

Final Town Planning Scheme 04H - Nani Daman



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

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Final 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	13/02/2025
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.

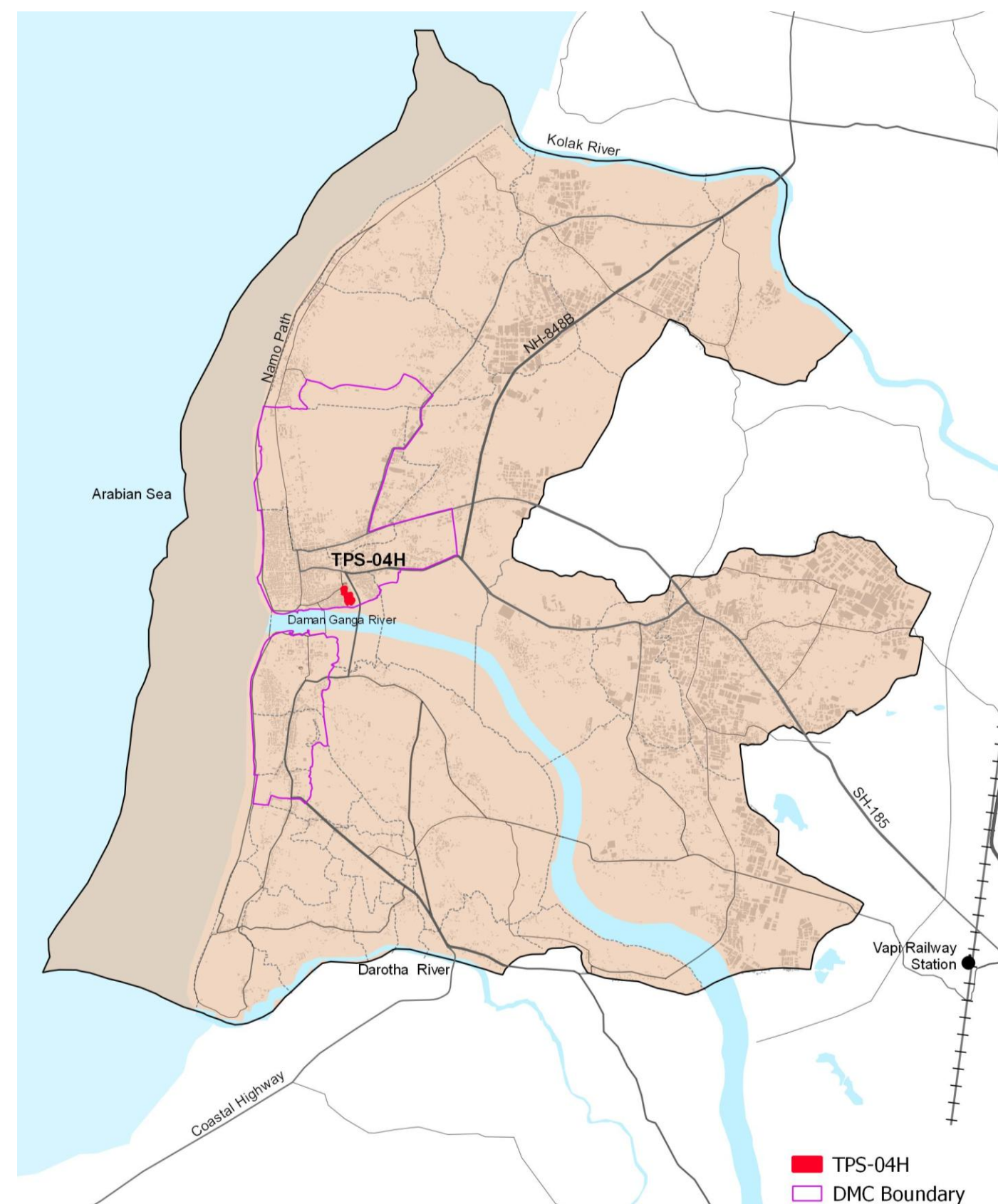


Figure 1.1 Regional Context of Daman

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

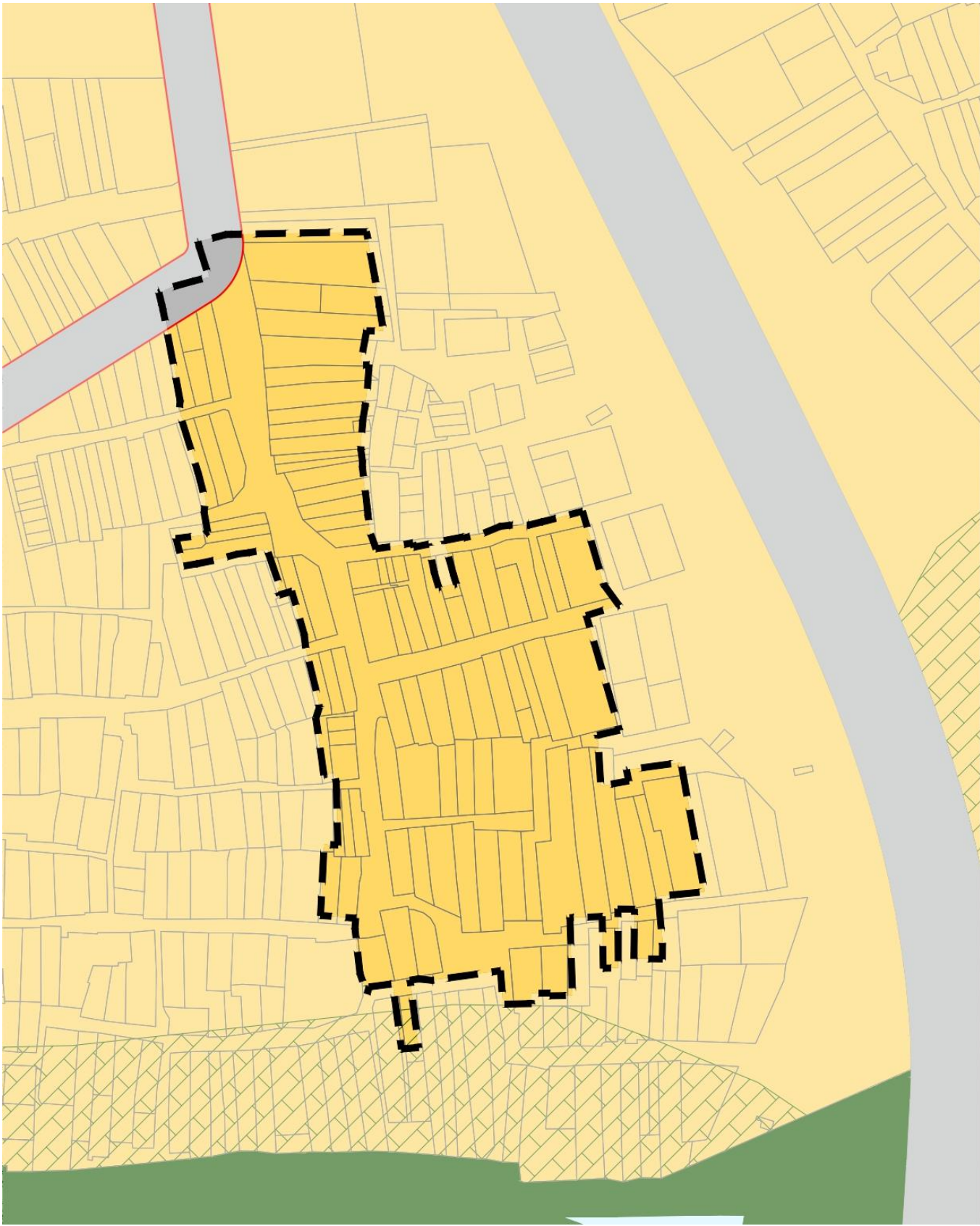


Figure 1.3 Proposed Land Use Map

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.

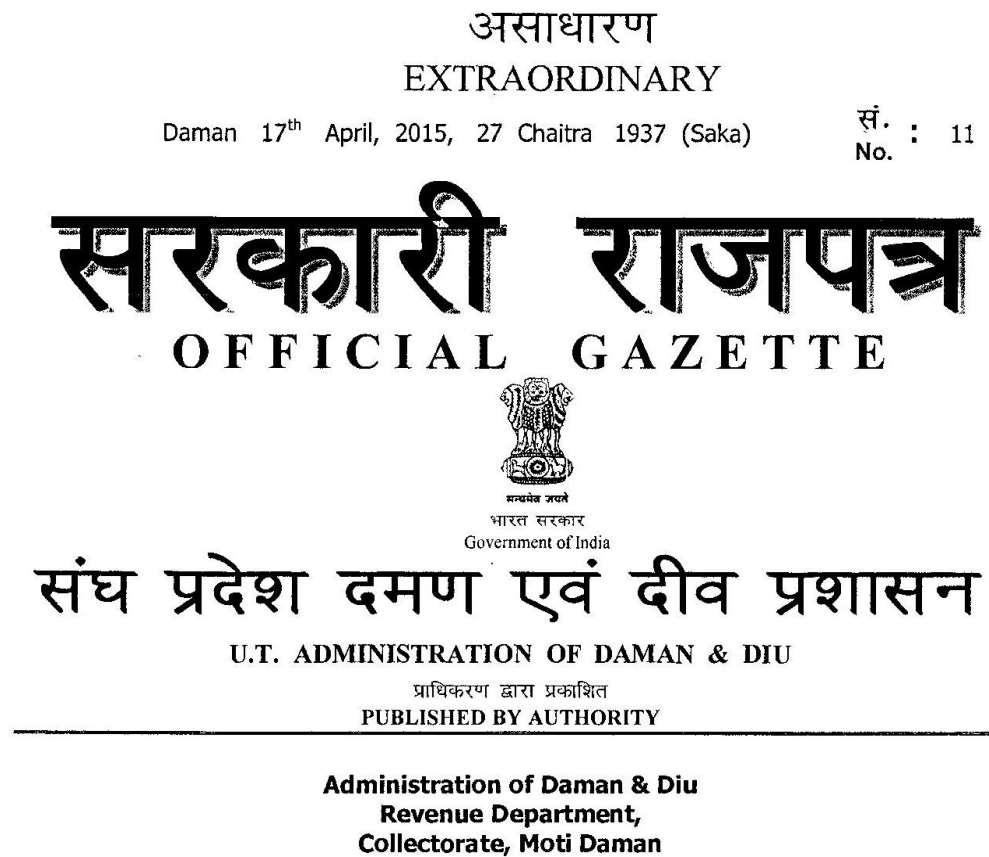


Figure 2.1 Official Gazette by Revenue Department

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.

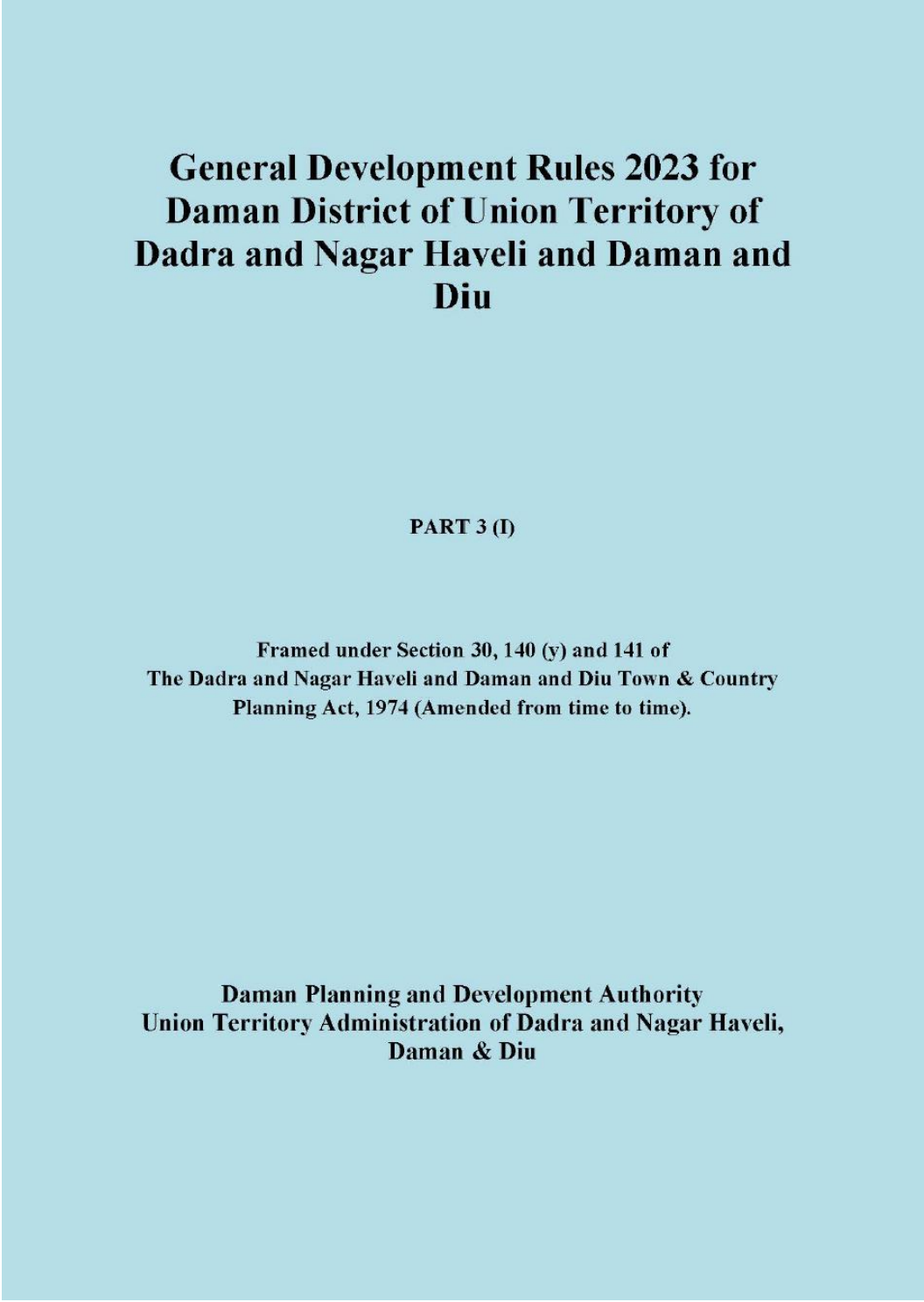


Figure 4.1 General Development Rules 2023, Daman

5 Redistribution and Valuation statement

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
1	SHRI HUSSEINBHAI MUSSAJI KESURIA SHRI MUBARAKBHAI HUSSEINBHAI KESURIA SHRI ABDULREHMAN HUSSEINBHAI KESURIA SHRI ATIF HUSSEINBHAI KESURIA SHRI MOHAMEDZAKI HUSSEINBHAI KESURIA	49/81	49/81	132.00	3,43,035	3,43,035	49/81	117.40	3,05,093	3,05,093	8,08,886	8,08,886	-37,942	5,03,793	1,67,931	0	1,29,989	-
2	SMT EMNAJI SARFUDDIN MALAMJI SHRI SALIM SARFUDDIN SHRI FIROZ SARFUDDIN	49/82-A	49/82-A	60.00	1,38,600	1,38,600	49/82-A	60.00	1,38,600	1,38,600	3,69,000	3,69,000	0	2,30,400	76,800	0	76,800	-
3	SHRI ABDULRAZAK SULEMAN MUNGRA	49/82	49/82	76.00	1,75,560	1,75,560	49/82	74.31	1,71,656	1,71,656	4,57,007	4,57,007	-3,904	2,85,350	95,117	0	91,213	-
4	SHRI SALAUDDIN ABUBAKAR DADU SMT UMHATUNNISA SALAUDDIN DADU SARFARAZ SALAUDDIN DADU	49/83	49/83	106.00	2,44,860	2,44,860	49/83	101.45	2,34,350	2,34,350	6,23,918	6,23,918	-10,511	3,89,568	1,29,856	0	1,19,346	-
5	SHRI SHARFUDDIN KASSAMBHAI KESURIA	49/92	49/92	111.00	2,56,410	2,56,410	49/92	97.14	2,24,393	2,24,393	5,97,411	5,97,411	-32,017	3,73,018	1,24,339	0	92,323	-
6	AICABIBI MAMODBAI ABEDACATUN ISMAELJIBAI AISSIFACATUN ISMAIL	49/93	49/93	103.00	2,37,930	2,37,930	49/93	102.49	2,36,752	2,36,752	6,30,314	6,30,314	-1,178	3,93,562	1,31,187	0	1,30,009	-
7	SHRI SULEMAN GULAMHUSSEIN	49/94	49/94	119.00	2,74,890	2,74,890	49/94	111.17	2,56,803	2,56,803	6,83,696	6,83,696	-18,087	4,26,893	1,42,298	0	1,24,210	-
8	SHRI IMRANKHAN MUSTCALY SMT. TIBNA IMRANKHAN	49/141-A	49/141-A	39.00	90,090	90,090	49/141-A	39.00	90,090	90,090	2,39,850	2,39,850	0	1,49,760	49,920	0	49,920	-
9	MOHMEDSHAFI DAWOODBHAI PATRAMOR MISS FATIMABIBI DAWOODBHAI PATRAMOR MISS AMINABIBI DAWOODBHAI PATRAMOR	49/142	49/142	98.00	2,26,380	2,26,380	49/142	95.36	2,20,282	2,20,282	5,86,464	5,86,464	-6,098	3,66,182	1,22,061	-29,459	86,504	-
10	ALIMJIBU MOHAMED YUSUF KALFATI JAMEEL AHMED MOHAMED YUSUF KALFATI VIKAR AHMED MOHAMED YUSUF KALFATI	49/143	49/143	141.00	3,25,710	3,25,710	49/143	122.05	2,81,936	2,81,936	7,50,608	7,50,608	-43,775	4,68,672	1,56,224	-2,34,859	-1,22,409	-
11	SMT.ANJUMAN KUTBUDDIN	49/144	49/144	66.00	1,52,460	1,52,460	49/144	56.83	1,31,277	1,31,277	3,49,505	3,49,505	-21,183	2,18,227	72,742	-1,31,767	-80,207	-
12	MISS DILSHAD NOORMOHAMAD KADIR	49/145	49/145	62.00	1,43,220	1,43,220	49/145	60.31	1,39,316	1,39,316	3,70,907	3,70,907	-3,904	2,31,590	77,197	0	73,293	-
13	SHRI SYED SHAMSUDDIN F QUARASHI SHRI JAMILAHMED MOHAMMED YOUSUF KALFATI	49/146	49/146	71.00	1,64,010	1,64,010	49/146	66.48	1,53,569	1,53,569	4,08,852	4,08,852	-10,441	2,55,283	85,094	0	74,653	-
14	SMT NURUNNISA YUSUF KUM SHABANA KHAN	49/155	49/155	61.00	1,40,910	1,40,910	49/155	55.39	1,27,951	1,27,951	3,40,649	3,40,649	-12,959	2,12,698	70,899	0	57,940	-
15	DAWOODUSSEN SULEMAN COTT	49/156	49/156	35.00	90,956	90,956	49/156	33.78	87,786	87,786	2,32,744	2,32,744	-3,170	1,44,958	48,319	0	45,149	-
16	DAWOODUSSEN SULEMAN COTT	49/156-A	49/156-A	30.00	77,963	77,963	49/156-A	27.45	71,336	71,336	1,89,131	1,89,131	-6,627	1,17,795	39,265	0	32,638	-
17	DAWOODUSSEN SULEMAN COTT	49/156-B	49/156-B	66.00	1,71,518	1,71,518	49/156-B	51.68	1,34,303	1,34,303	3,56,075	3,56,075	-37,214	2,21,772	73,924	-31,376	5,334	-
18	SHRI DAWOODUSSEN SULEMAN COTT	49/207	49/207	97.00	2,24,070	2,24,070	49/207	93.08	2,15,015	2,15,015	5,72,442	5,72,442	-9,055	3,57,427	1,19,142	0	1,10,087	-
19	SHRI IRSHAD IQBAL POCHI	49/157	49/157	67.00	1,54,770	1,54,770	49/157	32.58	75,260	75,260	2,00,367	2,00,367	-79,510	1,25,107	41,702	-80,403	-1,18,211	-
20	ABDULGAFUR SAMSUDDIN NAKHUDA	49/158-A	49/158-A	46.23	1,06,791	1,06,791	49/158-A	45.64	1,05,428	1,05,428	2,80,686	2,80,686	-1,363	1,75,258	58,419	0	57,056	Land under possession as shown in PT sheet is considered.
21	SHRI ABDULGAFUR SAMSUDDIN NAKHUDA	49/234-A	49/234-A	73.00	1,68,630	1,68,630	49/234-A	52.67	1,21,668	1,21,668	3,23,921	3,23,921	-46,962	2,02,253	67,418	-18,744	1,711	-
22	ZAKIRHUSEIN NIZAMUDDIN NAKHUDA	49/234	49/234	69.00	1,59,390	1,59,390	49/234	56.32	1,30,099	1,30,099	3,46,368	3,46,368	-29,291	2,16,269	72,090	0	42,799	-
23	ZAKIRHUSEIN NIZAMUDDIN NAKHUDA SMT AMINABIBI SAMSUDDIN NAKHUDA	49/158	49/158	52.50	1,21,275	1,21,275	49/158	48.76	1,12,636	1,12,636	2,99,874	2,99,874	-8,639	1,87,238	62,413	0	53,773	-
24	SHRI NIHALKHAN BASHEER KHAN SHRI SAKIRKHAN BASHEER KHAN	49/192-A	49/192-A	110.00	2,54,100	2,54,100	49/192-A	103.05	2,38,046	2,38,046	6,33,758	6,33,758	-16,055	3,95,712	1,31,904	-1,24,633	-8,784	-
25	SHRI MAHAMUD NISSAR BADRUDIN	49/192	49/192	81.00	1,87,110	1,87,110	49/192	74.53	1,72,164	1,72,164	4,58,360	4,58,360	-14,946	2,86,195	95,398	-79,732	721	-

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
26	SUNNAT JAMAT KHARAWAD DAMAN	49/193	49/193	14.00	32,340	32,340	49/193	14.00	32,340	32,340	86,100	86,100	0	53,760	17,920	0	-	Net demand has been balanced for plots with same ownership.
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 DAUDBAI SHRI ISMAELGIBAI DAUDBAI MULLA SHRI ZAKIRUSSEN DAUDBHAI 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 DAWWODBHAI 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 ZAHEERAHMA DALIMIA	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 MAK A	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	-

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
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	-
51	KANEEZFATMA SADMA ABDULRASID FARNASH ABDULRASID SHRI SHABIRAHMED ABUBAKAR MOVA SHRI MAHEBUB ABUBAKAR MOVA ABDULRAJAK ABUBAKAR MOVA	49/214-F	49/214-F	48.00	1,10,880	1,10,880	49/214-F	48.00	1,10,880	1,10,880	2,95,200	2,95,200	0	1,84,320	61,440	0	61,440	-
52	SHRI ZAKIR YUSUF GHANCHI	49/214-B	49/214-B	159.00	3,67,290	3,67,290	49/214-B	156.58	3,61,700	3,61,700	9,62,967	9,62,967	-5,590	6,01,267	2,00,422	0	1,94,832	-
53	SMT SAMIMBANU GULAMALI PADIA SHRI GULAMALI DAWOOD PADIA	49/214-A	49/214-A	79.50	1,83,645	1,83,645	49/214-A	79.18	1,82,906	1,82,906	4,86,957	4,86,957	-739	3,04,051	1,01,350	0	1,00,611	-
54	SMT JUBEDA LIAQUATALI PADIA SHRI LIAQUATALI DAWOOD PADIA	49/214-I(1)	49/214-I(1)	79.50	1,83,645	1,83,645	49/214-I(1)	77.25	1,78,448	1,78,448	4,75,088	4,75,088	-5,198	2,96,640	98,880	0	93,683	-
55	SHRI MUNSIFKHAN JULFIKHAN SHRI JABARKHAN MUNSIFKHAN	49/215	49/215	120.00	2,77,200	2,77,200	49/215	118.44	2,73,596	2,73,596	7,28,406	7,28,406	-3,604	4,54,810	1,51,603	-1,10,225	37,774	-
56	PROVISSINAL	49/216	49/216	124.00	2,86,440	2,86,440	49/216	121.74	2,81,219	2,81,219	7,48,701	7,48,701	-5,221	4,67,482	1,55,827	-27,976	1,22,631	-
57	SHRI SARFARAJ MUSTAFA MAHATAV	49/217-A	49/217-A	56.00	1,29,360	1,29,360	49/217-A	56.00	1,29,360	1,29,360	3,44,400	3,44,400	0	2,15,040	71,680	0	71,680	-
58	SMT.NAFISHABANU RAFIK BAIG SHRI MOHAMAD SARFARAZ RAFIK BAIG SHRI DANIS RAFIK BAIG	49/218	49/218	109.00	2,51,790	2,51,790	49/218	103.16	2,38,300	2,38,300	6,34,434	6,34,434	-13,490	3,96,134	1,32,045	0	1,18,554	-
59	SHRI AKTAR AHMED MOHAMEDMIYA KAZI	49/219-B	49/219-B	123.37	2,84,985	2,84,985	49/219-B	119.77	2,76,669	2,76,669	7,36,586	7,36,586	-8,316	4,59,917	1,53,306	-1,44,776	214	Land under possession as shown in PT sheet is considered.
60	SHRI AKHTARAHMED MOHMEDMIYA KAGI	49/220	49/220	25.00	57,750	57,750	49/220	23.02	53,176	53,176	1,41,573	1,41,573	-4,574	88,397	29,466	-21,262	3,630	-
61	SHRI AKHTARAHMED MOHMEDMIYA KAZI	49/221-A	49/221-A	15.00	34,650	34,650	49/221-A	12.69	29,314	29,314	78,044	78,044	-5,336	48,730	16,243	-6,434	4,473	-
62	SMT TAHERA GULAMHYDER KAZI	49/219A	49/219A	90.00	2,07,900	2,07,900	49/219A	90.00	2,07,900	2,07,900	5,53,500	5,53,500	0	3,45,600	1,15,200	0	-	Net demand has been balanced for plots with same ownership.
63	SMT TAHERA GULAMHYDER KAZI	49/221	49/221	18.00	41,580	41,580	49/221	15.87	36,660	36,660	97,601	97,601	-4,920	60,941	20,314	-3,217	-	Net demand has been balanced for plots with same ownership.
64	SMT TAHERA GULAMHYDER KAZI	49/222	49/222	61.00	1,40,910	1,40,910	49/222	51.40	1,18,734	1,18,734	3,16,110	3,16,110	-22,176	1,97,376	65,792	-48,398	-	Net demand has been balanced for plots with same ownership.
		Sub-Total											-27,096	6,03,917	2,01,306	-51,616	1,22,594	
65	ABDULGAFUR GUDA(PROVISSIONAL)	49/223	49/223	63.00	1,45,530	1,45,530	49/223	63.00	1,45,530	1,45,530	3,87,450	3,87,450	0	2,41,920	80,640	0	80,640	-
66	SHRI MOHAMAD SHARIF SAYED SMT. NOORBIBI MOHAMADSHARIF SAYED	49/224	49/224	156.00	3,60,360	3,60,360	49/224	136.62	3,15,592	3,15,592	8,40,213	8,40,213	-44,768	5,24,621	1,74,874	-3,62,317	-2,32,211	-
67	SMT. MEHZABIN ALIRAZA MATHAV	49/226	49/226	76.00	1,75,560	1,75,560	49/226	76.00	1,75,560	1,75,560	4,67,400	4,67,400	0	2,91,840	97,280	0	97,280	-
68	SMT KANISBANU MUSTAKALI MOVA SHRI MUSTAKALI NALLAJI MOVA	49/227	49/227	162.00	3,74,220	3,74,220	49/227	162.00	3,74,220	3,74,220	9,96,300	9,96,300	0	6,22,080	2,07,360	0	2,07,360	-
69	SMT. ZAINABIBI MANZOOR KADRI SHRI SARVAR MANZOOR KADRI SHRI FRAZ MANZOOR KADRI SHRI SHAHNAVAZ MANZOOR KADRI	49/228	49/228	217.00	5,01,270	5,01,270	49/228	217.00	5,01,270	5,01,270	13,34,550	13,34,550	0	8,33,280	2,77,760	0	2,77,760	-
70	SHRI NOORMOHAMED GULAM KHALIFA	49/235	49/235	92.00	2,12,520	2,12,520	49/235	79.78	1,84,292	1,84,292	4,90,647	4,90,647	-28,228	3,06,355	1,02,118	0	73,890	-
71	SMT ASIFABANU GULAMMUSTAFA BASEDALI GULAMMUSTAFA (MINOR) BILAL GULAMMUSTAFA (MINOR) SANAF GULAMMUSTAFA (MINOR)	49/236	49/236	92.00	2,12,520	2,12,520	49/236	90.60	2,09,286	2,09,286	5,57,190	5,57,190	-3,234	3,47,904	1,15,968	-64,205	48,529	-

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
72	SMT NOORBIBI MOHAMED KADIR SHRI VAZIR AHMAD MOHAMED	49/238	49/238	115.00	2,65,650	2,65,650	49/238	115.00	2,65,650	2,65,650	7,07,250	7,07,250	0	4,41,600	1,47,200	0	1,47,200	-
73	SMT SAKINABANOO WALIMOHAMED FADRA	49/240	49/240	124.00	2,86,440	2,86,440	49/240	118.24	2,73,134	2,73,134	7,27,176	7,27,176	-13,306	4,54,042	1,51,347	0	1,38,042	-
74	ZAKIRHUSSEIN ABDULCADIR SADHAN ISMAEL ABDULCADIR SADHAN SMT LATIFABIBI ABDULCADIR SADHAN	49/241-A	49/241-A	15.00	34,650	34,650	49/241-A	15.00	34,650	34,650	92,250	92,250	0	57,600	19,200	0	19,200	-
75	SMT. RASHIDA HAJI NOORMOHAMAD MEMON SHRI AKIL NOORMOHAMAD MEMON SHRI HAJI ISMAIL NOORMOHAMAD MEMON SHRI MOHAMAD FAISAL NOORMOHAMAD GARANWALLA	49/241	49/241	99.00	2,57,276	2,57,276	49/241	98.95	2,57,146	2,57,146	6,81,766	6,81,766	-130	4,24,619	1,41,540	-92,824	48,585	-
76	SMT. SABERA SIAMUDDIN CHIKHALIA SHRI SHIAMUDDIN GULAM MOHAMED CHIKHALIA	49/242	49/242	122.00	2,81,820	2,81,820	49/242	121.33	2,80,272	2,80,272	7,46,180	7,46,180	-1,548	4,65,907	1,55,302	-54,931	98,824	-
77	SHRI SABIR USSENE MAMODO	49/243	49/243	186.00	4,83,368	4,83,368	49/243	185.77	4,82,770	4,82,770	12,79,955	12,79,955	-598	7,97,186	2,65,729	0	2,65,131	-
78	SHRI SABIR USSENE MAMODO	49/244	49/244	130.00	3,00,300	3,00,300	49/244	130.00	3,00,300	3,00,300	7,99,500	7,99,500	0	4,99,200	1,66,400	0	1,66,400	-
79	Smt. Aminabi Ibrahim Morawala Shri. Sufiyan Ibrahim Morawala	49/245	49/245	242.00	559,020	559,020	49/245	241.30	557,403	557,403	1,483,995	1,483,995	-1,617	926,592	308,864	0	307,247	-
80	SHRI NAZIR AHMED BAPUMIA KHALIFA	49/304-A	49/304-A	50.00	1,15,500	1,15,500	49/304-A	50.00	1,15,500	1,15,500	3,07,500	3,07,500	0	1,92,000	64,000	-20,702	43,298	-
81	SHRI MOHIDIN BAPUMIYA KHALIFA	49/304	49/304	50.00	1,15,500	1,15,500	49/304	50.00	1,15,500	1,15,500	3,07,500	3,07,500	0	1,92,000	64,000	0	64,000	-
82	SHRI GULAMRASSUL BAPUMIYA KADIR KUM. SAMSADBEGAM B. KADIR	49/305	49/305	192.00	4,43,520	4,43,520	49/305	192.00	4,43,520	4,43,520	11,80,800	11,80,800	0	7,37,280	2,45,760	0	2,45,760	-
83	SMT ROSHANBIBI MEHBOOB KADRI SHRI SAIYED MEHMOOD MEHBOOB KADRI SHRI MAZHAR MEHBOOB KADRI	49/315-A	49/315-A	425.00	9,81,750	9,81,750	49/315-A	417.73	9,64,956	9,64,956	25,69,040	25,69,040	-16,794	16,04,083	5,34,694	0	5,17,901	-
84	KUM. MAHEFOOZA SAIYEDMAKSUD KADRI	49/315	49/315	140.00	3,63,825	3,63,825	49/315	139.01	3,61,252	3,61,252	9,57,779	9,57,779	-2,573	5,96,527	1,98,842	0	1,96,269	-
85	SMT. MEHBOOBA SAIYEDMAKSUD KADRI	49/315/1	49/315/1	140.00	3,23,400	3,23,400	49/315/1	140.00	3,23,400	3,23,400	8,61,000	8,61,000	0	5,37,600	1,79,200	0	1,79,200	-
86	SHRI MAIFUSE SAID MAKSUDE KADRI	49/315/2	49/315/2	238.00	5,49,780	5,49,780	49/315/2	238.00	5,49,780	5,49,780	14,63,700	14,63,700	0	9,13,920	3,04,640	0	3,04,640	-
87	SHRI MOHAMED ARSHAD NIZAMUDDIN	50/117	50/117	460.00	10,62,600	10,62,600	50/117	423.83	9,79,047	9,79,047	26,06,555	26,06,555	-83,553	16,27,507	5,42,502	0	4,58,950	-
88	SMT. ANJUMANHARA VALIMIA SMT. YASMIN ABUSALE VALIMIA	50/118	50/118	128.00	2,95,680	2,95,680	50/118	122.00	2,81,820	2,81,820	7,50,300	7,50,300	-13,860	4,68,480	1,56,160	0	1,42,300	-
89	SMT. ANJUMANHARA VALIMIA SMT. YASMIN ABUSALE VALIMIA	50/119	50/119	180.00	4,15,800	4,15,800	50/119	175.43	4,05,243	4,05,243	10,78,895	10,78,895	-10,557	6,73,651	2,24,550	0	2,13,994	-
90	GULAMJAILANI NIZAMUDDIN FADRA IBRAHIM NIZAMUDDIN FADRA	50/120	50/120	273.00	6,30,630	6,30,630	50/120	266.21	6,14,945	6,14,945	16,37,192	16,37,192	-15,685	10,22,246	3,40,749	-35,250	2,89,814	-
91	SHRI PARESHKUMAR BABUBHAI PATEL SHRI MOHAMED AMIN SADIK PATEL	50/121	50/121	308.00	7,11,480	7,11,480	50/121	295.16	6,81,820	6,81,820	18,15,234	18,15,234	-29,660	11,33,414	3,77,805	0	3,48,144	-
92	-	50/124	50/124	320.25	7,39,778	7,39,778	50/124	319.12	7,37,167	7,37,167	19,62,588	19,62,588	-2,610	12,25,421	4,08,474	-20,003	3,85,860	-
93	SHRI MOHAMEDBHAI VALIMIYA PIRA SHRI MOOSAJI VALIMIYA PIRA SHRI SHAUKATHUSSEIN VALIMIYA PIRA	52/1	52/1	101.73	2,34,996	2,34,996	52/1	101.73	2,34,996	2,34,996	6,25,640	6,25,640	0	3,90,643	1,30,214	0	1,30,214	-
94	SHRI IBRAHIM SULEMAN MAKI	52/3	52/3	69.00	1,59,390	1,59,390	52/3	65.64	1,51,628	1,51,628	4,03,686	4,03,686	-7,762	2,52,058	84,019	-28,703	47,554	-
95	SHRI BADRUDDIN NURUDIN PEERA(H)	52/5	52/5	107.00	2,47,170	2,47,170	52/5	107.00	2,47,170	2,47,170	6,58,050	6,58,050	0	4,10,880	1,36,960	0	1,36,960	-
96	AVAMBIBI GULAMMAMOD IQBAL GULAMAHMED KHAN IMTIAZ GULAMAHMED KHAN	53/87	53/87	131.00	3,02,610	3,02,610	53/87	114.71	2,64,980	2,64,980	7,05,467	7,05,467	-37,630	4,40,486	1,46,829	-2,25,347	-1,16,148	-
97	AISABIBI DAWOODBHAI SALEH GULAMHUSEN MOHAMEDBHAI SALEH ISMAIL MOHAMEDBHAI SALEH	53/88	53/88	112.71	2,60,360	2,60,360	53/88	85.28	1,96,997	1,96,997	5,24,472	5,24,472	-63,363	3,27,475	1,09,158	-1,86,152	-1,40,357	Land under possession as shown in PT sheet is considered.
98	SMT HAWABIBI EKRAMUDDIN DAVAR	53/113-B	53/113-B	86.38	1,99,538	1,99,538	53/113-B	83.14	1,92,053	1,92,053	5,11,311	5,11,311	-7,484	3,19,258	1,06,419	-47,000	51,935	Land under possession as shown in PT sheet is considered.

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
99	SHRI SALIM ABDULKADIR BHURIA SHRI GULAM MOHAMED ABDULKADIR BHURIA SHRI NOORAHMED ABDULKADIR BHURIA	53/122	53/122	98.00	2,26,380	2,26,380	53/122	98.00	2,26,380	2,26,380	6,02,700	6,02,700	0	3,76,320	1,25,440	0	1,25,440	-
100	THE GOVERNMENT	49/81/1	49/81/1	16.00	-	-	-	-	-	-	-	-	0	-	-	0	0	This plot is part of existing road
101	THE GOVERNMENT	49/82-A/1	49/82-A/1	16.00	-	-	-	-	-	-	-	-	0	-	-	0	0	This plot is part of existing road
102	THE GOVERNMENT	49/83/1	49/83/1	12.00	-	-	-	-	-	-	-	-	0	-	-	0	0	This plot is part of existing road
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		14,424	2,69,43,921	2,69,43,921	11,067	2,57,80,954	2,57,80,954	6,86,08,485	6,86,08,485	-11,62,967	4,28,27,531	1,42,75,844	-27,83,886	1,03,28,991	

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	6,880
3	Mixed use	2,598.75	6,880

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).

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')	1,162,967
3	Cost of Publication under Section 59 or 63(2)	65,000
4	Legal expenses under Section 86(1) (e) Compensation under Section 91	3,047,886
5	Cost of Demarcation, Remuneration of assessors and payment of incidental expenses of Tribunal under Section 77	126,000
Total(A)	14,049,252
Total Income		
6	Total Increment (Column 12 Form 'F')	42,827,531
7	Proportion of increment to be the contribution by each holder under Section 88, i.e. 1/3 of actual increment	14,275,844
Net contribution by the land owners(B)		14,275,844
Net Surplus / Deficit to NIT (B) - (A)		226,591

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
	2	6 m wide road	227	8,700
	3	4.5 m wide road	132	6,200
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

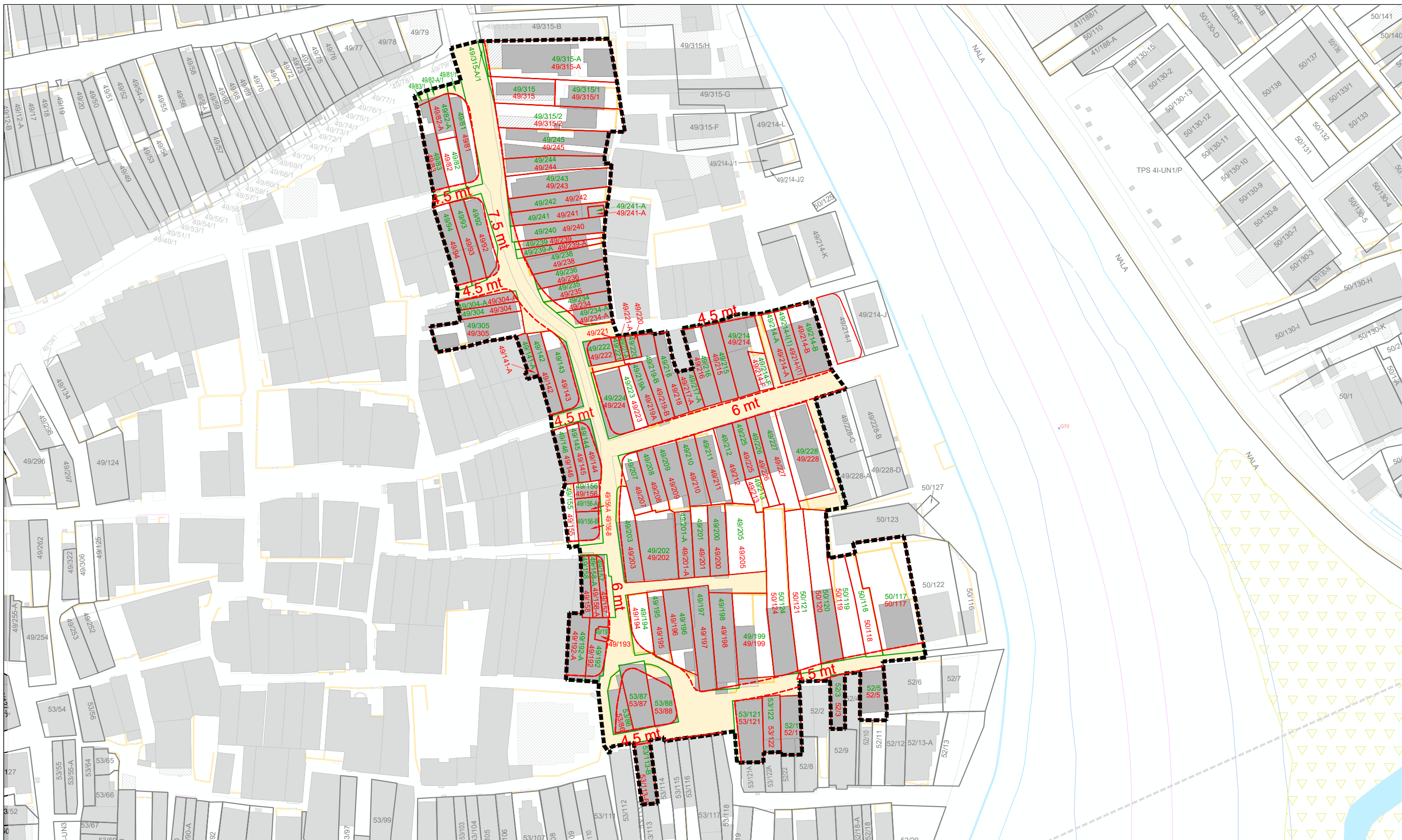
Notes:

- 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.

7 Final TP Scheme Maps

7.1 Map No. 01 – Original and Final Plot Plan

7.2 Map No. 02 – Final Plot Plan



Daman-PDA

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Legend

- TPS Boundary
- Original Plot Boundary
- Original Plot Number
- Proposed TPS Road
- Final Plot Boundary
- 44/37 Final Plot Number
- Mangroves
- Water Bodies

Map No. 01 Original Plot Final Plot Plan

Final Town Planning Scheme No.4H, Nani Daman



