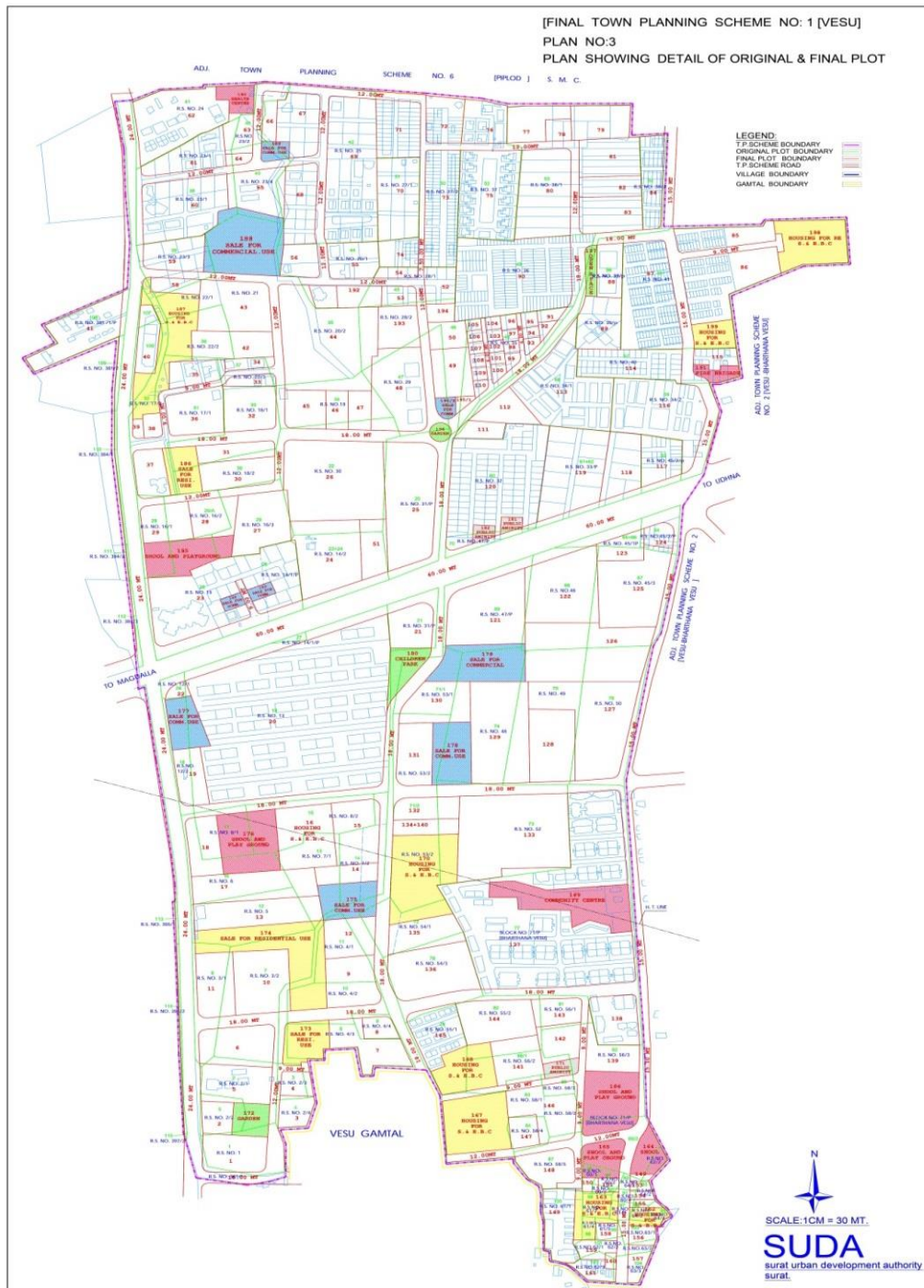
Town Planning Officer Appointed on 31-Jul-1995. The Town Planning officer drew the preliminary Scheme and Submitted To Government. On 23-Jul-2001. Preliminary scheme sanctioned by govt. On 20-feb-2003. Final scheme sanctioned by govt. On 20-feb-2007

Breif History

The area of Surat Urban Development Authority covering the boundaries of Surat Municipal Corporation is the fastest growing area in Gujarat. The Suda area is becoming the strongest urban center of South Gujarat, especially due to the rapidly growing land use for industrial and commercial purposes in the Suda area. Due to the incredibly rapid population growth in Surat, it has become a work-center all over South Gujarat and people from all over India have come to this area, which has led to housing problems in areas of Sudan such as Vesu, Bharthana, Rundh, Magdalla etc. Residential areas The activity is built extremely fast. Suda has created a good development map for planned development in its area. The Government of Gujarat Approved by the notification dated 31-7-1986. Vesu village is included in Suda Area.

The area is located in the south-west corner of the Surat Municipal Corporation. Suda's development map is approved. But since it does not have detailed planning of the areas under development, it has undertaken town planning plans for a rural area like Vesu to do the planning. Vesu is an area of Gram Panchayat. Where near by Surat-Dumas Road activity,. The residential / construction activity is very fast due to areas like S.V.R engineering college, sports stadium, nearby airport area and Magadalla port. The TP scheme is the best tool for making this activity systematic and well-being complete and well-organized.. A lot ol area in the corporation area is covered under such TP schemes, which are at different stages of covering or implementing the schemes. Suda has also undertaken town planning in the Vesu area. Out of which the work of TP scheme Vesu No. 1 is here. This project is between South Gujarat University and Vesu village Conducted for some area.

Map



Location of schme:

- On north Revenue boundry line of piplod village.
- On East Vesu R.S.No 104,105,107.South Gujarat University Campus and Res. 2 (Proposed draft town formation plan No. 2 Vesu, Bharthana)
- On the south, the middle line of the road leading to Vesu village level,
- On West Suda Commercial Reservation No. / 21 after Vesu-Abhava road)

Resons for preparation of scheme:

Between Surat-Dumas road and Vesu village level, development activity on Udhana-Magadalla highway seems to be accelerating, which can be seen from the existing development pattern. Similarly, development is also seen on Surat-Abhava road. The reason for this is that due to lack of infrastructural facilities, development is taking shape in the form of strips near the existing roads. Considering the 115 hectare area of this scheme, it has a population of 30,000. Between Surat-Dumas road and Vesu village level, development activity on Udhana-Magadalla highway seems to be accelerating, which can be seen from the existing development pattern. Similarly, development is also seen on Surat-Abhava road. The reason for this is that due to lack of infrastructural facilities, development is taking shape in the form of strips near the existing roads. Considering the 115 hectare area of this scheme, it is planned for a population of 60,000 people. The existing roads and the direction of development are planned in such a way that the roads get a good circulation pattern. It is also proposed to allot to the authorities plots for residential and commercial purposes as well as plots for garden-school and other public uses which can be sold for socially and economically weaker sections by making appropriate deductions in landowners' land. Possibly the owners have an approach to allocating the FP above or near their original plot. The scheme also proposes to provide paved roads, water supply, drainage and electric street lights to the plot owners. It is proposed to recover some of the cost of the scheme as additional contribution to the owners of the FP. Provision has been made to reimburse the owners for the deducted land at the cost of the intended date of the scheme as per law.

Features of TP scheme Vesu:

REDISTRIBUTION AND VALUATION STATEMENT FORM F

No.	Particulars	Unit	
1.	Total Area of the scheme	Hectare	119
2.	Total Number of Original plots	No.	115
3.	Total area of original plots	Sq.mt	1105958
4.	Total Number of FPs (Excluding SUDA plots)	No.	163
5.	Total area of FPs (Excluding SUDA plots)	Sq.mt	831866
6.	Total plots allotted to SUDA	No.	36

7.	Total area of plots allotted to SUDA	Sq.mt	152186
8.	Percentage deduction for private plots	%	24.78
9.	Total Contribution (+) compensation (-)	₹	-1,37,21,461
10.	Total Increment (Section 78)	₹	10,12,75,296
11.	Total Contribution (Section 79)	₹	5,06,37,648
12.	Total Net demand (+) or by (-) owner	₹	3,64,01,817

Table 8: REDISTRIBUTION AND VALUATION STATEMENT FORM F

Cost of works under the scheme

Sr. No.	Item of Works	Amount of Rupees
1.	Roads	44,15,054.39
2.	Water Supply Lines	1,21,62,556.25
3.	Drainage lines	1,25,72,976.00
4.	Electric Street lighting	17,34,200.00
	Total	3,13,84,786.64

Table 9: Cost of works under the scheme

FORM 'G' of TP NO 1 VESU

No.	Particulars	Amount in Rupees
1.	Expenses under section 30 (2) (b) (c) (d) (f) (g) and (h)	₹ 3,13,84,786=00
	Other costs	
2.	Cost as shown in the redistribution and valuation sheet. (Sum of column no. 11)	₹ 1,37,21,461=00
3.	Advertising Expenses under Sections 41 (3) and 32 (1) or 32 (2) (Rules 18 to 19)	₹ 2,50,000=00
4.	Compensation under section 3 (2)	₹ 2,50,000=00
5.	Legal expenses under section 2 (1) (e).	₹ 5,15,000=00
6.	Compensation under Section 4	-
7.	Salary of Town Planning Officer and Board of Appeal and their employees under section 41 (2)	₹ 45,00,000=00
	Total cost added:	₹ 5,06,71,247=00
(A)	Total value added: - (As shown in the redistribution and valuation sheet, column no. 12	₹ 10,12,75,295=00
(B)	Total contribution amount under section 3	₹ 5,06,37,647=00
	Net amount of the scheme (for the competent authority) (A - B)	₹ 33,599=00

Table 10: FORM 'G' of TP NO 1 VESU

PLOT ALLOTTED TO THE APPROPRIATE AUTHORITY FOR VARIOUS PUBLIC-PURPOSES:

NO.	PLOT FOR PUBLIC PURPOSE	FP NO	AREA IN SQ.M
1.	SITE OF E.W.S.	162	1322
2.	SITE OF E.W.S.	163	3627
3.	SITE OF E.W.S.	167	7702
4.	SITE OF E.W.S.	168	5430
5.	SITE OF E.W.S.	170	11146
6.	SITE OF E.W.S.	187	9250
7.	SITE OF E.W.S.	198	6315
8.	SITE FOR E.W.S.	199	2156
9.	SITE FOR E.W.S.	16	7306
10.	SCHOOL & PLAY GROUND	164	2027
11.	SCHOOL & PLAY GROUND	165	3077
12.	SCHOOL & PLAY GROUND	166	7399
13.	SCHOOL & PLAY GROUND	185	5694
14.	SCHOOL & PLAY GROUND	176	8032
15.	FIRE BRIGADE STATION	191	850
16.	PUBLIC AMINITIES	171	1106
17.	PUBLIC AMINITIES	181	594
18.	PUBLIC AMINITIES	182	662
19.	GARDEN	172	2555
20.	GARDEN	196	491
21.	COMMUNITY CENTER	169	8248
22.	CHILDREN PARK	180	3029
23.	OPEN SPACE	197	1144
24.	HEALTH CENTER	190	1713
25.	SALE FOR RESIDENTIAL USE	173	3835
26.	SALE FOR RESIDENTIAL USE	174	12056
27.	SALE FOR RESIDENTIAL USE	186	2988
28.	SALE FOR COMMERCIAL.USE	175	4461
29.	SALE FOR COMMERCIAL.USE	188	10416
30.	SALE FOR COMMERCIAL.USE	177	3590
31.	SALE FOR COMMERCIAL.USE	178	4973
32.	SALE FOR COMMERCIAL.USE	179	5979
33.	SALE FOR COMMERCIAL.USE	183	700
34.	SALE FOR	184	599

	COMMERCIAL.USE		
35.	SALE FOR COMMERCIAL.USE	189	1125
36.	SALE FOR COMMERCIAL.USE	195/2	571

Table 11: PLOT ALLOTTED TO THE APPROPRIATE AUTHORITY FOR VARIOUS PUBLIC-PURPOSES

4.6 TP scheme ADAJAN 10:

The Surat Municipal Corporation in exercise of the powers conferred by section 22(1) of the Bombay Town Planning Act, 1954 declared its intention to make the draft TP scheme Surat No. 10 (Adajan) vide administrators order No.529 dated 14 th August 1974.

The Surat Municipal Corporation in exercise of the powers conferred by section 23(1) of the Bombay Town Planning Act, 1954 prepared and published the draft TP scheme Surat No. 10(Adajan).

Whereas the Government of Gujarat by their Notification Panchayats Housing and urban Development Department No.GH/PX183 of 1976/TP SCHEME-4276-1205-Q dated 21-8-1976 sanctioned the Draft Town Planning Scheme under section 28(2) of the Bombay Town Planning Act, 1954

The Government of Gujarat by their Notification Panchayats Housing and Urban Development Department No. GH/P/9-76/ TPV-1176-6629-Q dated 29 th September 1976 appointed Shri U.N. Shukla as a Town Planning Officer in respect of the above scheme, and

The Government of Gujarat by their Notification Panchayata, Housing and Urban Development Department dated 23-5-78 appointed Shri H.C. Shah as additional Town Planning Officer in respect of the above Scheme.

The Government of Gujarat has extended the time limit for finalisation of the above draft Town Planning from time to time and the last time limit was so extended up to 30-9-83 under the resolution of the Panchayats ko Housing and Urban Development Department . Date .28-1-83.The Preliminary Scheme submitted to the State Government for sanction on 5-4-1983 and sanctioned by government on 14-11-1983

The Final Scheme submitted to Government of Gujarat for sanction as required under section 64 of the said Act.And it sanctioned government on 30-3-1990

Brief History :

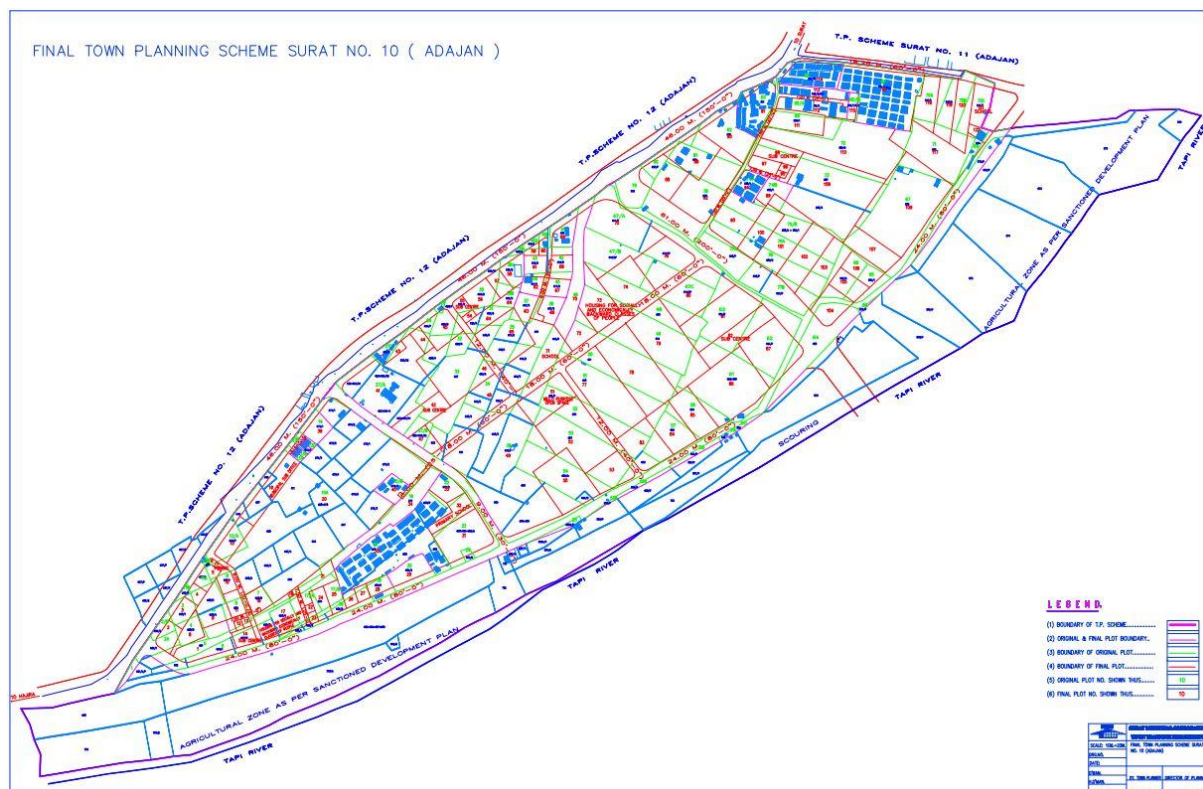
Surat city is the second largest city in the state of Gujarat. It has a population of 7.78 lacks based on tentative figures of 1981 census. The city is now developing as a strong Industrial and Commercial Centre and achieving important position as strong Urban Centre of South Gujarat Region. Region. Taking into Consideration its

location from rail and road Connections, nearness to Bombay, proximity to sea and situation on the bank of river Tapti, the city has great development potentiality for rapid development for medium and heavy industries.

Originally before 1963 the city had an area of 3.19 Sq.mills. Then after the city limit was extended in the year 1963, 1970 and 1975. The area of the Adajan and Rander had been merged from 1-2-1970 in the Surat Municipal Corporation limit vide Government Notification No.KP/1807/SHC/8785/ dated 16-1-1970.

The populations density chart reflect that city is highly congested and the city is overcrowded . The land use plan of city reflect that there is various type of mixed land used, such as Residential and Industrial, Residential and Commercial and such other non-confirming uses. Industrial and Commercial activities in the city are increasing at a higher rate which attract large number of people from the outer area, migration rate of the city is very high. Most of the migrants are from Uttar Pradesh, Madhya Pradesh and other parts of the country.

Map :



Location:

The area of the above TP scheme admeasures about 113.20 Hectors (280,00 acres). It is comprised of the land of village Adajan.The area of the above TP scheme is bounded by the certain part of the boundary of the TP scheme Surat No.10 Adajan to its North by the river bank of Tapti to its East, by the village

boundary of village Pal, and village Adajan to its South and by a state highway leading to Hajira and the boundary T.P.S.No. 12 to its West.

Reasons for the final scheme drawne up:

The higher birth rate and higher migration rate etc. Create unrestricted growth of population in the city, which create number of problems such as housing shortage, creation of alums, problems of traffic and transportation, sanitation, water supply etc.

Moreover coming up of the two fertilizer project, petre chemical project, and other heavy industries just within 10 kms. distance from adajan, also fixing up the alignment of another bridge over river Tapti in the area of TP scheme No.10 Adajan it directly force for the rapid development in this area. As a result of above mentioned civic problems, area of Adajan and Rander are fast developing as residential suburb of city due to the potential location of this area. An account of which the area situated on the bank of river Tapti makes it an ideal residential suburb. In order to implement the proposal envisaged in the sanctioned Development plan of Adnjan and to achieve orderly development of this developing area it was considered necessary to prepare the TP scheme, The area of Adajan has been divided into various sectors considering the development potentiality and consequent building activities in the area. The scheme under reference is a part of area of Adajan known as Town Planning Schem 10 (Adajan). The selection of the area comprised within the scheme has been justified for it, has been favoured considerably by the public for the Construction of their residence through Co-operative societies which are found to have spring up in the area of the scheme, even before the declaration of intention of making Draft TP scheme by the Surat Municipal Corporation. declaration of intention to prepare the scheme.

Features of TP scheme Adajan :

REDISTRIBUTION AND VALUATION STATEMENT FORM F

No.	Particulars	Unit	
1.	Total Area of the scheme	Hectare	113.20
2.	Total Number of Original plots	No.	88
3.	Total area of original plots	Sq.mt	751536.50
4.	Total Number of FPs (Excluding SMC plots)	No.	109
5.	Total area of FPs (Excluding SMC plots)	Sq.mt	616683
6.	Total plots allotted to SMC	No.	13
7.	Total area of plots allotted to SMC	Sq.mt	52913
8.	Percentage deduction for private plots	%	18
9.	Total Contribution (+) compensation (-)	₹	-14,51,897

10.	Total Increment (Section 78)	₹	57,86,494
11.	Total Contribution (Section 79)	₹	28,93,247
12.	Total Net demand (+) or by (-) owner	₹	14,41,350

Table 12: REDISTRIBUTION AND VALUATION STATEMENT FORM F

Cost of works under the scheme

Sr. No.	Item of Works	Amount of Rupees
1.	Roads	9,50,000
2.	Water Supply Lines	10,23,000
3.	Drainage lines	2,76,000
4.	Electric Street lighting	1,52,000
	Total	24,01,000

Table 13: Cost of works under the scheme

FORM 'G' of TP NO 10 Adajan

No.	Particulars	Amount in Rupees
1.	Finance of TP scheme; Surat No. 10 (ADAJAN). Expenses U/s 40(3) (b), (e), (d), (f), (g), & (h)	₹ 24,01,000=00
2.	Expenses shown in the Redistribution and Valuation Statement	₹ 14,51,897=00
3.	Cost of publication u/s 41(2) & u/s 42(1) er (2) (Rule 16 to 18)	₹ 2,000=00
4.	Legal expenses u/s 77 (1)	₹ 5,000=00
5.	Cost of demarcation salaries of Town Planning officer and Board of Appeal and their staff and other expenses u/s 61 (2)	₹ 2,50,000=00
6.	(A) Total	₹ 41,09,897=00
7.		
8.	Total of Increments Col.No. 12 of Form 'F'	₹ 57,86,494=00
9.	Proportion of Increment to be contributed by each holder (Section 79) 50% (B) Total of contribution u/s 79	₹ 28,93,247=00
10.	NET COST OF SCHEME TO LOCAL/ APPROPRIATE AUTHORITY (A) - (B)	₹ 12,16,650=00

Table 14: FORM 'G' of TP NO 10 Adajan

PLOT ALLOTTED TO THE APPROPRIATE AUTHORITY FOR VARIOUS PUBLIC-PURPOSES:

NO.	PLOT FOR PUBLIC PURPOSE	FP NO	AREA IN SQ.M
1.	PARKING	7	184
2.	SUB CENTER	14	1446
3.	SITE OF E.W.S.	17	5858
4.	MUNICIPAL SUB OFFICE	19	4987
5.	PRIMARY SCHOOL	32	2639
6.	SUB CENTER	42	4168

7.	MULTI PURPOSE OPEN SPACE	51	6138
8.	SUB CENTER	55	866
9.	SCHOOL	71	9164
10.	SITE FOR E.W.S.	73	5672
11.	SUB CENTER	82	5969
12.	SUB CENTER	98	3100
13.	SCHOOL	121	2722

Table 15: PLOT ALLOTTED TO THE APPROPRIATE AUTHORITY FOR VARIOUS PUBLIC-PURPOSES

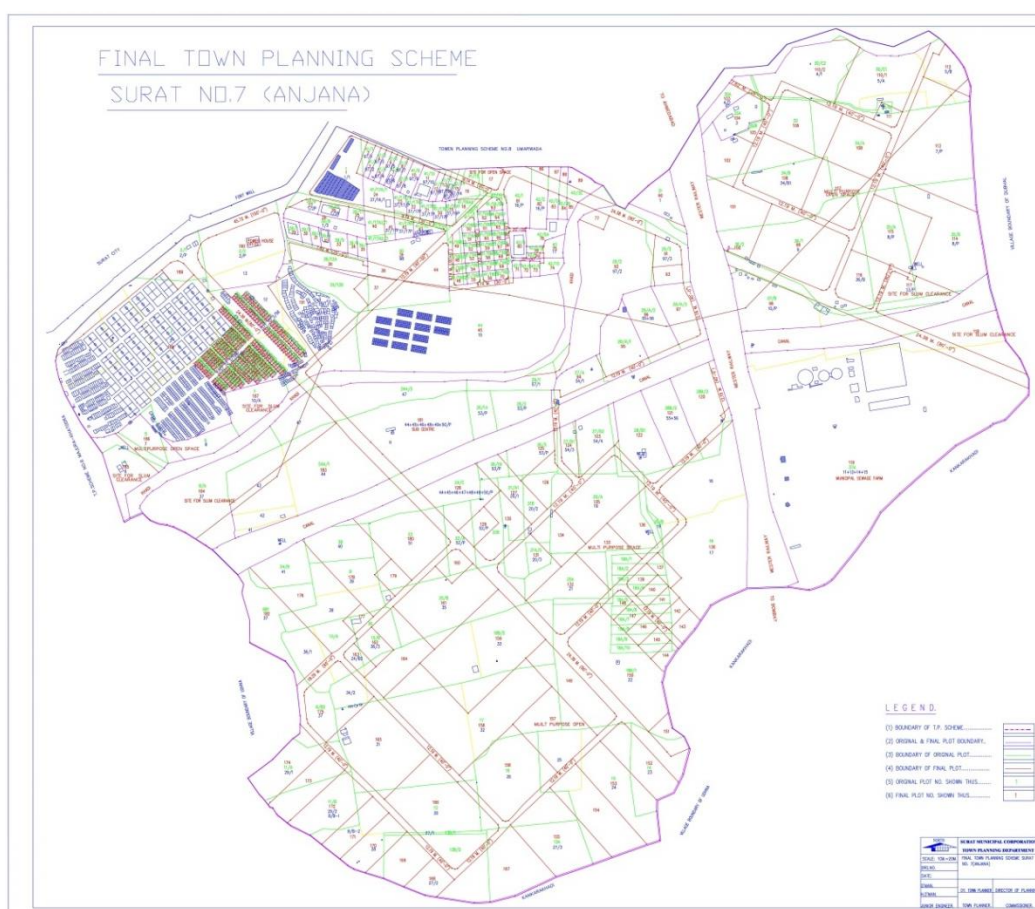
4.7 TP scheme No.7 ANJANA

Surat Municipal corporation, under Gujarat Town Planning and Urban Development Act-1976, proposal has been made to make draft TP scheme No. 7 –Anjana Sura Date.25-6-1965.

SMC prepared a draft plan and submitted it to the government for approval .Draft scheme sanctioned by governmentt. On 20-4-1968.

Town Planning Officer Appointed on 6-5-1968.. The Town Planning officer drew the preliminary Scheme and Submitted To Government. Preliminary scheme sanctioned by govt. On 18-6-1981. Final scheme sanctioned by govt. On 24-2-1984.

Map



Features of TP scheme Anjana :

REDISTRIBUTION AND VALUATION STATEMENT FORM F

No.	Particulars	Unit	
1.	Total Area of the scheme	Hectare	191.79
2.	Total Number of Original plots	No.	82
3.	Total area of original plots	Sq.mt	1837308
4.	Total Number of FPs (Excluding SMC plots)	No.	180
5.	Total area of FPs (Excluding SMC plots)	Sq.mt	1502999
6.	Total plots allotted to SMC	No.	11
7.	Total area of plots allotted to SMC	Sq.mt	180421
8.	Percentage deduction for private plots	%	18.20
9.	Total Contribution (+) compensation (-)	₹	6,98,274
10.	Total Increment (Section 78)	₹	46,50,256
11.	Total Contribution (Section 79)	₹	23,25,128
12.	Total Net demand (+) or by (-) owner	₹	13,56,854

Table 16: REDISTRIBUTION AND VALUATION STATEMENT FORM F

Cost of works under the scheme

Sr. No.	Item of Works	Amount of Rupees
1.	Roads	6,03,195
2.	Water Supply Lines	5,60,555
3.	Drainage lines	7,90,000
4.	Electric Street lighting	1,81,600
	Total	21,35,350

Table 17: Cost of works under the scheme

FORM 'G' of TP NO 1 Anjana

No.	Particulars	Amount in Rupees
1.	Finance of TP scheme; Surat No. 10 (ADAJAN). Expenses U/s 40(3) (b), (e), (d), (f), (g), & (h)	₹ 21,35,350=00
2.	Expenses shown in the Redistribution and Valuation Statement	₹ 9,68,274=00
3.	Cost of publication u/s 41(2) & u/s 42(1) er (2) (Rule 16 to 18)	₹ 500=00
4.	Legal expenses u/s 77 (1)	₹ 50,000=00
5.	Cost of demarcation salaries of Town Planning officer and Board of Appeal and their staff and other expenses u/s 61 (2)	₹ 3,45,000=00
6.	(A) Total	₹ 34,99,124=00
7.		
8.	Total of Increments Col.No. 12 of Form 'F'	₹ 46,50,256=00
9.	Proportion of Increment to be contributed by each holder (Section 79) 50% (B) Total of contribution u/s 79	₹ 23,25,128=00

10.	NET COST OF SCHEME TO LOCAL/ APPROPRIATE AUTHORITY (A) - (B)	₹ 11,73,996=00
-----	---	----------------

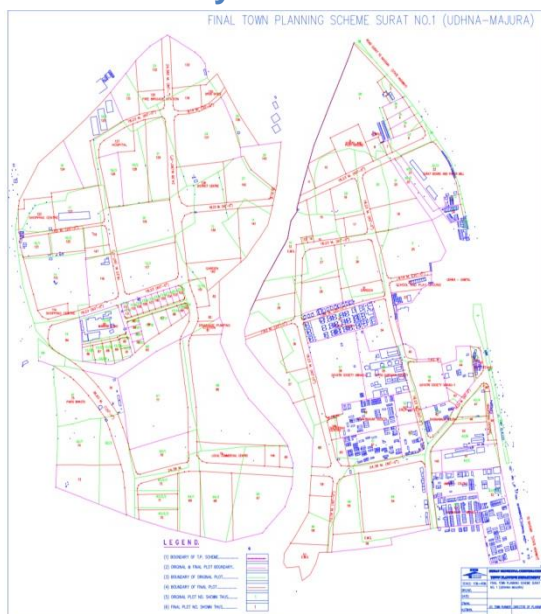
Table 18: FORM 'G' of TP NO 1 Anjana

PLOT ALLOTTED TO THE APPROPRIATE AUTHORITY FOR VARIOUS PUBLIC-PURPOSES:

NO.	PLOT FOR PUBLIC PURPOSE	FP NO	AREA IN SQ.M
1.	MULTI PURPOSE OPEN SPACE	157	14920
2.	MULTI PURPOSE OPEN SPACE	186	6925
3.	MULTI PURPOSE OPEN SPACE	133	8878
4.	MULTI PURPOSE OPEN SPACE	107	12399
5.	MULTI PURPOSE OPEN SPACE	17	2796
6.	SUB CENTER	181	52560
7.	SITE FOR SLUM CLEARANCE	185	8981
8.	SITE FOR SLUM CLEARANCE	187	13997
9.	SITE FOR SLUM CLEARANCE	184	40280
10.	SITE FOR SLUM CLEARANCE	117	8129
11.	SITE FOR SLUM CLEARANCE	118	10556

Table 19: PLOT ALLOTTED TO THE APPROPRIATE AUTHORITY FOR VARIOUS PUBLIC-PURPOSES

4.8 Data Analysis:



Map



Aerial View

- This is the image for reference Taken from Google Earth of the Area of Udhna.
- All the Roads are developed as given in TP scheme.
- Some of the plots are not utilised as per TP scheme which are discussed below in detail.

Present Status of plots allotted to authority.

Land Used as TP scheme:

NO.	PLOT FOR PUBLIC PURPOSE	PLOT NO	AREA (Sq.m)	PRESENT USE
1.	SHOPPING CENTRE	114	2210	COMMERCIAL COMPLEX
2.	SHOPPING CENTRE	122	9164	COMMERCIAL COMPLEX
3.	SCHOOL & PLAY GROUND	32	3630	GOVERNMENT SCHOOL
4.	GARDEN	31	5295	GARDEN
5.	HOSPITAL	127	5702	URBAN HEALTH CENTER
6.	OPEN SPACE	135	3362	OPEN SPACE

Table 20: Land Used as TP scheme

Land misused / deviating the allotted purpose:

NO.	PLOT FOR PUBLIC PURPOSE	PLOT NO	AREA (Sq.m)	PRESENT USE
1.	SITE OF E.W.S.	11	1577	OPEN LAND
2.	SITE OF E.W.S.	12	16167	OPEN LAND
3.	SITE FOR E.W.S.	56	9672	RESIDENTIAL
4.	SITE FOR E.W.S.	57	7290	RESIDENTIAL
5.	BUS-STAND	45	1678	RESIDENTIAL + COMMERCIAL
6.	LOCAL COMMERCIAL CENTRE	79	10905	SURAT IDEAS & INNOVATION LAB + OPEN LAND
7.	DRAINAGE PUMPING STATION	81	3088	RESIDENTS + PAY AND USE TOILET +GODOWN
8.	FIRE BRIGADE STATION	130	4138	COMMUNITY HALL
9.	GARDEN	140	6735	SLUM
10.	SHOPPING CENTRE	144	1463	GARDEN

Table 21: Land misused / deviating the allotted purpose

Land open / Vacant plots :

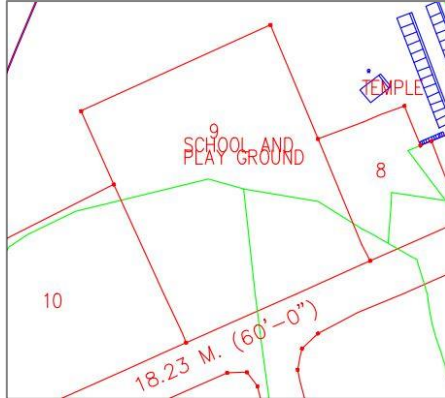
NO.	PLOT FOR PUBLIC PURPOSE	PLOT NO	AREA (Sq.m)	PRESENT USE
1.	DISTRICT CENTRE	138	14612	OPEN LAND

Table 22: Land open / Vacant plots

FP NO : 9

PURPOSE FOR WHICH PLOT IS ALLOTTED : SCHOOL AND PLAY GROUND

AREA : 9611 Sq.m

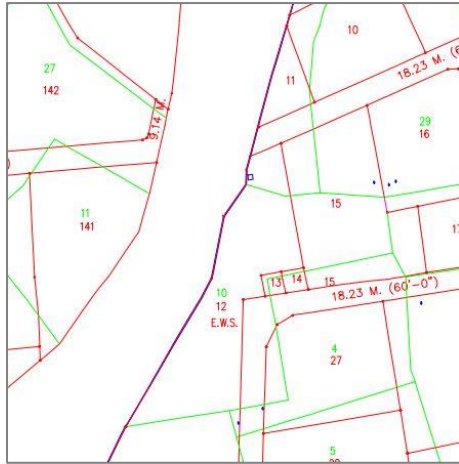


As per the Final sanctioned TP scheme, The FP no 9 was allotted for **the school and play-ground** .whereas S.M.C build Surat Municipal Corporation south zone office.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme.

The brief description of FP by the S.M.C clearly indicated that the benefits from this plot no-9 are partial. In other words, it should be beneficial for both the general public of the area and the owner of the land/residents.

AREA : 17,744 sq.m

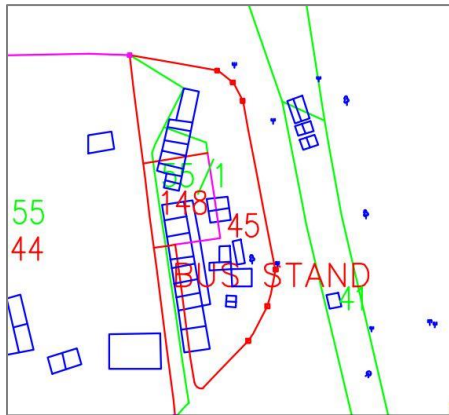


The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme..

FP NO: 45

PURPOSE FOR WHICH PLOT IS ALLOTTED: BUS- STAND

AREA :1678 sq.m



As per the Final sanctioned TP scheme, The FP no 45 was allotted for **the BUS-STAND**. whereas the stated land is completely occupied by the residents. F.P has frontage of 60 mts. Wide Towards east , Surat Navasari highway. Additional frontage towards its south on 18.23 mts wide T.P scheme road .

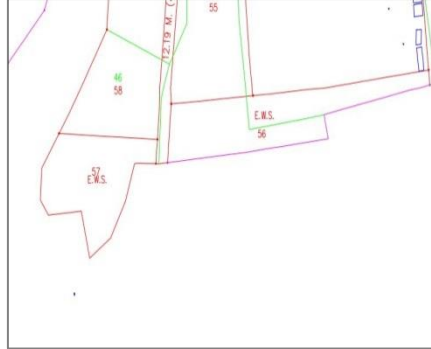
The brief description of FP by the S.M.C clearly indicated that the benefits from this plot no-45 partial. In other words, it should be beneficial for both the general public of the area and the owner of the land/residents.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme.

FP NO : 56,57

PURPOSE FOR WHICH PLOT IS ALLOTTED : E.W.S

AREA : 16,962 sq.m



As per the Final sanctioned TP scheme, The FP no 56, 57 were allotted for **the E.W.S.** whereas the stated land has witnessed the permanent settlement of residents. F.P has small frontage towards its east and west on 18.23 mts wide and 12.19 mts wide T.P scheme roads respectively.

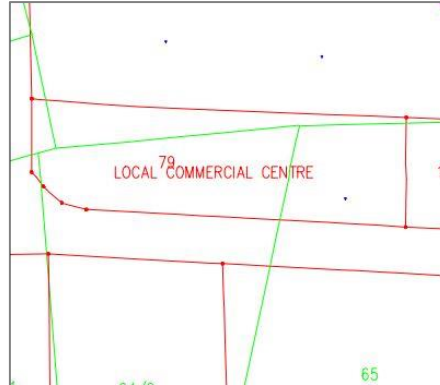
The brief description of FP by the S.M.C clearly indicated that the benefits from this plot no-56, 57 are partial. In other words, it should be beneficial for both the general public of the area and the owner of the land/residents.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme..

FP NO : 79

PURPOSE FOR WHICH PLOT IS ALLOTTED: LOCAL COMMERCIAL CENTER

AREA : 10905 sq.m



As per the Final sanctioned TP scheme, The FP no 79 were allotted for **the local commercial centre**. Where-as on almost half of the allotted land given for AIC Surat iLAB while the other half land is use as dump-yard by S.M.C. F.P gets large frontage on 24.38 mts. Wide T.P. scheme road towards it south. It also get additional frontage on 24.38 mts. Wide T.P. scheme road towards its west.

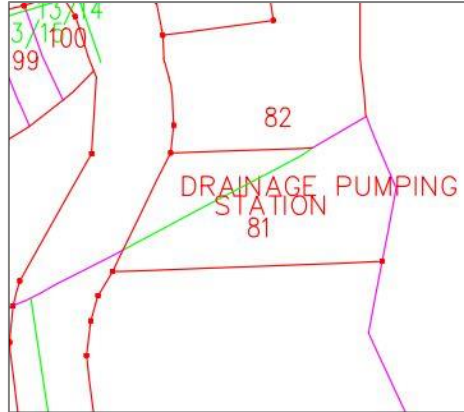
The brief description of FP by the S.M.C clearly indicated that the benefits from this plot no-79 is partial. In other words, it should be beneficial for both the general public of the area and the owner of the land/residents.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme.

FP NO : 81

PURPOSE FOR WHICH PLOT IS ALLOTTED: DRAINAGE PUMPING STATION

AREA : 3088 sq.m



As per the Final sanctioned TP scheme, The FP no 81 were allotted for **THE DRAINAGE AND PUMPING STATION**. Where-as on almost half of the allotted land used for Pay and use toilet and while the other half land is occupied by the residents. F.P gets large frontage west on 24.30 mts. Wide T.P. scheme road .

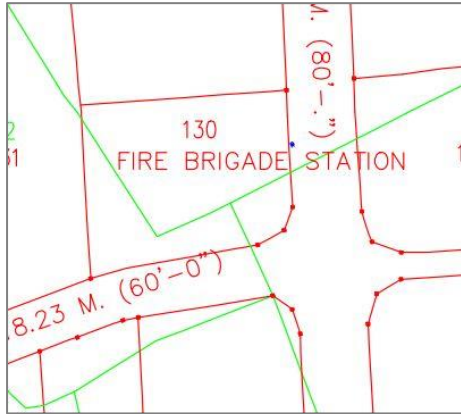
The brief description of FP by the S.M.C clearly indicated that the benefits from this plot no-81 is not partial. In other words, it should be beneficial for only owner of the land/residents.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme.

FP : 130

PURPOSE FOR WHICH PLOT IS ALLOTTED: FIRE BRIGADE STATION

AREA : 4138 sq.m



As per the Final sanctioned TP scheme, The FP no 130 was allotted for **THE FIRE BRIGADE STATION**. Where-as the allotted land is being used as fully purposed community hall. F.P gets large frontage on 18.23 mts. And 24.30 mts. Wide T.P. scheme road towards into south and west respectively.

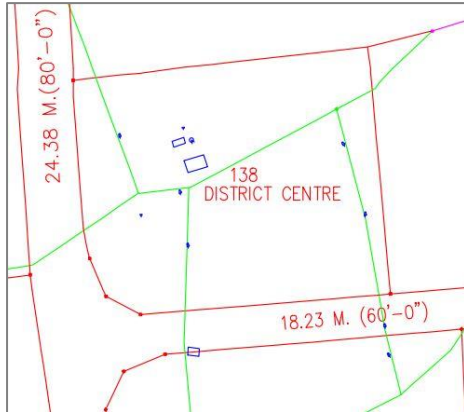
The brief description of FP by the S.M.C clearly indicated that the benefits from this plot no-81 is partial. In other words, it should be beneficial for both the general public of the area and the owner of the land/residents.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme.

FP : 138

PURPOSE FOR WHICH PLOT IS ALLOTTED: DISTRICT CENTER

AREA : 14612 sq.m



As per the Final sanctioned TP scheme, The FP no 138 was allotted for **DISTRICT CETER**. The allotted land is currently used by S.M.C as DABAN DEPO. F.P gets large frontage on 18.23 mts. And 24.38 mts. Wide T.P. scheme road towards into south and west respectively.

The brief description of FP by the S.M.C clearly indicated that the benefit from this plot no-138 is partial. In other words, it should be beneficial for both the general public of the area and the owner of the land/residents.

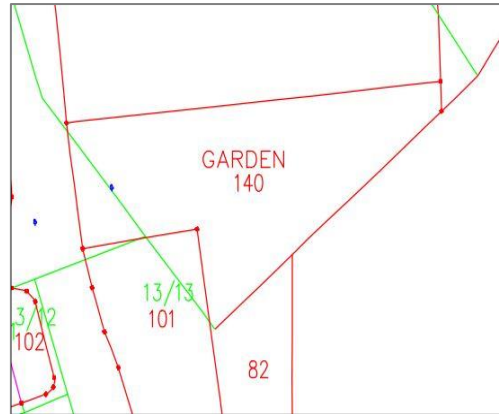
The District court provided in the scheme area in FP NO: 138 shall be used for school, health centre, college, shops, garden, town hall, club, cricket ground and all kinds of activities concerned for various public purpose. S.M.C clearly occupied the land for its personal use.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme..

FP : 140

PURPOSE FOR WHICH PLOT IS ALLOTTED: GARDEN

AREA : 6735 sq.m



As per the Final sanctioned TP scheme, The FP no 140 was allotted for **THE GARDEN**. The allotted land is occupied by the residents . kaccha and pucca both type of houses are on plot. And near to the plot area there are textile industries. Also Asphalt road is going to this plot which is beneficial for residents. F.P gets large frontage on 24.30 mts. Wide T.P. scheme road.

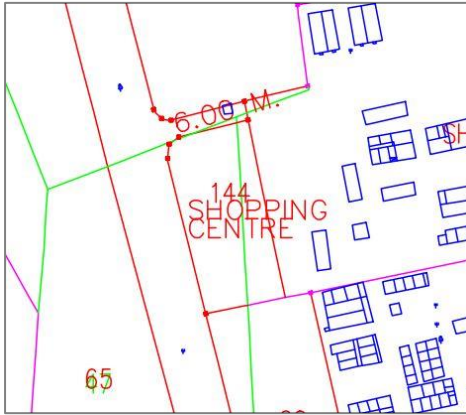
The brief description of FP by the S.M.C clearly indicated that the benefit from this plot no-140 is not partial. In other words, it should be beneficial for the owner of the land/residents.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme.

FP: 144

PURPOSE FOR WHICH PLOT IS ALLOTTED : SHOPPING CENTER

AREA : 1463 sq.m



As per the Final sanctioned TP scheme, The FP no 144 was allotted for **THE SHOPPING CENTRE**. The allotted land is built as Garden. F.P gets large frontage on 18.23 mts. Wide T.P. scheme road towards its west.

The brief description of FP by the S.M.C clearly indicated that the benefit from this plot no-144 is not partial. In other words, it should be beneficial for the owner of the land/residents.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme.

Land Allotment In TP scheme

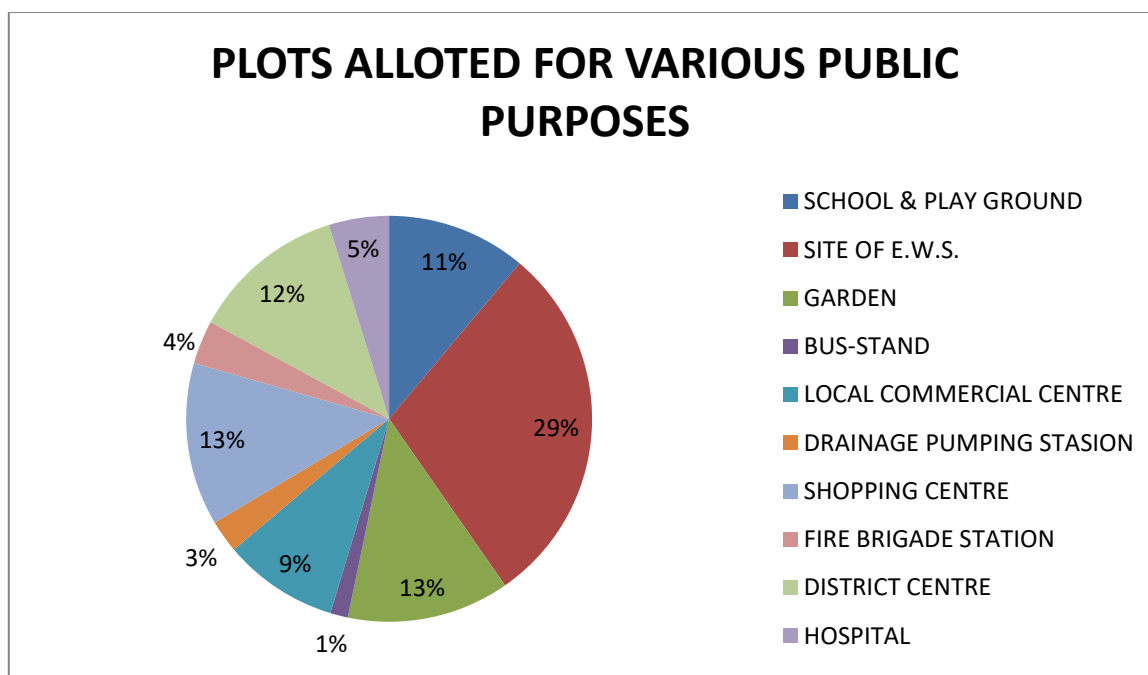


Figure 1: Plot allotted for various public purposes in Udhna-Majura

In Udhna-Majura, the chart depicts the varied percentage wise allotment of various public purpose plots. E.W.S. has been given 29 percent of the land. The percentages in this graph correspond to the total area of land set aside for public use.

Plots Usage Number Wise

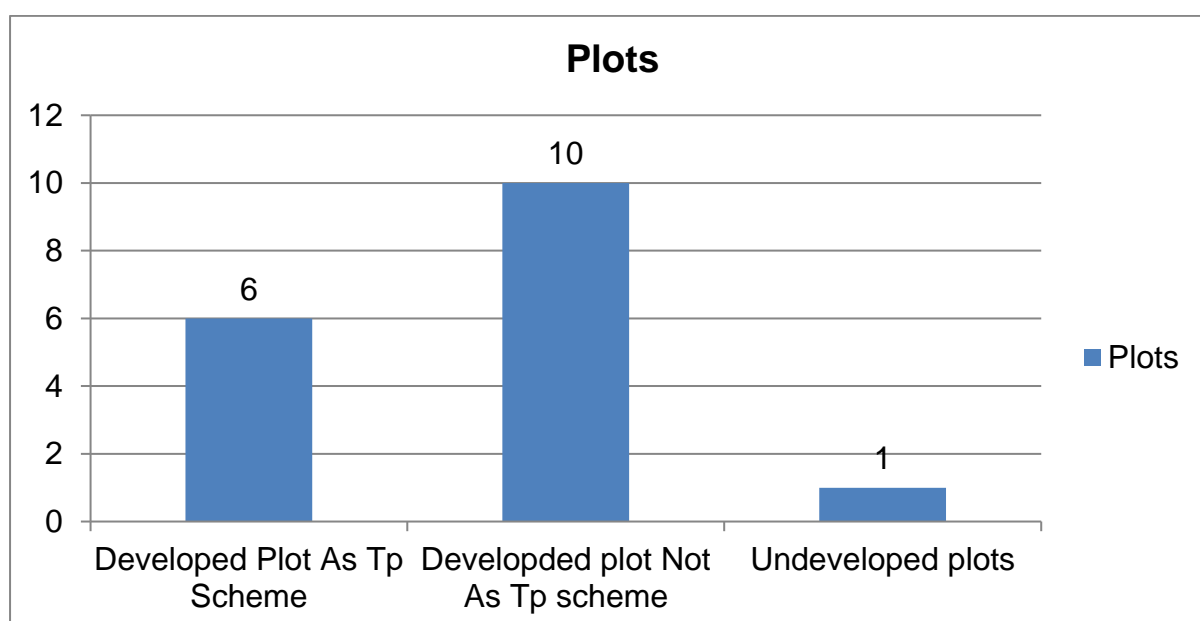


Figure 2: Plots Usage Number Wise

Plot Utilisation

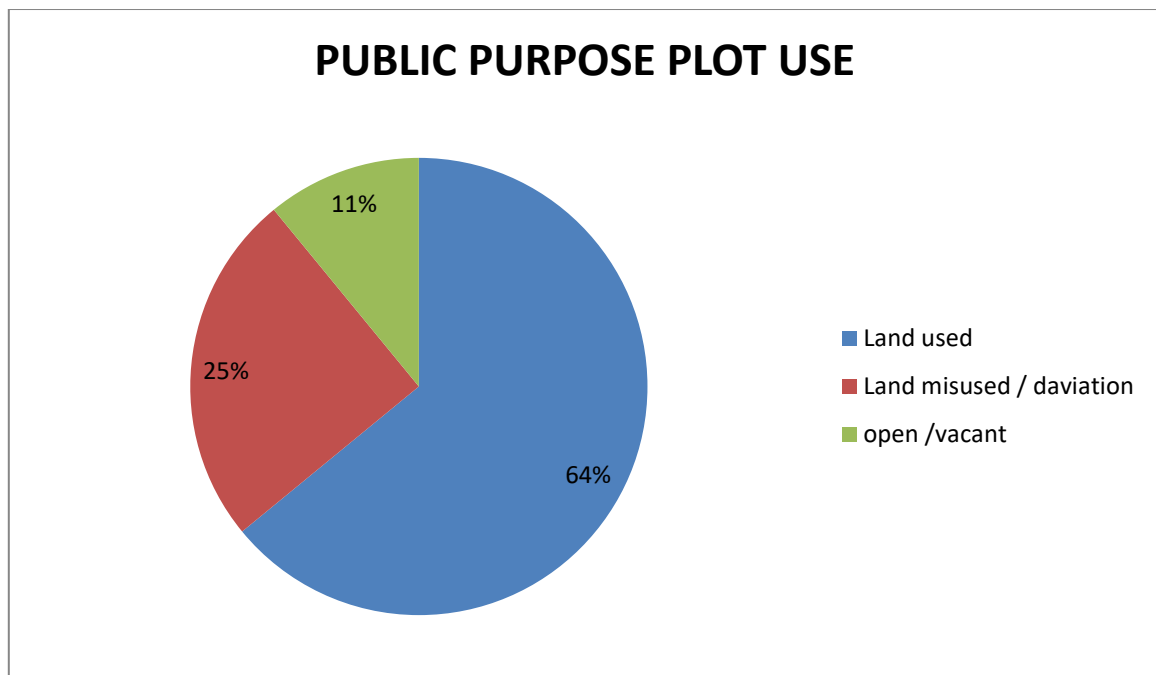
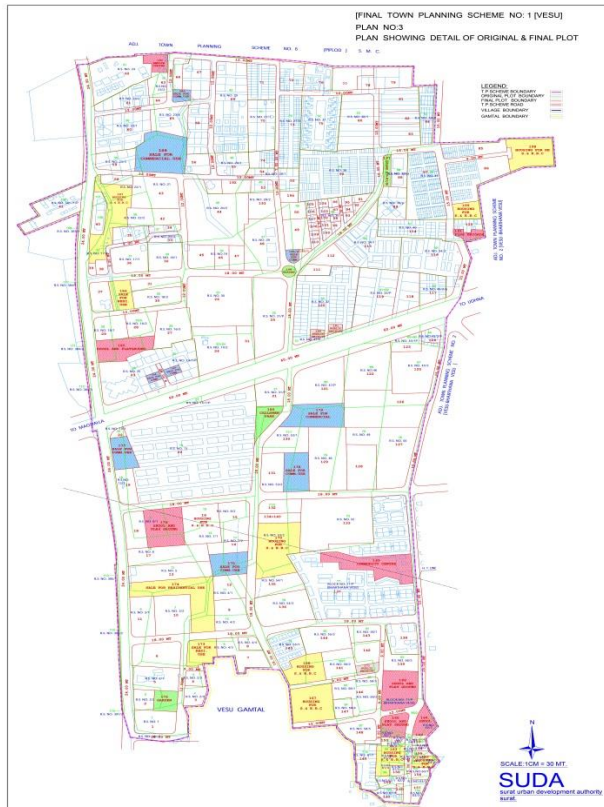


Figure 3: Public Purpose Plot Use

Following the TP scheme, road, utility, and general amenity facilities are supplied. Due to the presence of small-scale industrial units in the area, E.W.S locations were vital to develop. However, such sites are not being developed in the manner mentioned. 25% of the Public land is not being used as specified in the TP project, and 11% of the area is still vacant after 23 years.

We are only considering deductions as land subtracted for public purpose plots in this study. The area of overall plots includes the area of the road (Excluding the area of SMC plots). As a result of the Land Deduction, was 21.33 percent. Currently, 5.33 percent of is being misused. 2.34 percent of the land is undeveloped.

TP scheme No 1: Vesu



Map



Aerial View

Present Status of plots allotted to authority.

Land Used as TP scheme

NO.	PLOT FOR PUBLIC PURPOSE	PLOT NO	AREA	PRESENT USE
1.	SITE OF E.W.S.	162	1322	E.W.S
2.	SITE OF E.W.S.	163	3627	E.W.S
3.	SITE OF E.W.S.	167	7702	E.W.S
4.	SITE OF E.W.S.	168	5430	E.W.S
5.	SITE OF E.W.S.	170	11146	E.W.S
6.	SITE OF E.W.S.	187	9250	E.W.S
7.	SITE OF E.W.S.	198	6315	E.W.S
8.	SITE FOR E.W.S.	199	2156	E.W.S
9.	SITE FOR E.W.S.	16	7306	E.W.S
10.	SCHOOL & PLAY GROUND	164	2027	DIMOND SCHOOL
11.	SCHOOL & PLAY GROUND	165	3077	ARCITECTURAL SCHOOL
12.	SCHOOL & PLAY	166	7399	SDJ

	GROUND			
13.	SCHOOL & PLAY GROUND	185	5694	SDJ
14.	PUBLIC AMINITIES	171	1106	VEGETABLE MARKET
15.	GARDEN	172	2555	GARDEN
16.	COMMUNITY CENTER	169	8248	COMMUNITY CENTER
17.	OPEN SPACE	197	1144	GARDEN

Table 23: Land Used as TP scheme

Land misused / deviating the allotted purpose

NO.	PLOT FOR PUBLIC PURPOSE	PLOT NO	AREA	PRESENT USE
1.	SCHOOL & PLAY GROUND	176	8032	RAMLEELA GROUND
2.	FIRE BRIGADE STATION	191	850	OPEN LAND
3.	PUBLIC AMINITIES	181	594	OPEN LAND
4.	PUBLIC AMINITIES	182	662	OPEN LAND
5.	GARDEN	196	491	ASPHALT ROAD

Table 24: Land misused / deviating the allotted purpose

Land open / Vacant plots

NO.	PLOT FOR PUBLIC PURPOSE	PLOT NO	AREA	PRESENT USE
1.	CHILDREN PARK	180	3029	OPEN LAND
2.	HEALTH CENTER	190	1713	OPEN LAND

Table 25: Land open / Vacant plots

Plots for sale

NO.	PLOT FOR PUBLIC PURPOSE	PLOT NO	AREA	PRESENT USE
1.	SALE FOR RESIDENTIAL USE	173	3835	RESIDENTIAL BUILDING
2.	SALE FOR RESIDENTIAL USE	174	12056	RESIDENTIAL + SUDA BHAVAN
3.	SALE FOR RESIDENTIAL USE	186	2988	COMMERCIAL
4.	SALE FOR COMMERCIAL.USE	175	4461	OPEN LAND
5.	SALE FOR COMMERCIAL.USE	188	10416	SCHOOL
6.	SALE FOR COMMERCIAL.USE	177	3590	OPEN LAND
7.	SALE FOR COMMERCIAL.USE	178	4973	RESIDENTIAL

8.	SALE FOR COMMERCIAL.USE	179	5979	RESIDENTIAL
9.	SALE FOR COMMERCIAL.USE	183	700	OPEN LAND
10.	SALE FOR COMMERCIAL.USE	184	599	SCHOOL
11.	SALE FOR COMMERCIAL.USE	189	1125	OPEN LAND
12.	SALE FOR COMMERCIAL.USE	195/2	571	COMMERCIAL COMPLEX

Table 26: Plots for sale

FP NO: 191

PURPOSE FOR WHICH PLOT IS ALLOTTED : FIRE BRIGADE STATION

AREA : 850 sq.m



As per the Final sanctioned TP scheme, The FP no 191 was allotted for **THE FIRE BRIGADE**. Whereas allotted plot is still vacant till date.

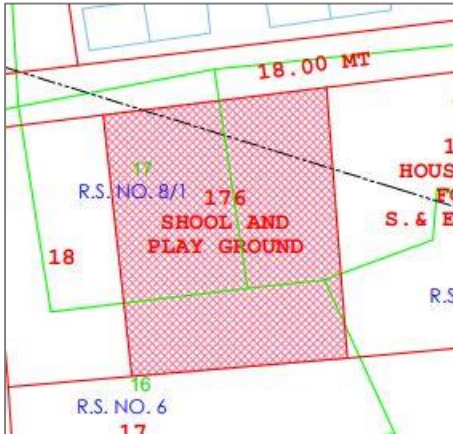
The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme.

The brief description of FP by the S.M.C clearly indicated that the benefits from this plot no-191 is partial. In other words, it should be beneficial for both the general public of the area and the owner of the land/residents.

FP NO: 176

PURPOSE FOR WHICH PLOT IS ALLOTTED: SCHOOL & PLAY GROUND

AREA: 8032 sq.m



As per the Final sanctioned TP scheme, The FP no 176 was allotted for **the school and play-ground** .whereas S.M.C build Ramleela Ground.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme.

The brief description of FP by the S.M.C clearly indicated that the benefit from this plot no-176 is partial. In other words, it should be beneficial for both the general public of the area and the owner of the land/residents.

FP NO: 196

PURPOSE FOR WHICH PLOT IS ALLOTTED: GARDEN

AREA : 491 sq.m



As per the Final sanctioned TP scheme, The FP no 196 was allotted for **THE GARDEN**. The allotted land is can't be seen by first at glance if person do not have TP scheme plan on hand.

The brief description of FP by the S.M.C clearly indicated that the benefit from this plot no-196 is partial. In other words, it should be beneficial for both the general public of the area and the owner of the land/residents.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme.

FP NO: 180

PURPOSE FOR WHICH PLOT IS ALLOTTED: CHILDREN PARK

AREA : 3029 sq.m



As per the Final sanctioned TP scheme, The FP no 180 was allotted for **CHILDREN PARK**. The allotted land is occupied by the wild trees and fencing. No sign of development seen at plot sight.

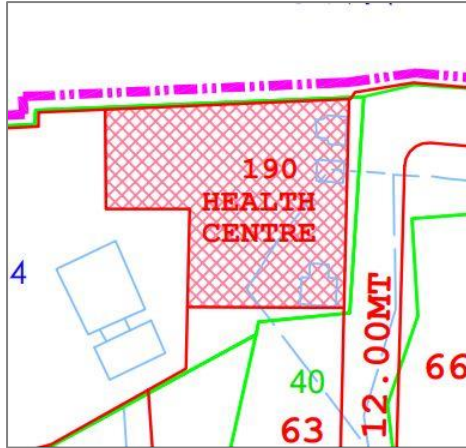
The brief description of FP by the S.M.C clearly indicated that the benefit from this plot no-180 is partial. In other words, it should be beneficial for both the general public of the area and the owner of the land/residents.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme.

FP NO : 190

PURPOSE FOR WHICH PLOT IS ALLOTTED: HEALTH CENTER

AREA : 1713 sq.m



As per the Final sanctioned TP scheme, The FP no 196 was allotted for **THE health centre**. The allotted land is abandoned by the S.M.C. and no sign of proposed plan construction seen on sight.

The brief description of FP by the S.M.C clearly indicated that the benefit from this plot no-190 is partial. In other words, it should be beneficial for both the general public of the area and the owner of the land/residents.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme.

Land Allotment In TP scheme

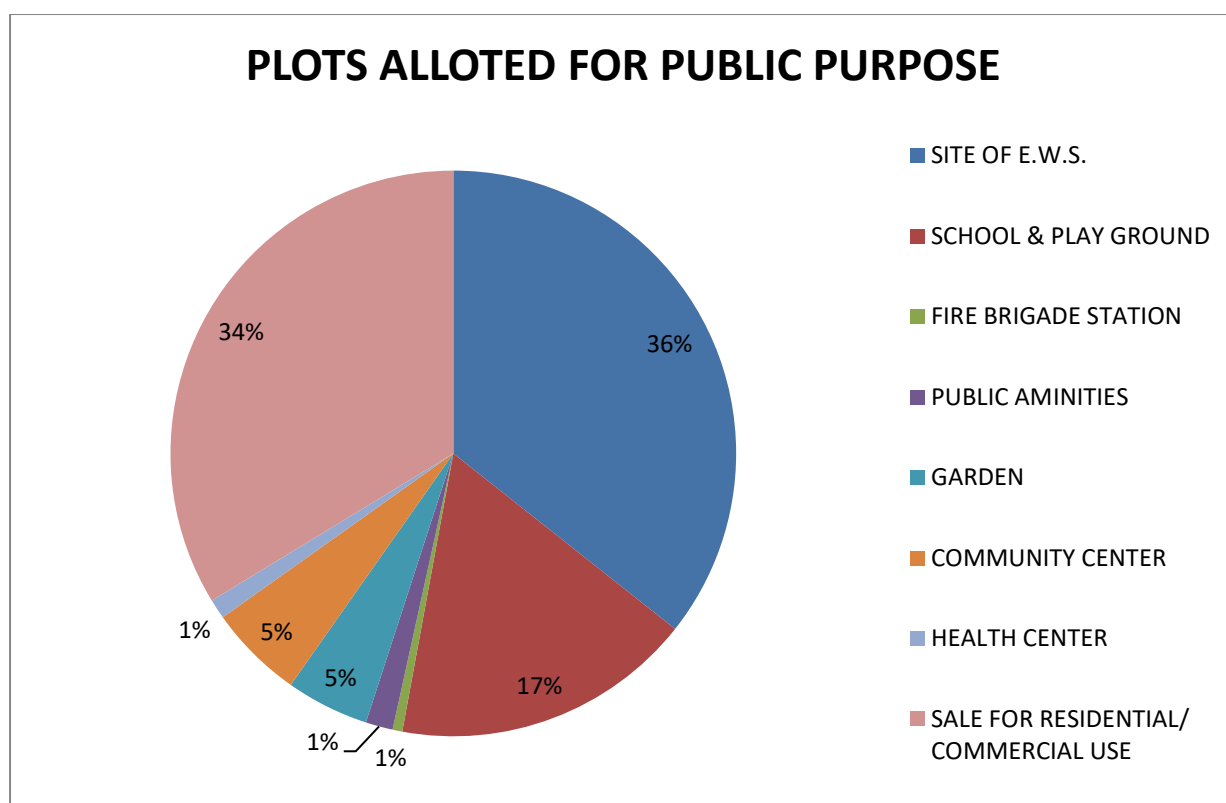


Figure 4: Plot Allotted For Public Purpose in Vesu

Chart shows the different percentage wise allotment of various public purpose plots. The percentage in this chart is respective with total area of land allotted for the Public Purposes.

Plots Usage Number Wise

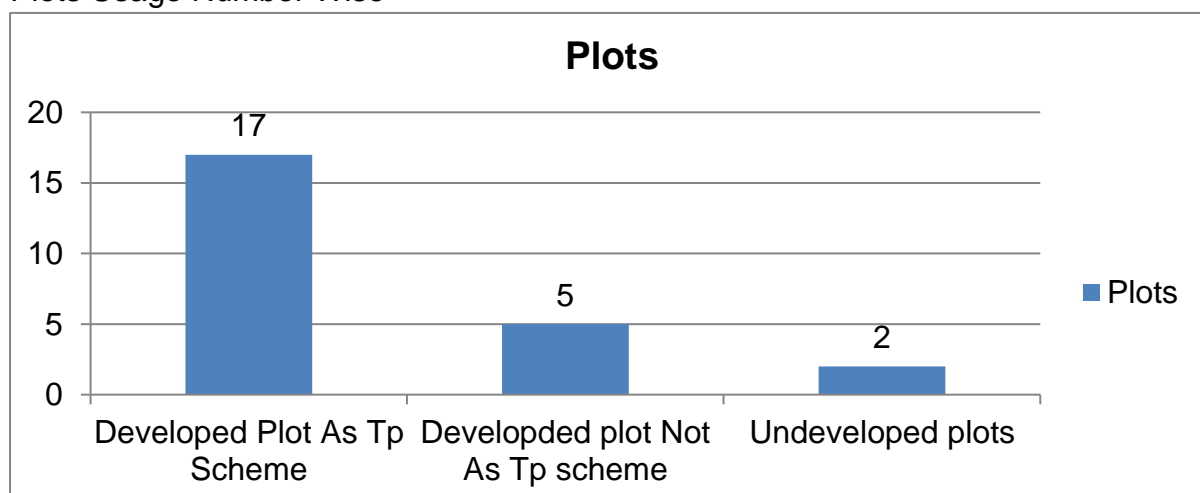


Figure 5: Plots Usage in vesu

Plots Utilisation

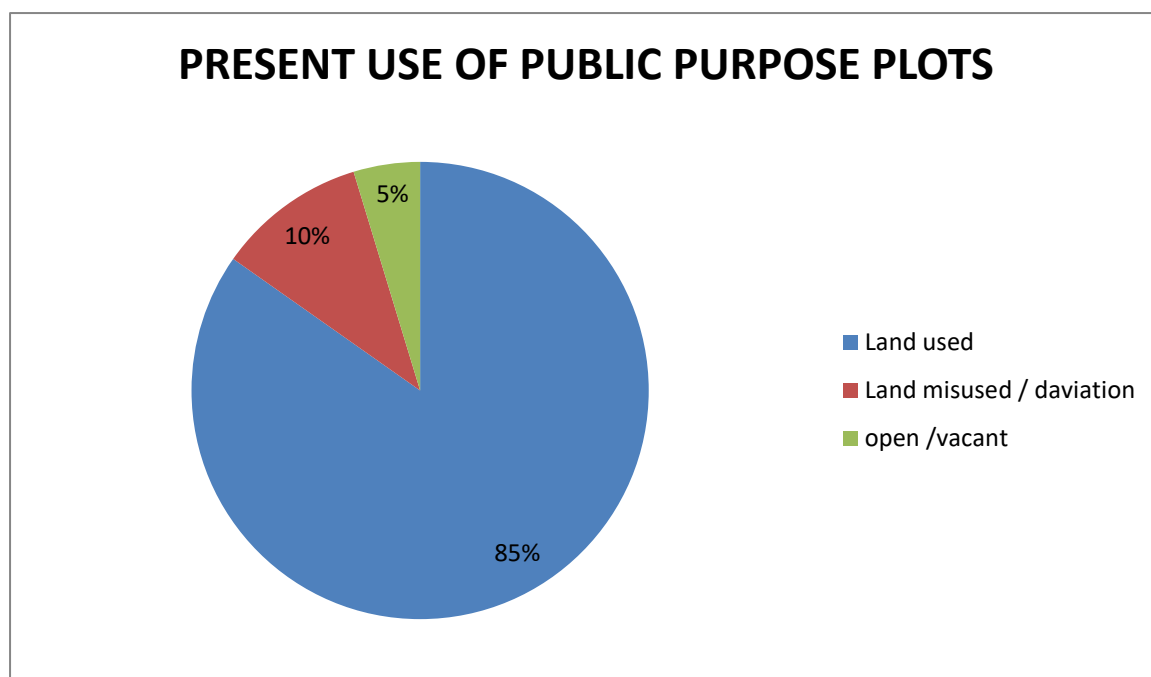


Figure 6: Present Use Of Public Purpose Plots in Vesu

As Vesu is the fast developing area of surat city its development through TP scheme is done as mentioned. As charts shows 36% of land Allotted For E.W.S from total area of public purpose plots. All the sites for E.W.S is Developed. Also The Roads, Basic Amenities, Utility Services are provided. In this TP scheme 34% from total land is made available to sale for authority's Income generation.

In This study We are calculating the deduction only for the land allotted for public purpose plots. Area of Road is added in Final total Plots area (Excluding the area of SMC plots). As Land Deduction was 24.78%. In Current Condition 2.4 % of is Misused.1.24 % of Land Is Vacant.

An aerial satellite photograph of a densely populated urban area in Adajan, Dagestan. A red line outlines a specific region within the city, which appears to be a residential or commercial district. The area is characterized by a high density of buildings and structures. A river or large canal is visible on the right side of the image, flowing through the urban landscape. The label 'Adajan' is positioned in the upper left corner, accompanied by a red location pin icon.

Page
59

Land Used as TP scheme

NO.	PLOT FOR PUBLIC PURPOSE	PLOT NO	AREA (sq.m)	PRESENT USE
1.	PARKING	7	184	PARKING
2.	SUB CENTER	14	1446	FIRE BRIGADE STATION
3.	MUNICIPAL SUB OFFICE	19	4987	MUNICIPAL SUB OFFICE
4.	PRIMARY SCHOOL	32	2639	GOVERNMENT SCHOOL
5.	SUB CENTER	42	4168	BAPS HOSPITAL
6.	MULTI PURPOSE OPEN SPACE	51	6138	PUBLIC GARDEN
7.	SITE FOR E.W.S.	73	5672	HOUSING OF E.W.S
8.	SUB CENTER	82	5969	BAPS SCHOOL
9.	SUB CENTER	98	3100	SENIOR CITIZEN CENTER CUM MULTI PURPOSE HALL
10.	SCHOOL	121	2722	GOVERNMENT SCHOOL

Table 27: Land Used as TP scheme

Land misused / deviating the allotted purpose

NO.	PLOT FOR PUBLIC PURPOSE	PLOT NO	AREA (sq.m)	PRESENT USE
1.	SCHOOL	71	9164	MULTI ACTIVITY ZONE
2.	SUB CENTER	55	866	COMMERCIAL COMPLEX

Table 28: Land misused / deviating the allotted purpose

Land open / Vacant plots

NO.	PLOT FOR PUBLIC PURPOSE	PLOT NO	AREA (Sq.m)	PRESENT USE
1.	SITE OF E.W.S.	17	5858	OPEN LAND

Table 29: Land open / Vacant plots

FP NO: 17

PURPOSE FOR WHICH PLOT IS ALLOTTED: E.W.S

AREA: 5858 sq.m



As per the Final sanctioned TP scheme, The FP no 17 was allotted for **THE E.W.S.** The allotted land is taken by the local residents and temple was built on site with one small house besides it.

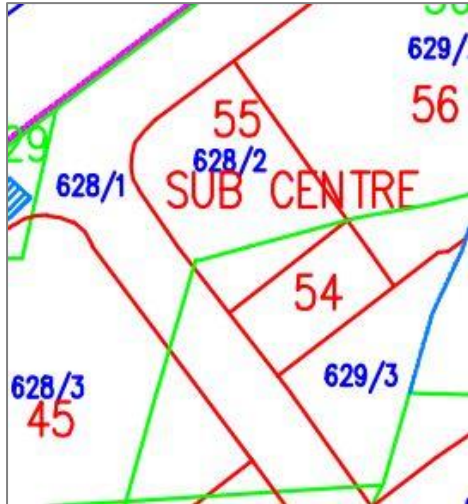
The brief description of FP by the S.M.C clearly indicated that the benefit from this plot no-17 is partial. In other words, it should be beneficial for both the general public of the area and the owner of the land/residents.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme.

FP NO: 55

PURPOSE FOR WHICH PLOT IS ALLOTTED: SUB CENTER

AREA: 866 sq.m



As per the Final sanctioned TP scheme, The FP no 17 was allotted for **THE SUB CENTRE**. The allotted land is currently being used as the business complex.

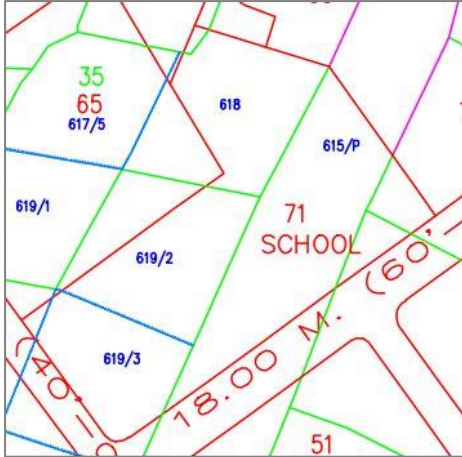
The brief description of FP by the S.M.C clearly indicated that the benefit from this plot no-55 is partial. In other words, it should be beneficial for both the general public of the area and the owner of the land/residents.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme

FP NO: 71

PURPOSE FOR WHICH PLOT IS ALLOTTED : SCHOOL

AREA : 9164 sq.m



As per the Final sanctioned TP scheme, The FP no 17 was allotted for **THE SCHOOL**. The allotted land is used by S.M.C to build Multi activity zone.

The brief description of FP by the S.M.C clearly indicated that the benefit from this plot no-71 is partial. In other words, it should be beneficial for both the general public of the area and the owner of the land/residents.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme.

Land Allotment In TP scheme

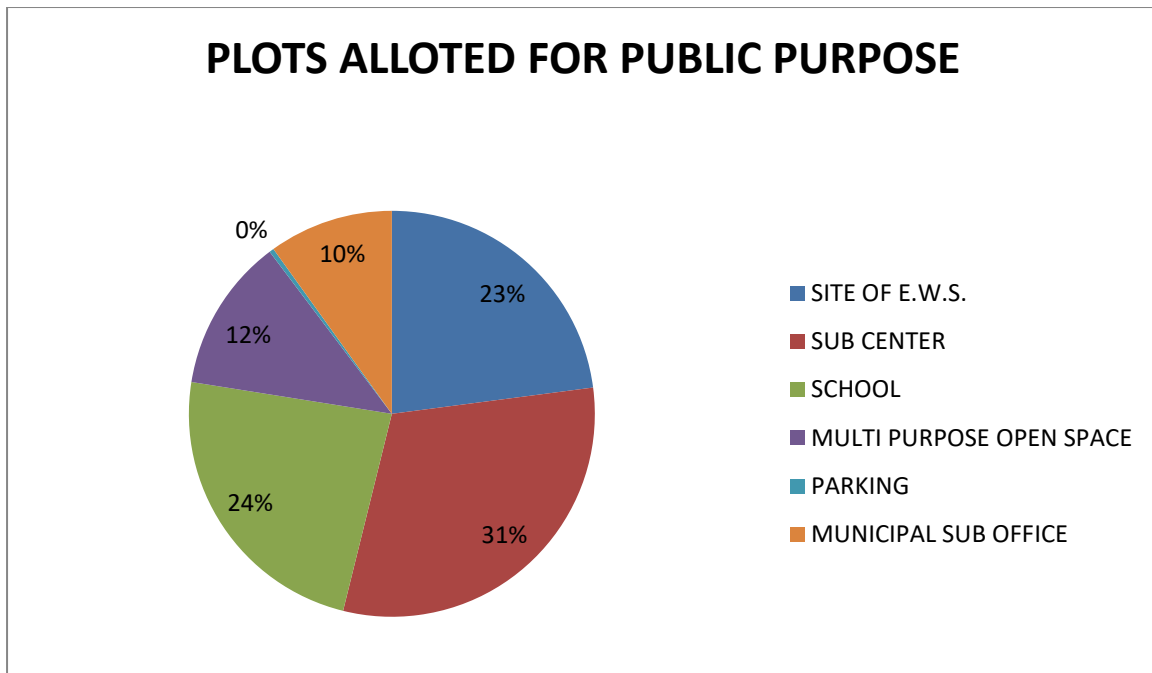


Figure 7: Land Allotted For Public Purpose in Adajan

Chart shows the different percentage wise allotment of various public purpose plots. The percentage in this chart is respective with total area of land allotted for the Public Purposes.

Plot usage Number Wise

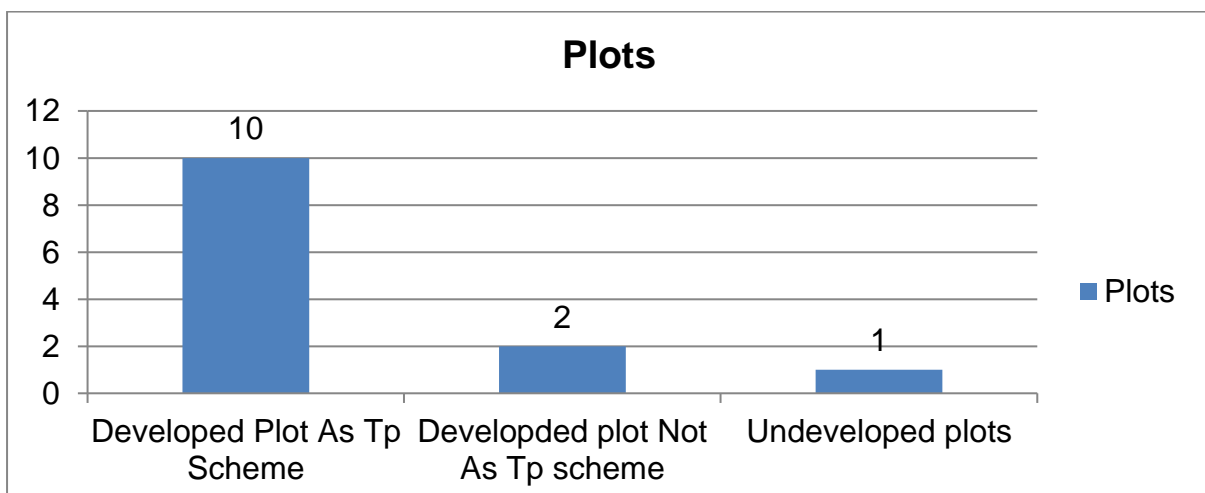


Figure 8: Plots usage in Adajan

Plots Utilisation

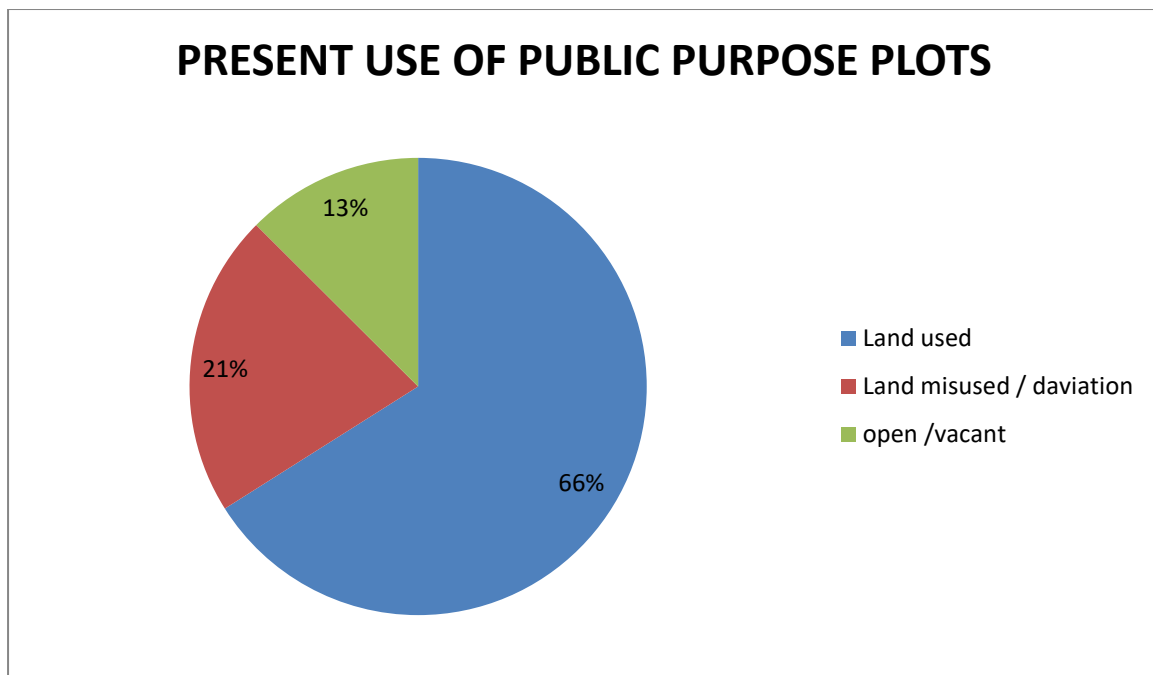


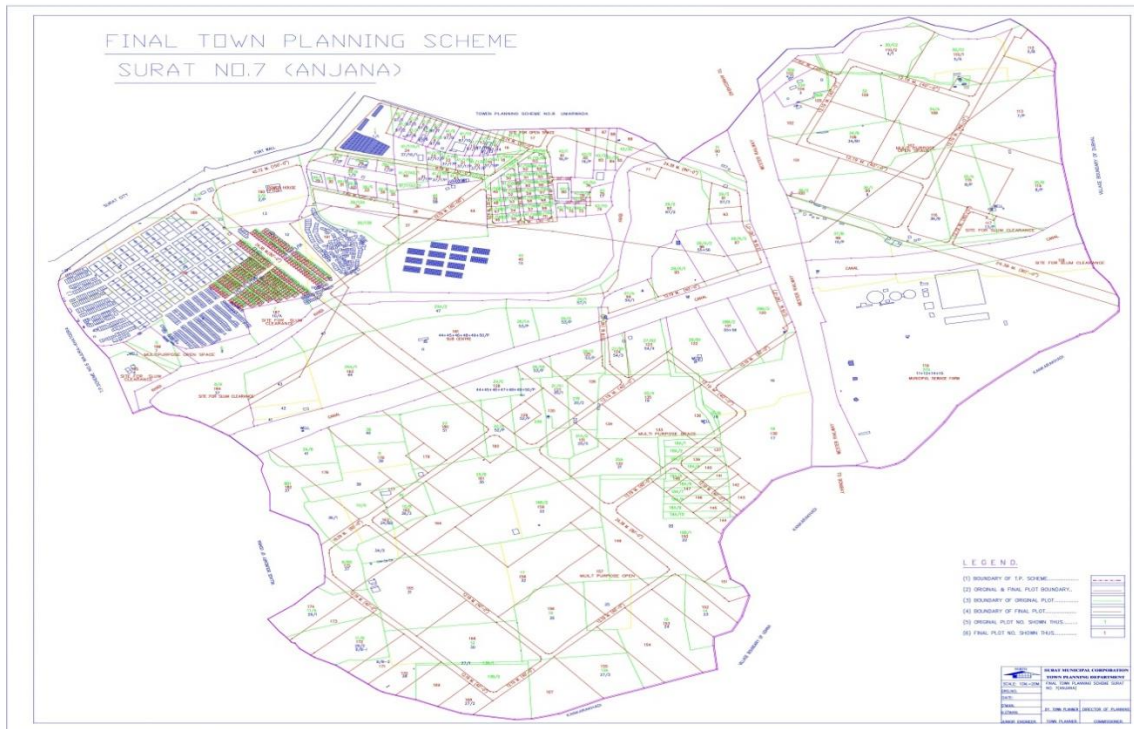
Figure 9: Plots Utilisation in Adajan

The residential area near the Tapi river is well developed over the period of time. It is a prime location for residential purpose because it is situated on the bank of Tapi and also it is directly connected to Athwa –Piplod with Two Bridges .

The Roads , basic Amenities and Utility Services are provided in area. Two plots one for school and one for sub center are deviating in use from mentioned in TP scheme.

In This study We are calculating the deduction only for the land allotted for public purpose plots. Area of Road is added in Final total Plots area (Excluding the area of SMC plots). As Land Deduction was 18 %. In Current Condition 3.78% of is Misused. 2.34 % of Land Is Vacant.

4.8 TP SCHEME NO 7: ANJANA



Map



Aerial View

Land Used as TP scheme

NO.	PLOT FOR PUBLIC PURPOSE	FP NO	AREA IN SQ.M	PRESENT USE
1.	MULTI PURPOSE OPEN SPACE	157	14920	S.M.C COMMUNITY HALL
2.	MULTI PURPOSE OPEN SPACE	133	8878	S.M.C MATERIAL GODOWN
3.	MULTI PURPOSE OPEN SPACE	107	12399	S.M.C WATER DISTRIBUTION TANKS

Table 30: Land Used as TP scheme

Land misused / deviating the allotted purpose

NO.	PLOT FOR PUBLIC PURPOSE	FP NO	AREA IN SQ.M	PRESENT USE
1.	MULTI PURPOSE OPEN SPACE	17	2796	COMMERCIAL COMPLEX
2.	MULTI PURPOSE OPEN SPACE	186	6925	SLUM
3.	SUB CENTER	181	52560	RESIDENTS
4.	SITE FOR SLUM CLEARANCE	185	8981	SLUM
5.	SITE FOR SLUM CLEARANCE	187	13997	SLUM
6.	SITE FOR SLUM CLEARANCE	184	40280	SLUM
7.	SITE FOR SLUM CLEARANCE	117	8129	SLUM
8.	SITE FOR SLUM CLEARANCE	118	10556	SLUM

Table 31: Land misused / deviating the allotted purpose

FP NO: 17

PURPOSE FOR WHICH PLOT IS ALLOTTED : MULTI PURPOSE OPEN SPACE

AREA : 2796 Sq.m



As per the Final sanctioned TP scheme, The FP no 17 was allotted for **THE OPEN SPACE**. The allotted land is used and built for commercial use as complex. The complex is sited on main road and it surrounded by textile market.

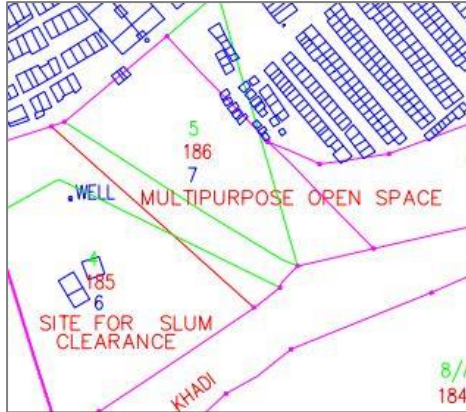
The brief description of FP by the S.M.C clearly indicated that the benefit from this plot no-17 is partial. In other words, it should be beneficial for both the general public of the area and the owner of the land/residents.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme

FP NO: 186

PURPOSE FOR WHICH PLOT IS ALLOTTED: MULTI PURPOSE OPEN SPACE

AREA: 6925 Sq.m



As per the Final sanctioned TP scheme, The FP no 186 was allotted for **MULTI PURPOSE OPEN SPACE**. The allotted land is completely occupied by the residents. While the big chunk of land occupied by the people, slums are developed in most of the area surrounded by the land. It maximizes the limitation of original use of the land.

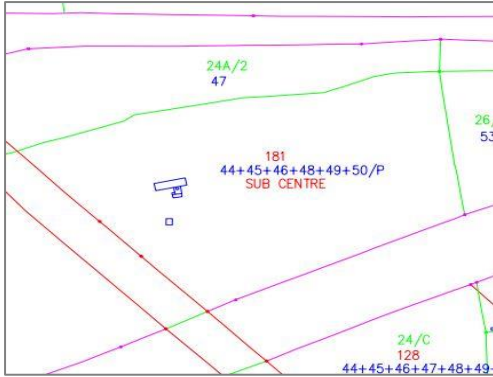
The brief description of FP by the S.M.C clearly indicated that the benefit from this plot no-186 is partial. In other words, it should be beneficial for both the general public of the area and the owner of the land/residents.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme

FP NO: 181

PURPOSE FOR WHICH PLOT IS ALLOTTED : SUB CENTER

AREA: 52560 Sq.m



As per the Final sanctioned TP scheme, The FP no 181 was allotted for **sub centre**. The allotted land is completely occupied by the residents. The allotted plot here is clearly seen to be largest plot that allotted in this TP scheme. The whole land is sited on main road which is connecting to the bridge and B.R.T.S. Shops and 2 floor houses are there on the allotted plot which is built by the residents of that area.

The brief description of FP by the S.M.C clearly indicated that the benefit from this plot no-181 is partial. In other words, it should be beneficial for both the general public of the area and the owner of the land/residents. In addition, if new construction will go underway on allotted plot, 50% of the construction will be for ¼ community of the area is reserved and other 50% for other people of interest.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme

FP NO: 117,118,184,185,187

PURPOSE FOR WHICH PLOT IS ALLOTTED : SLUM CLEARANCE

AREA : 81,943 Sq.m



As per the Final sanctioned TP scheme, The FP no 117,118,184,185,187 were allotted for **SUM CLEARANCE**. The allotted land is completely occupied by the residents. The slums that allotted to be cleared from the given number of plots are clearly still there. The area of the development is large and proposed goal can be beneficial for the people of the community too.

The brief description of FP by the S.M.C clearly indicated that the benefit from this plot no-17,118,184,185,187 is partial. In other words, it should be beneficial for both the general public of the area and the owner of the land/residents. In addition, if new construction will go underway on allotted plot, 50% of the construction will be for ¼ community of the area is reserved and other 50% for other people of interest.

The deviation is clearly seen between the present use of the said plot and proposed sanctioned TP scheme

Land Allotment In TP scheme

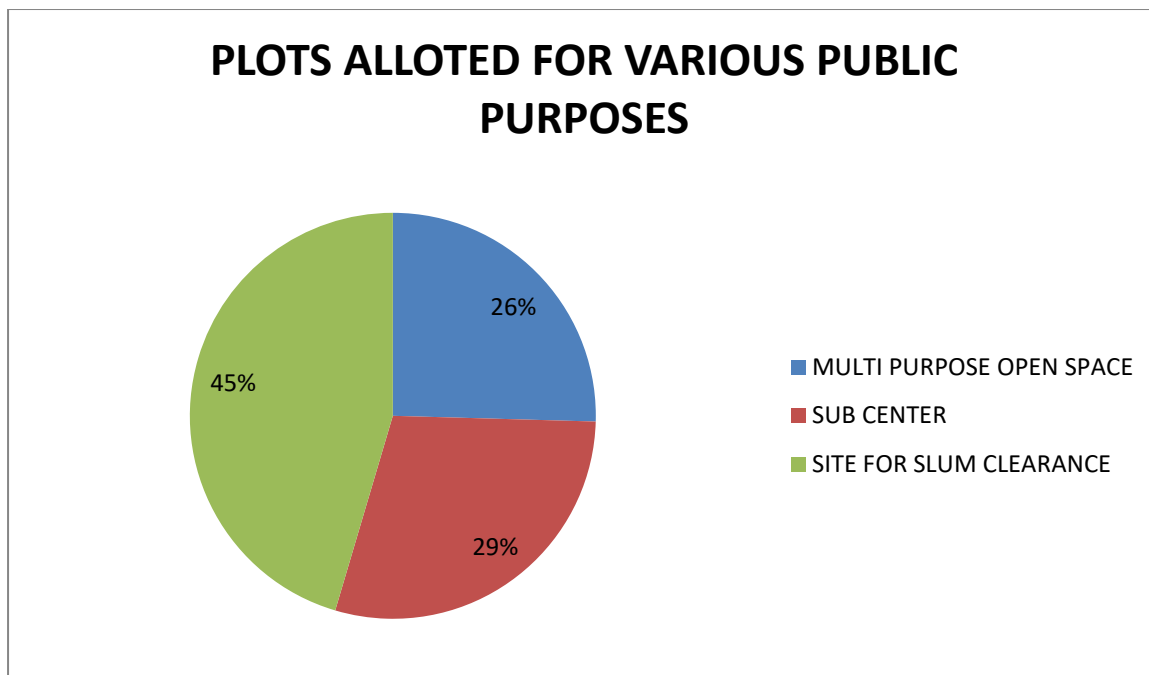


Figure 10: Land Allotment in T.P. scheme in Anjana

Chart shows the different percentage wise allotment of various public purpose plots. The percentage in this chart is respective with total area of land allotted for the Public Purposes.

Plot usage Number Wise

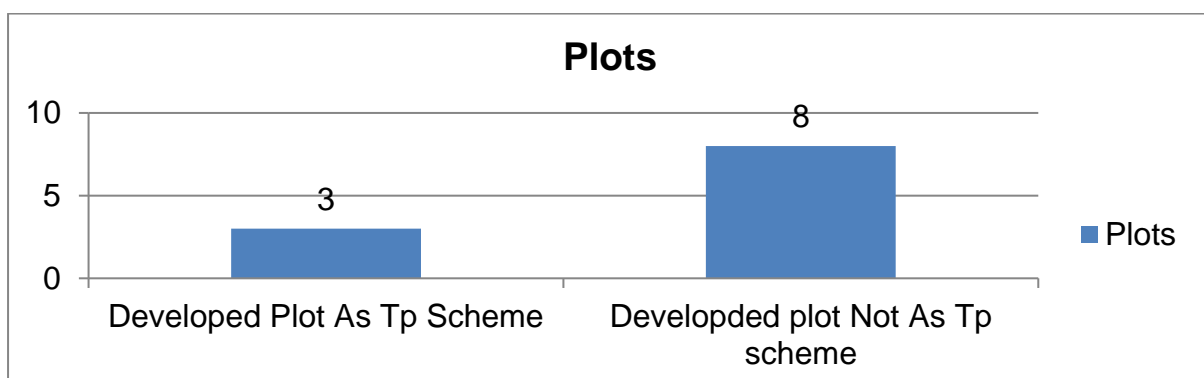


Figure 11: Plots usage in Anjana

PRESENT USE OF PUBLIC PURPOSE PLOTS

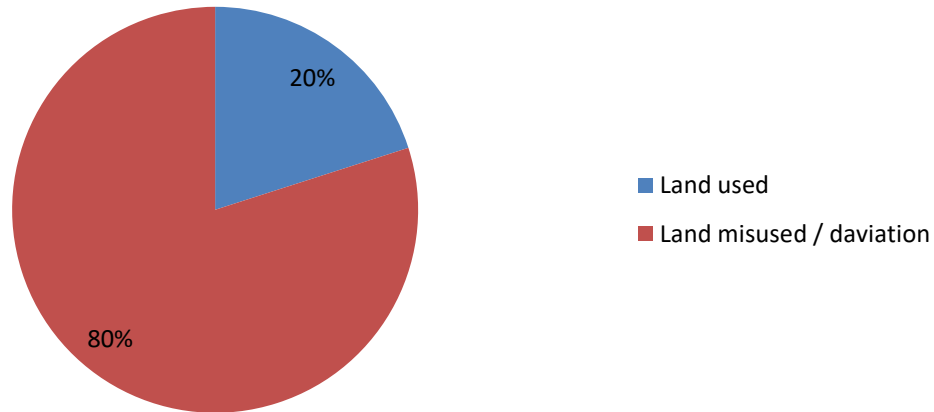


Figure 12: Present Use Of Public Purpose Plots in Anjana

The Area within have textile markets and industry. Western Railway is passing through the area. The area needs to be developed as there are large chunks of Slums. As the industries are there Housing for Low income group is necessary. Also the slum clearance sites are large in area they can benefit to the residents from their and also helps the area to develop. As roads are provided in the area as TP scheme.

After 37 year of final Scheme sanctioned no single site of slum clearance is cleared and developed anything.

Common findings

Tp no	Tp 1 udhna majura	Tp no 1 Vesu	Tp no 10 Adajan	Tp no 7 Anjana
Date of final scheme sanctioned	7-jul-98	20-feb-07	1-may-90	24-feb-84
Area in hectare	141	119	113.2	191.79
Tp area character	Residential + small industries	Residential + commercial activities	Residential	Textile industry+market, residential+ slum
Scheme prepared by	Suda + smc	Suda	Smc	Smc
Deductuion	21.33%	24.78%	18%	18.2%
Alloted land to	19	36	13	11

authority (number)				
Total plot not used/vacant	12	7	2	8
Road,water supply,drainag e	Provided as per TP scheme	Provided as per TP scheme	Provided as per TP scheme	Provided as per TP scheme
Alloted plot misused (as per total area of plots)	25%	10%	21%	80%
Alloted plots vacant (as per total area of plots)	11%	5%	13%	-

Table 32: COMMON FINDINGS

- The common finding is seen by these 4 TP schemes discussed in this study are that from draft schemes to sanctioned final schemes nearly 16 to 20 years were being taken.
- The delay in the development in Udhna TP is that first the total authority of this TP was given to the SUDA. Later after the expansion of S.M.C, this TP was included under the S.M.C's area of development.
- The plots or land allotted in TP schemes are being prepared by the body such as SUDA and S.M.C but there is no such department to observed the proper land use which was mentioned in TP schemes.
- Areas in which commercialization is taking more progress day by day, areas such as Adajan and Vesu, witnessed the unutilized land in the percentage of 10. Where areas in which industries are located mostly, such as Anjana and Udhna, witnessed the unutilized land in the percentage of 80 and 25 respectively. The areas which are Anjana and Udhana have the Final TP schemes from the past 37 years and 23 years still have a higher percentage of non-utilized land at till date.
- 80% Of Public purpose land is not developed in Anjana.
- And in Udhna the Land Deduction was 21.33 percent. Currently, 5.33 percent of is being misused. 2.34 percent of the land is undeveloped. In Vesu deduction was 24.78%. for Public Purpose plots. In Current Condition 2.4 % of is Misused.1.24 % of Land Is Vacant.
- In Adajan As Land Deduction was 18 % for public purpose plots. In Current Condition 3.78% of is Misused.2.34 % of Land Is Vacant.

Chapter 5 : Conclusion

Above all, TP Schemes are thoroughly examined. TP schemes are an effective instrument for directing urban growth because in urban area they provide primarily physical infrastructure. However, the local government does not develop the land granted in TP Scheme over time. Surat is currently leading the way in terms of implementing smart city projects. It has the potential to become India's cleanest smart city in the near future. But we have to shed some light on fact that something has to be look after prime resources like land. Even after the proposals and implementation of TP schemes, deduction of land from private owner is also one of them. The question remains whether Surat city government bodies are capable of doing it better or not, but according to a research of many TP schemes in various Surat city locations, true execution of TP schemes as per suggested plans is difficult to achieve. It should be looked by the government not for the city's own growth but to increase the liveable and comforting lifestyle all around the whole city.

5.1: Recommendations

- Plots allotted to the authorities should be developed responsibly as they take other essential tasks seriously and done it in rapid time too.
- There are authorities who approved the desired T.P. plans but there is not a single authority to ensure that the proposed plans which mention in T.P. scheme will be followed. There should be one central committee to ensure the true development of the plots.
- T.P schemes should be completed in fixed period of time so that when city face the boom in population the questions related to slums should not be arise.
- The balance of completion of T.P schemes should be maintained all around the city not that one part get more than 90% development and other gets less than 10% development.
- Revision After Final sanctioned scheme.

Bibliography

- Auda. (september 2014). Land pooling and land management through development plan & tp scheme.
- Bhagat, s. S. (mar 2014). Urban land management models and techniques. International journal of civil (ijce), vol. 3, 1-6.
- Bhatt, b. V. (2020). Tp scheme history, concepts, design & practices.
- Corporation, s. M. (n.d.). Tp scheme preparation book .
- Deuskar, c. (2007). Land readjustment through tp schemes in ahmedabad. Massachusetts institute of technology.
- Gujarat, g. O. (n.d.). Town planning & valuation department. Retrieved from [http scheme://townplanning.gujarat.gov.in/](http://townplanning.gujarat.gov.in/).
- Gujarat, g. O. (n.d.). Town planning & valuation department. Retrieved from [http scheme://townplanning.gujarat.gov.in/](http://townplanning.gujarat.gov.in/).
- Jain, v. (2019, november). Examining the tp scheme of india and lessons from land readjustment in japan. Retrieved from [http scheme://www.adb.org/sites/default/files/publication/539736/adbi-wp1037.pdf](http://www.adb.org/sites/default/files/publication/539736/adbi-wp1037.pdf).
- Mathur, s. (april 2013). Use of land pooling and reconstitution for urban development: experiences from gujarat, india. Habitat international volume 38, pages 199-206.
- Mehrotra, m. B. (2020). India scaling up with contiguous replication of tp schemes. World bank group.
- S.m.c. (n.d.). Town planning. Retrieved from suratmunicipal.gov.in: [http scheme://www.suratmunicipal.gov.in/departments/townplanningtpdetails](http://www.suratmunicipal.gov.in/departments/townplanningtpdetails)
- Shirley ballaney, b. P. (2009). Using the 'development plan—tp scheme' mechanism to appropriate land and build urban infrastructure. India infrastructure report .
- Yagnik, m. (2006). Study the management of precious land allotted to urban local authority through tp scheme.