

Draft Town Planning Scheme 04H - Nani Daman



Planning and Development Authority, Daman

Collectorate, Bhitwadi Road, Dholar, Moti Daman, 396 210

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Draft Town Planning Scheme – 04H, Nani-Daman

Chairman,
Planning and Development Authority, Daman

Member Secretary,
Planning and Development Authority, Daman



Planning and Development Authority, Daman (PDAD)
Collectorate, Bhitwadi Road, Dholar, Moti Daman, 396 210

Legal Formalities

Sr.no	Description	Date
1.	Publication of Draft TP Scheme under section 59, of DNH, Daman and Diu Town and Country Planning Act, 1974	
2.	Publication of Final TP Scheme under section 68, of DNH, Daman and Diu Town and Country Planning Act, 1974	

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1 Introduction

Daman is the district headquarters of the newly configured Union Territory of Dadra and Nagar Haveli, Daman and Diu. The district is defined by the Kolak River towards North, the Kalai River towards South, with Daman Ganga River cutting through the district dividing it into two regions, namely Moti Daman and Nani Daman.

Daman was ruled by the Gujarat Sultan until around 1559 and was subsequently annexed by the Portuguese. The district eventually got liberation from the Portuguese through military conquest in 1961 and merged with Diu as a Union Territory of India.

After coming under the jurisdiction of Central Government Daman has emerged as an industrial hub. It has been experiencing a manufacturing boom owing to reforms such as cash subsidies on capital investment, sales tax benefits and industrial development policies. These reforms have led to the establishment of various industrial estates as well as small clusters of industries within the district. However, mushrooming of small industries also resulted in the development of labor housing in a haphazard manner. Daman is also a popular tourist destination. It is famous for its beautiful beaches, Portuguese colonial architecture, churches and the mesmerizing beauty.

The Planning and Development Authority, Daman (PDAD) was established to address the need for a proper institutional setup to carry out the future planning and development of the district. It is a statutory body constituted under section 20(1) of the Dadra Nagar Haveli, Daman and Diu Town and Country Planning Act, 1974 (DNHDDTCP Act OR TCP Act). The Authority was notified vide notification no: ATP/DMN/PDA/1208/09/748 dated 14/12/2016.

The administrative entities within Daman Planning and Development Authority (PDA) area are:

1. Daman Municipal Council

It covers areas of Moti Daman, Nani Daman, Jamprim, parts of Katharia, Dunetha and Damanwada villages.

2. District Panchyat Daman

It has 6 Census towns, namely Marwad, Kadaiya, Bhimpore, Dunetha, Dabhel and Kachigam. And 15 villages, namely Devka, Janivankad, Varkund, Riganwada, Magarwada, Damanwada, Palhit, Bhamati, Dholar, Jampore, Pariyari, Deva Pardi, Naila Pardi, Thana pardi and Zari.

The PDAD has previously prepared a Regional Plan along with Development Control Regulations as per erstwhile TCP Act, 1974.

The recent surge in the number of development projects has steered the need for planned growth. To address this, the UT Government has taken the initiative and prepared an Outline Development Plan (ODP).

The UT Government has initiated planning the district at micro-level to encourage planned growth and provision of adequate infrastructure. The PDAD has decided to use Town Planning Scheme (TP Scheme) mechanism u/s 56 of TCP Act, 1974 for the same.

PDAD has identified this TP Scheme-04H under Nani Daman.

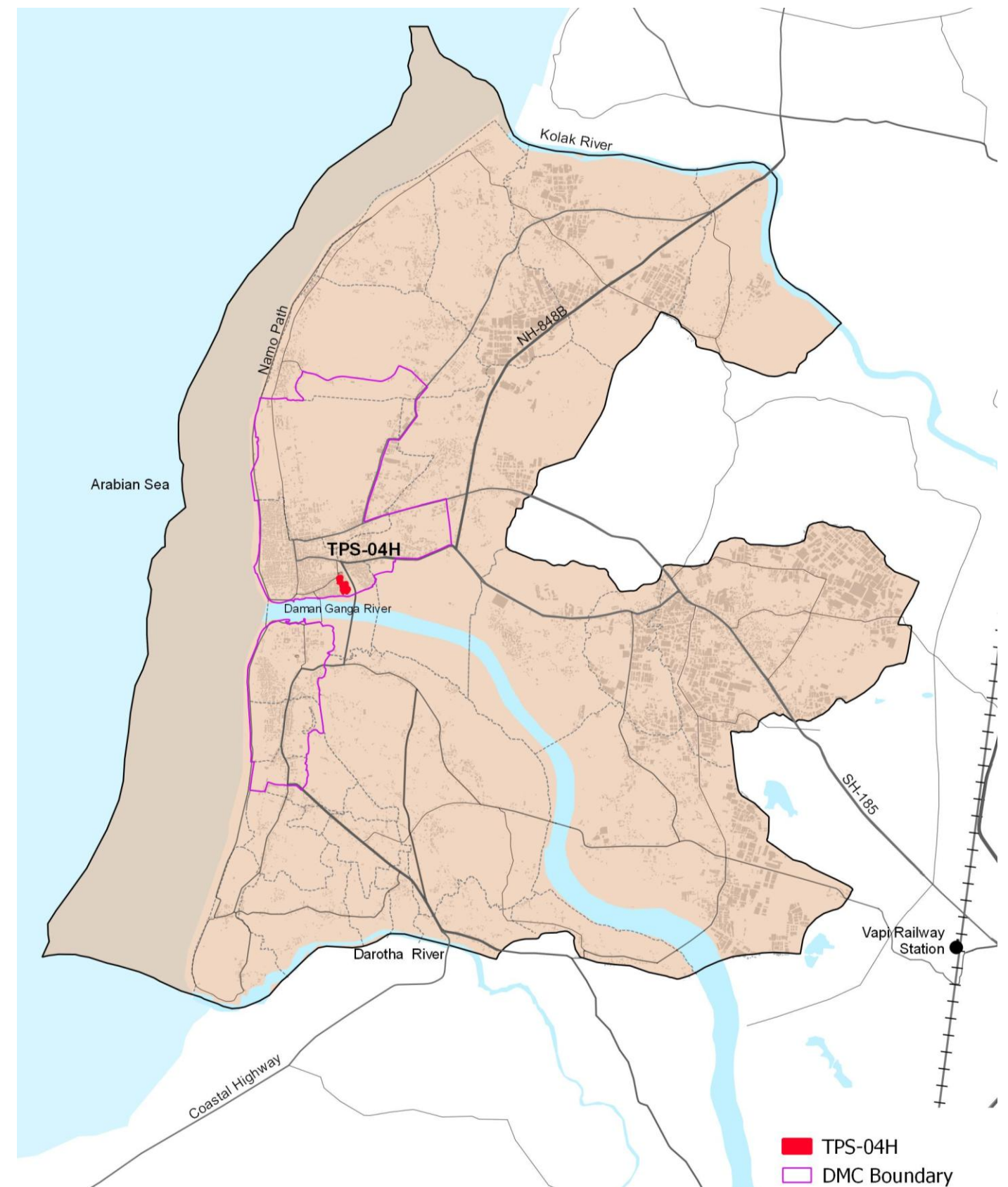


Figure 1.1 Regional Context of Daman

1.1 Project Area

The project area is located between Parytan Bhavan and the Jumma Masjid. Kharwad Road runs north-south through the middle of the TP scheme and serves as the main spine road for the scheme. This road has the potential to directly connect Main Kharwad Road to Kharwad Road along the Daman Ganga River; therefore, it needs to be widened to improve connectivity.

The project area is densely developed, with a narrow and branching street network. The majority of the area is used for residential purposes. The typical housing typology in the scheme consists of multistorie tenements and small apartments, with an average height of G+2. These apartments are closely packed, with no front or side margins.



Figure 1.2 Project area

1.2 Past Planning proposals

Proposed Land Use of Outline Development Plan

The prevailing ODP proposes, Core Area & Gaothan zone in the project area. This zone covers the dense Core area within the municipal council limits.

Following are some existing characters of Core Area & Gaothan Zone in the Project area.

- The area is densely populated. The settlement pattern is very compact with narrow streets.
- Built structures include the administrative offices, markets, commercial establishments and residential structures are located within this zone.
- The area has comparatively higher built density, having a maximum permissible FSI of 1.5 at plot level.
- This zone permits and boosts various intense development activities including the commercial activities, hospitality industry and high density residential development.

The below table shows the Proposed Land Use zone of the project area.

No.	Category	Area (Ha)	Percentage (%)
1	Core Area & Gaothan Zone	1.43	98
2	Proposed ODP road	0.03	2
	Total	1.46	100

Table 1.1 Proposed Land Use area distribution

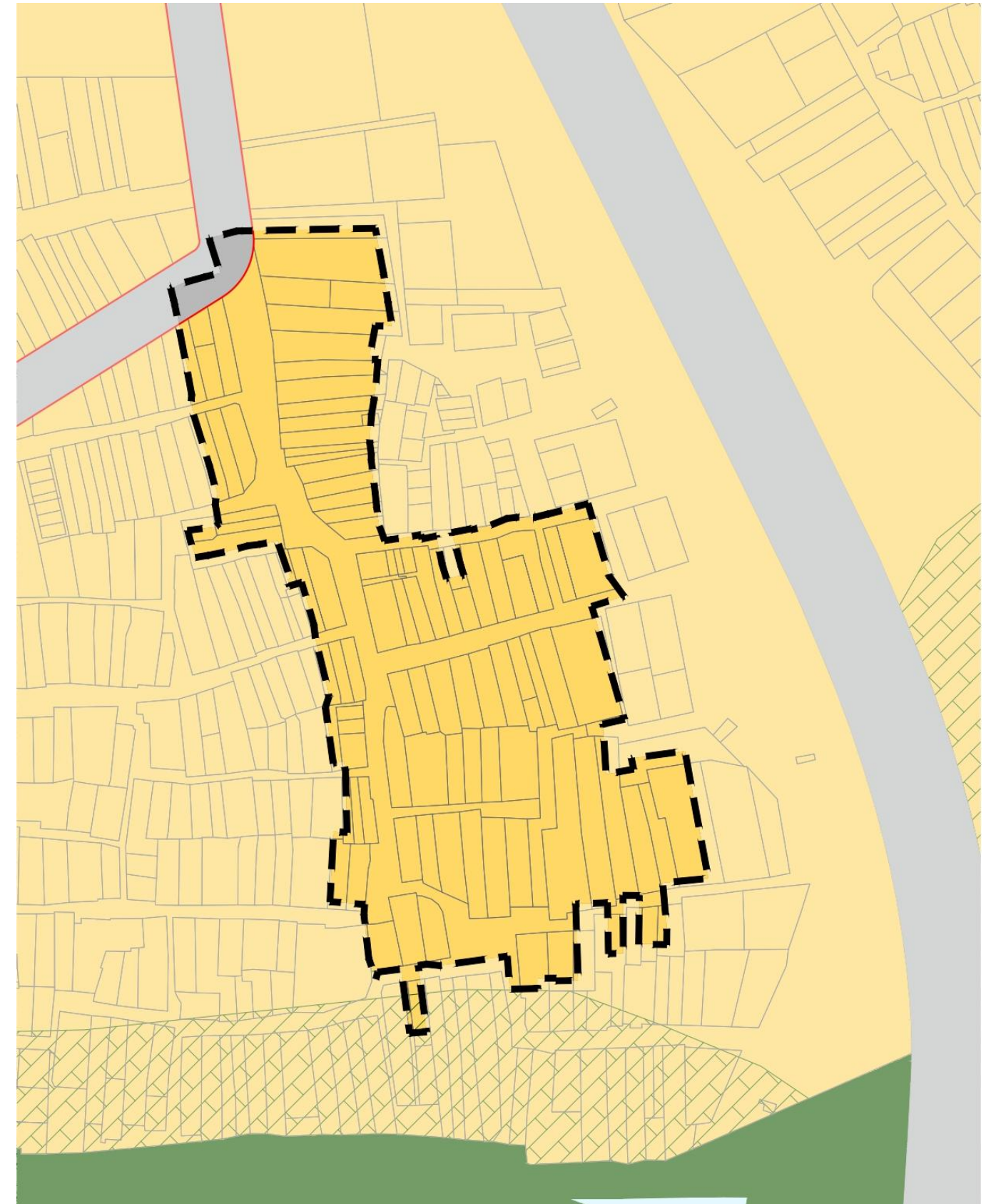
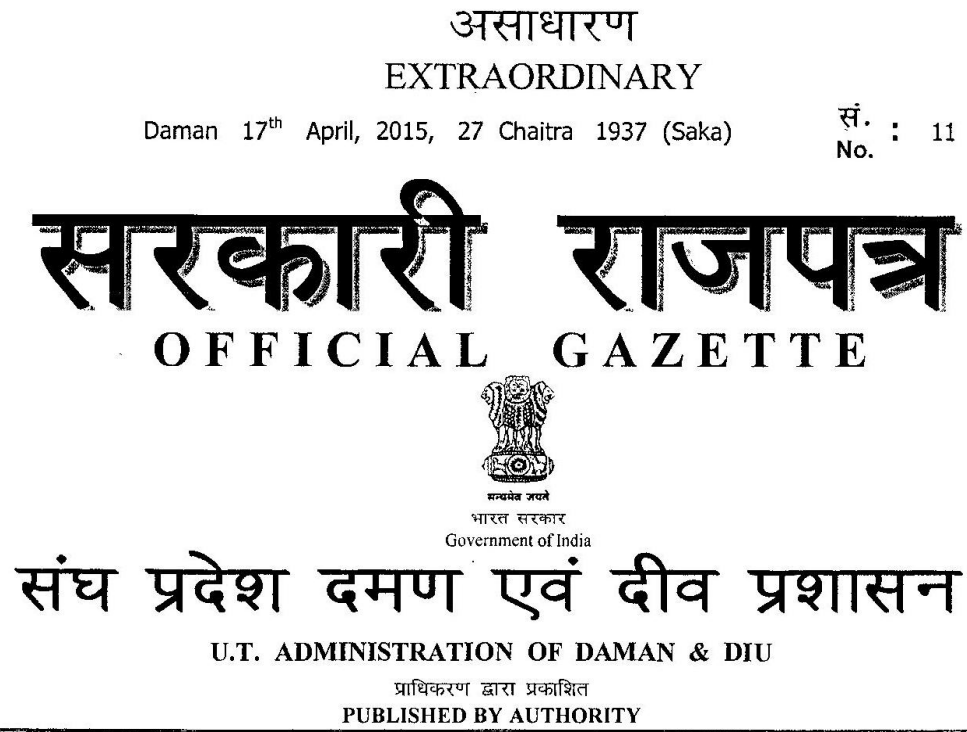


Figure 1.3 Proposed Land Use Map

2 Sales Statement

Land rates for valuation of the plots are considered as per 'official gazette by Revenue Department Daman, No. COL/ DMN/ LND/ REVENUE /2012/308, dated 16/04/2015' as shown below.



**Administration of Daman & Diu
Revenue Department,
Collectorate, Moti Daman**

No. COL/DMN/LND/REVENUE/2012/308 Dated : 16/04/2015.

- Read :-
- 1) This Office Order No. COL/DMN/LND/REVENUE/2012/6019 dated 23/03/2012
 - 2) Addendum No. COL/DMN/LND/REVENUE/2012/1423 dated 18/06/2012

ORDER

In supersession to the Order and Addendum quoted above, the Administration of U.T. of Daman & Diu is hereby pleased to revise the Circle Rates fixed vide above quoted Order and Addendum for the purpose of Conveyance/Gift/Exchange/etc. of land in various areas for various categories of land i.e. Agriculture and Non-Agriculture/Commercial/Residential/Industrial, in Daman District, with immediate effect, as specified below :-

Figure 2.1 Official Gazette by Revenue Department

Municipality Area (Nani Daman)

Purpose	Circle Rate per 100 Sq. Mtrs. (Are)
Agriculture	Rs. 86,625
Residential	Rs. 2,31,000
Commercial/Industrial	Rs. 2,59,875

Figure 2.2 Official Gazette by Revenue Department for Circle Rates of Nani Daman

3 TP Scheme summary and Policies

3.1 Scheme Summary

No.	Particulars	Unit	Area
1	Total area of the TP Scheme	Ha	1.46
2	Total number of Original Plots	Nos	103
3	Total area of Original Plots	Ha	1.18
4	Total area of Existing Roads	Ha	0.28
5	Total area of Plots allotted to authority/ Reservations	Ha	-
	a. Plots allotted for Sale for Residential	Ha	-
	b. Plots allotted for Sale for Commercial	Ha	-
	c. Plots allotted for EWS housing	Ha	-
	d. Plots allotted for Recreational/Open spaces	Ha	-
	e. Plots allotted for Social Infrastructure	Ha	-
	f. Plots allotted for Parking	Ha	-
6	Total number of Final Plots	Nos	99
7	Total area of Final Plots (excluding Plots allotted to authority/ Reservations)	Ha	1.11
8	Total area of Proposed Roads	Ha	0.35

Table 3.1 Summary of TP Scheme

3.2 TP Scheme Policy

1. Project Affected Persons who are entitled to receive compensation in the respective scheme shall get the same at the time of handing over the impacted area/ structure/ part of the structure to the authority.
2. Govt. properties (land or structures) shall not be considered for compensation or contribution in the finance of the TP Scheme. PDA shall be authorized to make some exceptions.
3. There shall be no immediate demolition for structures getting impacted upto 30 cm by proposed street ROW. However, no permission shall be given for development/ redevelopment over the impacted area. Also, the same land shall be handed over to authority once impacted part of the structure is demolished or in dilapidated condition.
4. The affected structures outside the plot boundary of the respective plot in the Sanctioned Land Record Map shall not be considered for compensation of impacted portion beyond plot boundary.
5. Landowners shall deposit the amount payable as contribution as reflected in the 'Redistribution and valuation statement' within 1 year of publication of the Final Scheme. Else, 7% compounding interest shall be levied per year.
6. No person shall, within the area included in the scheme, carry out any development/ redevelopment/ extension of existing structure unless such person has applied for and obtained the necessary permission for doing so from the PDA till the publication of final scheme.
7. Structures impacted in the scheme will have to submit the necessary documents to prove the legal status of the structure to the PDA to receive any compensation. If not submitted, then compensation for the impacted part of the structures shall not be considered, as is presently shown under the valuation statement of the scheme.

4 General Development Rules 2023

General Development Rules, 2023 for Daman district of Union Territory of 'Dadra and Nagar Haveli and Daman and Diu', framed under Section 30, 140 (y) and 141 of The Dadra and Nagar Haveli and Daman and Diu Town and Country Planning Act, 1974 (amended from time to time) shall be followed for development in the scheme area.

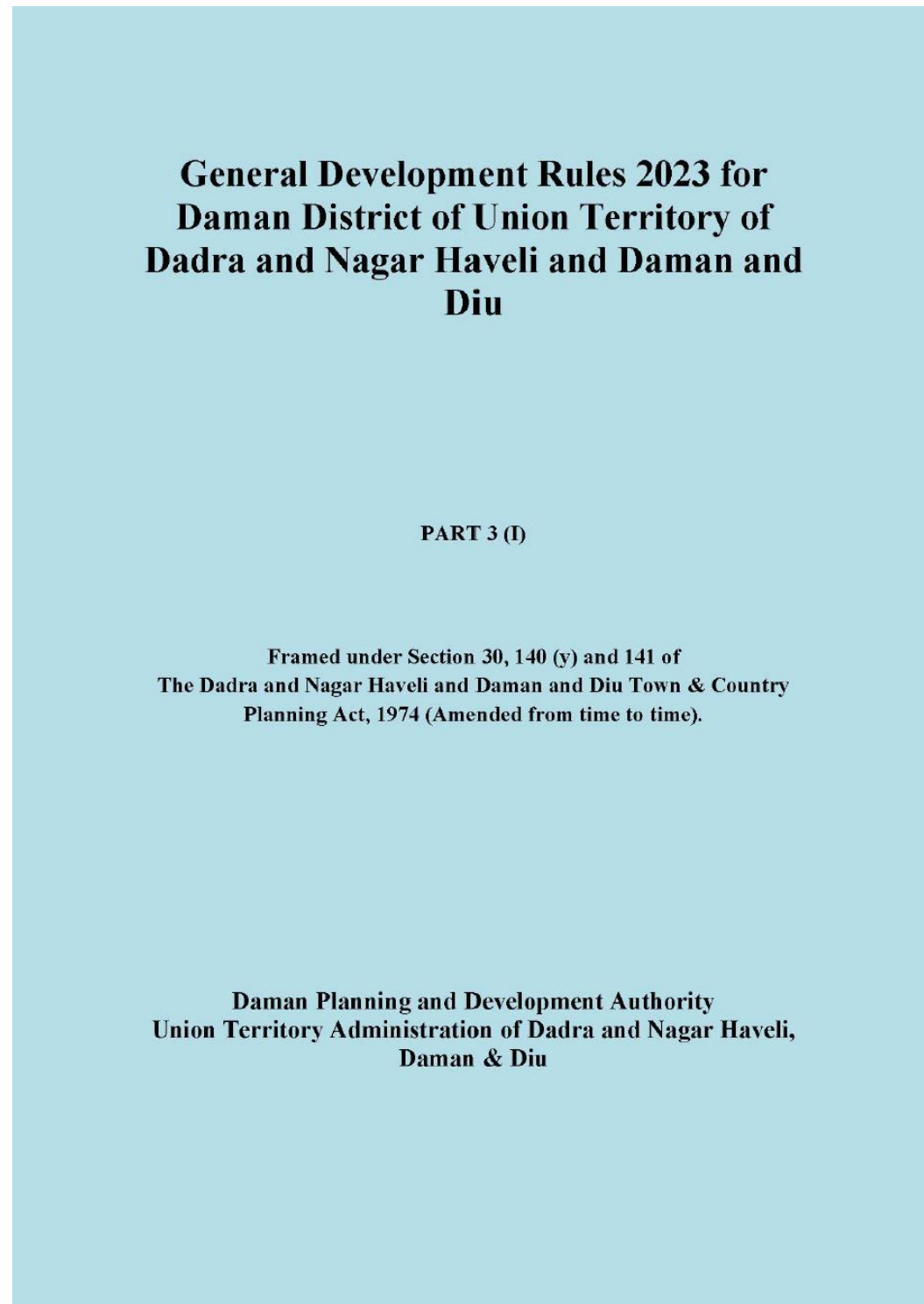


Figure 4.1 General Development Rules 2023, Daman

Planning and Development Authority, Daman

Sr. No.	Name of Owner	City Survey No	Original Plot				Final Plot						Contribution (+) Compensation (-) under Sec. 89 Col. 9(b) - Col. 6(b)	Increment (Sec. 87) Col. 10(a)-Col. 9(a)	Contribution (Sec. 88) 1/3 of Column 12	Addition to (+) or Deduction from (-) Contribution to be made under other Section	Net demand from (+) or by (-) owner being the addition of columns 11,13,14	Remarks
			OP No	OP Area	Values in Rupees		FP No	FP Area	Undeveloped		Developed							
					Without reference to value of structures	Inclusive of structures			Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures						
1	2	3	4	5	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
27	SUNNAT JAMAT KHARAWAD DAMAN	49/239	49/239	51.50	1,33,836	1,33,836	49/239	47.64	1,23,804	1,23,804	3,28,240	3,28,240	-10,031	2,04,435	68,145	0	-	Net demand has been balanced for plots with same ownership.
28	SUNNAT JAMAT KHARAWAD DAMAN	49/239-A	49/239-A	51.50	1,33,836	1,33,836	49/239-A	49.81	1,29,444	1,29,444	3,43,191	3,43,191	-4,392	2,13,747	71,249	0	-	Net demand has been balanced for plots with same ownership.
29	SUNNAT JAMAT KHARAWAD DAMAN	53/86	53/86	86.00	1,98,660	1,98,660	53/86	44.47	1,02,726	1,02,726	2,73,491	2,73,491	-95,934	1,70,765	56,922	-2,09,680	-	Net demand has been balanced for plots with same ownership.
30	SUNNAT JAMAT KHARAWAD DAMAN	53/121	53/121	147.00	3,39,570	3,39,570	53/121	133.87	3,09,240	3,09,240	8,23,301	8,23,301	-30,330	5,14,061	1,71,354	0	-	Net demand has been balanced for plots with same ownership.
			Sub-Total										-1,40,688	11,56,768	3,85,589	-2,09,680	35,222	
31	MAHAMMAD KUTUBUDDINN	49/194	49/194	104.00	2,40,240	2,40,240	49/194	89.22	2,06,098	2,06,098	5,48,703	5,48,703	-34,142	3,42,605	1,14,202	0	80,060	-
32	SMT ASHIYA ASHRAF SULTAN	49/195	49/195	94.00	2,17,140	2,17,140	49/195	93.77	2,16,609	2,16,609	5,76,686	5,76,686	-531	3,60,077	1,20,026	0	1,19,494	-
33	SHRI MAMODO NURANI DAUBAI SHRI ISMAELGIBAI DAUBAI MULLA SHRI ZAKIRUSSEN DAUBHAI MULLA	49/196	49/196	175.00	4,04,250	4,04,250	49/196	171.16	3,95,380	3,95,380	10,52,634	10,52,634	-8,870	6,57,254	2,19,085	0	2,10,214	-
34	SHRI MOOSA SULEMAN SHRI YAHYA MOOSA SHRI ZAKIR MOOSA SHRI ISMAIL MOOSA	49/197	49/197	168.00	3,88,080	3,88,080	49/197	165.61	3,82,559	3,82,559	10,18,502	10,18,502	-5,521	6,35,942	2,11,981	0	2,06,460	-
35	SHRI GULAM JAILANI YUNUS MEMON SHRI SAJID YUNUS MEMON	49/198	49/198	183.00	4,22,730	4,22,730	49/198	179.87	4,15,500	4,15,500	11,06,201	11,06,201	-7,230	6,90,701	2,30,234	-45,741	1,77,263	-
36	IBRAIM MOHAMMAD	49/199	49/199	169.00	3,90,390	3,90,390	49/199	169.00	3,90,390	3,90,390	10,39,350	10,39,350	0	6,48,960	2,16,320	-14,408	2,01,912	-
37	SHRI MOHAMEDASIF DAWWODDBHAI MALAMJI SHRI MUZAMMIL GULAMRASSUL MALAMJI	49/200	49/200	110.00	2,54,100	2,54,100	49/200	110.00	2,54,100	2,54,100	6,76,500	6,76,500	0	4,22,400	1,40,800	0	1,40,800	-
38	SMT FARIDABANU JANGUIRUDIN DAVAR SHRI SHAHJAHAN JAHANGIRUDDIN DAVAR SHRI SHAMSZAMAN JAHANGIRUDDIN DAVAR	49/201-A	49/201-A	87.00	2,00,970	2,00,970	49/201-A	87.00	2,00,970	2,00,970	5,35,050	5,35,050	0	3,34,080	1,11,360	0	1,11,360	-
39	SHRI HUSSAINMIYA ABDULGAFUR SHAIKH	49/201	49/201	103.00	2,37,930	2,37,930	49/201	103.00	2,37,930	2,37,930	6,33,450	6,33,450	0	3,95,520	1,31,840	0	1,31,840	-
40	ISMAIL (PROVISSIONAL)	49/202	49/202	213.00	4,92,030	4,92,030	49/202	213.00	4,92,030	4,92,030	13,09,950	13,09,950	0	8,17,920	2,72,640	0	2,72,640	-
41	ISMAIL AHEMAD	49/203	49/203	143.99	3,32,617	3,32,617	49/203	123.63	2,85,585	2,85,585	7,60,325	7,60,325	-47,032	4,74,739	1,58,246	-1,37,327	-26,112	Land under possession as shown in PT sheet is considered.
42	SMT. KHATIMUNNISHA ZAHEERAHMAD VALIMIA	49/205	49/205	216.00	4,98,960	4,98,960	49/205	216.00	4,98,960	4,98,960	13,28,400	13,28,400	0	8,29,440	2,76,480	0	2,76,480	-
43	SMT BENABIBI HUSSAINBHAI KHOT	49/208	49/208	93.00	2,14,830	2,14,830	49/208	93.00	2,14,830	2,14,830	5,71,950	5,71,950	0	3,57,120	1,19,040	0	1,19,040	-
44	SHRI ISUF SULEMAN MOHMAD MAKKA	49/209	49/209	127.00	2,93,370	2,93,370	49/209	127.00	2,93,370	2,93,370	7,81,050	7,81,050	0	4,87,680	1,62,560	0	1,62,560	-
45	SMT NURBIBI ADAMMSAFI FAKKAN MACBUL SAFI MAMODO ALIAS MACBUL SAFI MAMUD FAKKAN	49/210	49/210	117.00	2,70,270	2,70,270	49/210	117.00	2,70,270	2,70,270	7,19,550	7,19,550	0	4,49,280	1,49,760	0	1,49,760	-
46	RAGIABEGAM GULAMOHUSSEIN	49/211	49/211	132.00	3,04,920	3,04,920	49/211	132.00	3,04,920	3,04,920	8,11,800	8,11,800	0	5,06,880	1,68,960	0	1,68,960	-
47	KHOT RASIDA VAZIRALI SHAJID VAZIR KHOT KHOT JAVED VAZIRALI	49/212	49/212	126.00	2,91,060	2,91,060	49/212	126.00	2,91,060	2,91,060	7,74,900	7,74,900	0	4,83,840	1,61,280	0	1,61,280	-
48	SMT SABERA KASSAMBHAI MISTRY	49/213	49/213	40.00	92,400	92,400	49/213	40.00	92,400	92,400	2,46,000	2,46,000	0	1,53,600	51,200	0	51,200	-
49	SMT SABERA KASSAMBHAI MISTRY	49/225	49/225	70.00	1,61,700	1,61,700	49/225	70.00	1,61,700	1,61,700	4,30,500	4,30,500	0	2,68,800	89,600	0	89,600	-
50	KANEEZFATMA SADMA ABDULRASID FARNASH ABDULRASID SHRI SHABIRAHMED ABUBAKAR MOVA SHRI MAHEBUB ABUBAKAR MOVA ABDULRAZAK ABUBAKAR MOVA	49/214	49/214	164.00	3,78,840	3,78,840	49/214	164.00	3,78,840	3,78,840	10,08,600	10,08,600	0	6,29,760	2,09,920	-1,46,035	63,885	-

Sr. No.	Name of Owner	City Survey No	Original Plot				Final Plot						Contribution (+) Compensation (-) under Sec. 89 Col. 9(b) - Col. 6(b)	Increment (Sec. 87) Col. 10(a)-Col. 9(a)	Contribution (Sec. 88) 1/3 of Column 12	Addition to (+) or Deduction from (-) Contribution to be made under other Section	Net demand from (+) or by (-) owner being the addition of columns 11,13,14	Remarks
			OP No	OP Area	Values in Rupees		FP No	FP Area	Undeveloped		Developed							
					Without reference to value of structures	Inclusive of structures			Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures						
1	2	3	4	5	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
103	THE GOVERNMENT	49/315-A/1	49/315-A/1	9.00	-	-	-	-	-	-	-	-	0	-	-	0	0	This plot is part of existing road
104		Road Area		2,805.97	-	-	-	-	-	-	-	-	0	-	-	0	0	This plot is part of existing road
			Total TPS Area		14,427	2,69,50,851	2,69,50,851		11,067	2,57,80,954	2,57,80,954	6,86,16,000	6,86,16,000	-11,69,897	4,28,35,046	1,42,78,349	-27,83,886	1,03,24,566

Notes:

1. The contribution and compensation against each plot shall be proportionately distributed among the owners of the respective plots as per share of ownership.
2. Compensation amount for land deduction is mentioned under Column 11.
3. Compensation amount for structures getting impacted are mentioned under Column 14.
4. Original Plot rates and Final Plot rates for this scheme are as follows:

Sr. no.	Purpose	Original rate/sqm	Final Plot rate
1	Residential	2,310.00	6,150
2	Commercial	2,598.75	6,890
3	Mixed use	2,598.75	6,890


5. The compensation rate for the affected structures are based on the Official Gazette issued by the Revenue Department, Daman (No. CRSR/DMN/Valuation/6-2015/4146, dated 10/12/2015).

श्रेणी : II
SERIES : II

Daman 11th December, 2015 20 Agrahayana 1937 (Saka) सं. : 49
 No. : 49

सरकारी राजपत्र

OFFICIAL GAZETTE



संघ प्रदेश दमण एवं दीव प्रशासन
 U.T. ADMINISTRATION OF DAMAN & DIU
 प्रधिकरण द्वारा प्रकाशित
 PUBLISHED BY AUTHORITY

**Administration of Daman & Diu
 Revenue Department
 Daman**

No. CRSR/DMN/VALUATION/6-2015/4146 Dated : 10/12/2015

ORDER

Subject : Circle Rate of Constructed Properties

The Administrator of U.T. of Daman & Diu is hereby pleased to fix the Circle Rates of Constructed Properties in U.T. of Daman & Diu i.e. Dwelling Units or Houses, Industrial Buildings and Commercial Buildings for the purpose of charging of stamp duty/registration fee during transfer/registration of properties as under :

(A) COST OF CONSTRUCTION OF BUILT UP AREA ---

Sr. No.	Description of Property	Category	Minimum cost of construction (A)
1.	Bungalows/Individual Houses/Farm Houses/Raw Houses/ Apartment / Flats	Normal construction	Rs. 1,000/- per sq. ft.
		Superior construction	Rs. 1,300/- per sq. ft.

(B) MULTIFICATION FACTOR ---

Further, for old constructions, following shall be the multiplication factor with the cost of construction :

Age of Building.	Multiplication factor (M.F.)
Upto five years	1.0
5-10 years	0.9
10-15 years	0.8
15-20 years	0.7
20-25 years	0.6
>25 years	0.5

(C) CIRCLE RATE OF BUILT UP AREA ---

The formula for deriving the Circle Rate of the Built up Property (per square feet) shall be as under :

$$B = \frac{\text{Circle rate of open land (per Sq. Feet)}}{\text{FAR}} + (\text{Cost of construction (per Sq. Feet)} \times \text{M.F.})$$

(D) VALUATION OF CONSTRUCTED PROPERTY FOR LEVY OF STAMP DUTY ---

Circle Rate of Built up area (B) x Actual Built up area + (Area of Open Space (if any) x Circle rate of Land).

By Order and in the name of
 Administrator, Daman & Diu

Sd/-
 (N. Passi)
 Deputy Secretary (Revenue)

Page 2 of 4

Figure 5.1 Official Gazette by Revenue Department for Construction Rates

6 Finance of Town Planning Scheme

6.1 Expenses and Revenues of TP Scheme

No.	Particulars	Amount (Rs)
Total Expenditure		
1	Expenses under Section 56(2), (c), (f), (g), (h)	96,47,400
2	Expenses Shown in the Redistribution and Valuation Statement (Total of Column 11 of Form 'F')	11,69,897
3	Cost of Publication under Section 59 or 63(2)	65,000
4	Legal expenses under Section 86(1) (e) Compensation under Section 91	30,47,886
5	Cost of Demarcation, Remuneration of assessors and payment of incidental expenses of Tribunal under Section 77	1,26,000
Total(A)	1,40,56,182
Total Income		
6	Total Increment (Column 12 Form 'F')	4,28,35,046
7	Proportion of increment to be the contribution by each holder under Section 88, i.e. 1/3 of actual increment	1,42,78,349
Net contribution by the land owners(B)		1,42,78,349
		Net Surplus / Deficit to NIT (B) - (A)
		2,22,166

Table 6.1 Expenses and Revenue sources for TPS-4A

Notes:

1. The surplus amount of the TP Scheme shall be used for development within the respective scheme.

6.2 Estimate for Cost of Works

No.	Name of Works	Amount (Rs)
1	Cost of road development and culvert/bridge works	37,01,000
2	Cost of streetlights	11,90,000
3	Cost of water supply works	-
4	Cost of sewerage network	-
5	Cost of storm water network	20,00,000
Sub Total	 (A) 68,91,000
Add: Escalation of 5% for 3 years	 (B) 10,33,650
Contingency @ 25 % of sub total	 (C) 17,22,750
Total Cost	 (A) + (B) + (C) 96,47,400

Table 6.2 Cost of Works for TPS-4A

Note:

- Contingency amount includes development of residual spaces within streets

6.2.1 Cost of Road development

No.	Particular	Quantity	Rate per RM	Amount (Rs)
A.	Road Works			
1	7.5 m wide road	84	10,800	9,07,200
2	6 m wide road	227	8,700	19,74,900
3	4.5 m wide road	132	6,200	8,18,400
Sub Total (A)		443		37,00,500
			say	37,01,000

Table 6.3 Cost of Road Development

Note:

- These are schematic cost estimates based on norms used in TPS being done for PDA. They will change upon preparation of DPRs prior to implementation.
- The rate per unit length is estimated based on the design of road sections.

6.2.2 Cost of Streetlights

No.	Road Width (m)	Road Length (m)	No of Poles (nos.)	Rate per Pole (Rs)	Total Amount (Rs)
1	All	443	17	70,000	11,90,000
Total					11,90,000

Table 6.4 Cost of streetlights

Notes:

- For all streets streetlights are to be provided at one side of the street at c/c distance of 25 m.

6.2.3 Cost of Storm water network

No.	Particulars		Unit	Rate	Quantity	Amount (Rs)
1	Storm Water Drains					
	a	Covered Concrete channel on one side	Rm	4,500	443	19,93,500
Sub Total				(A)	19,93,500
					say	20,00,000

Table 6.5 Cost of storm water network

Notes:

- An underground network for storm water system is proposed. The network is proposed along the road network.
- The length of the storm water drain network is measured from the TPS plan.
- These are schematic cost estimates based on norms used in TPS being done for PDA. They will change upon preparation of DPRs prior to implementation.



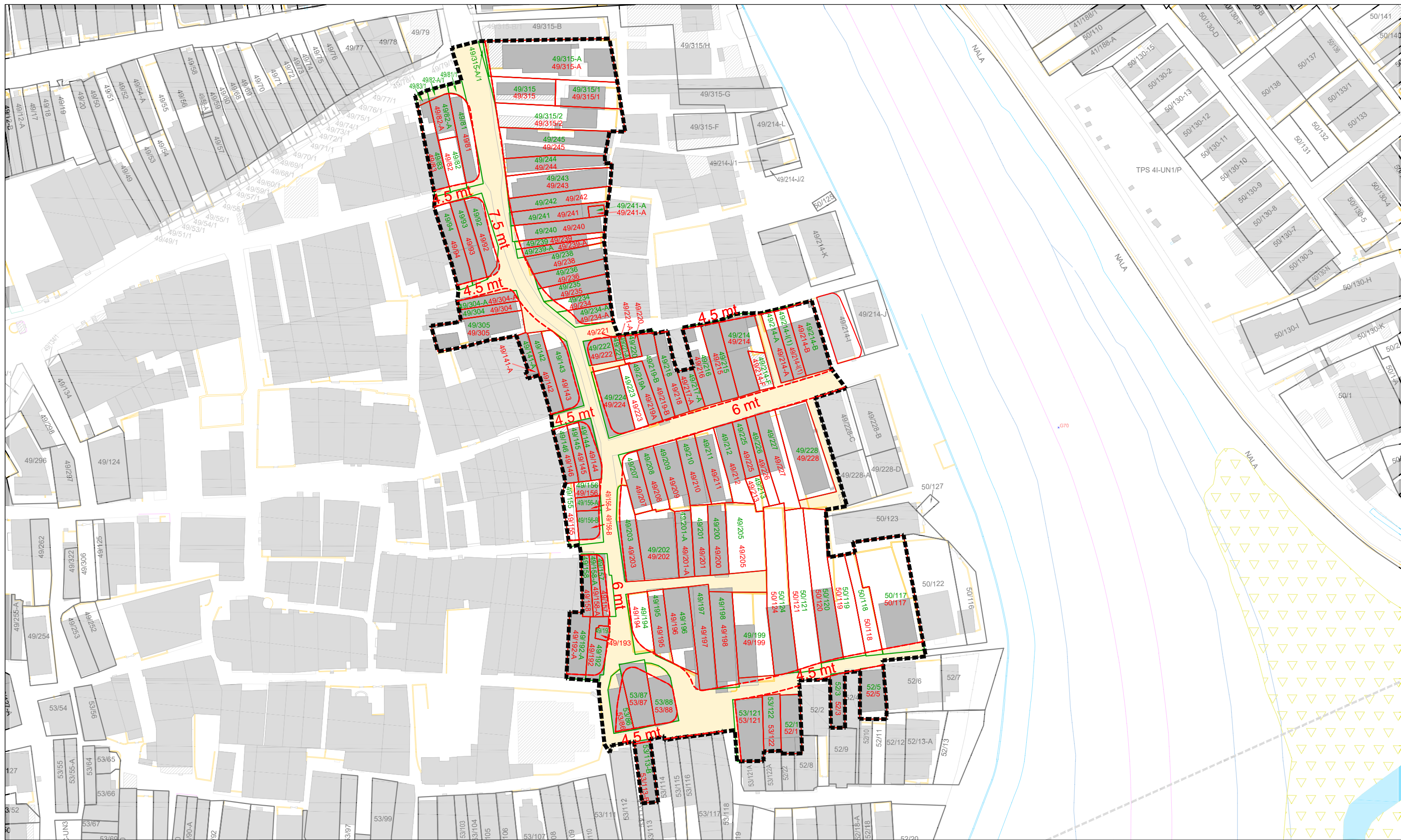
Legend

-  TPS Boundary
-  CTS Plot Boundary
-  CTS Plot Number
-  Proposed ODP Road
-  Existing Road
-  Building Footprint
-  Shed
-  Compound Wall
-  Mangroves
-  Water Bodies

Map No. 01 Index Plan

Draft Town Planning Scheme No.4H, Nani Daman





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Legend

- TPS Boundary
- Original Plot Boundary
- Original Plot Number
- Proposed TPS Road
- Final Plot Boundary
- Final Plot Number
- Mangroves
- Water Bodies

Map No. 03 Original Plot Final Plot Plan

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