

Final Town Planning Scheme 04I - Nani Daman



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

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Final Town Planning Scheme – 04I, 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-04I under Nani Daman along Khariwad Road.

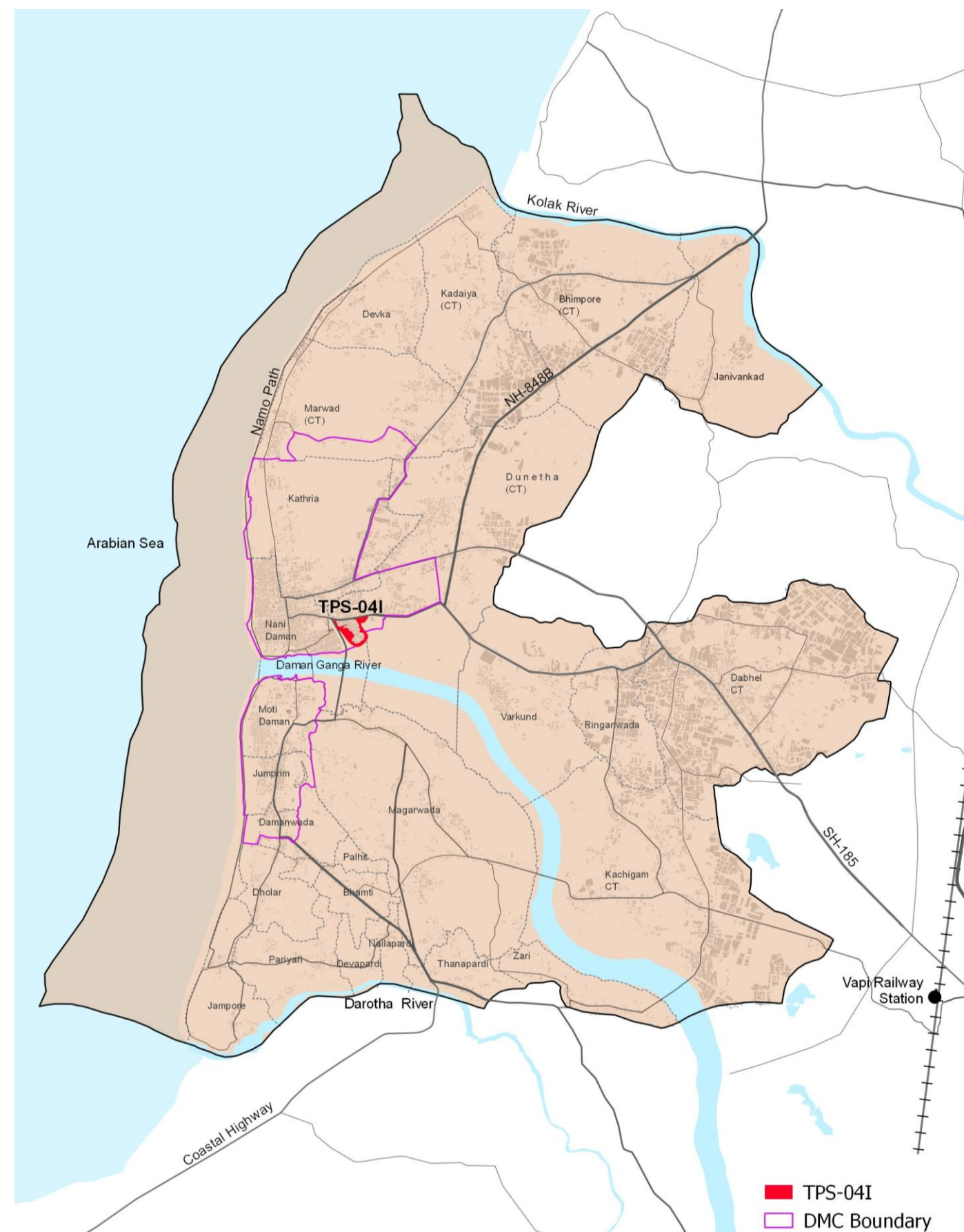


Figure 1.1 Regional Context of Daman

1.1 Project Area

The project area is delineated by mangroves on southern side and Main Khariwad road (NH 848B) on north side. Kharwad Road runs along the periphery of the scheme and will act as a primary access road for the area. To strengthen the connectivity and access with and around the project area, widening of all the streets is necessary.

The majority of the area is residential. However, few mixed use and commercial buildings are observed along the Main Khariwad road. There are few government land parcels lying vacant in the scheme area.

A Ram Temple and Anganwadi (Nandghar) is situated on the eastern side of the scheme. Also, there are some houses allotted through Awas Yojana and public toilets under Swachha Bharat Mission.

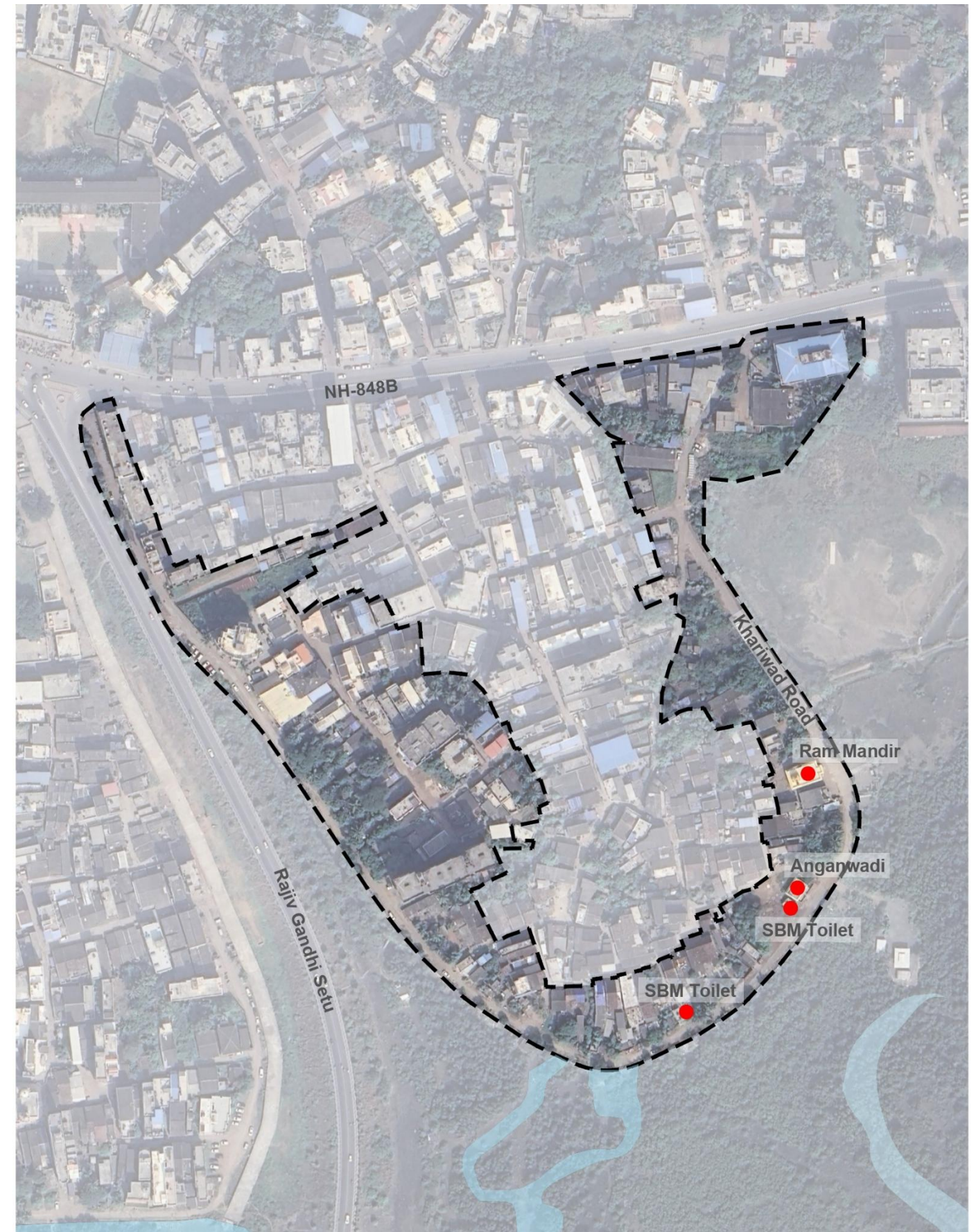


Figure 1.2 Project area

1.2 Past Planning proposals

Proposed Land Use of Outline Development Plan

The prevailing ODP proposes Core Area & Gaothan zone, Preservation zone-I, Development zone-II and Core area Gaothan with overlay of CRZ-1A zone in the project area. Majority of project's area falls under Core area and Gaothan zone. 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 commercial activities, hospitality industry and high density residential development.

A part of scheme area falls under overlay zone CRZ- 1A (Core Area & Gaothan Zone-A) which includes buffer area around mangroves. Further, a small area of the scheme falls under Preservation Zone-I which is delineated based on areas under mangroves, mudflats and areas that fall under the implications of the Coastal Zone Regulations-IA.

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

No.	Category	Area (Ha)	Percentage (%)
1	Core Area & Gaothan Zone	2.57	51
2	Development zone-II	0.95	19
3	Existing Streets	0.22	4
4	Core Area & Gaothan Zone-A	0.78	15
5	Preservation Zone-I	0.51	10
	Total	5.03	100

Table 1.1 Proposed Land Use area distribution

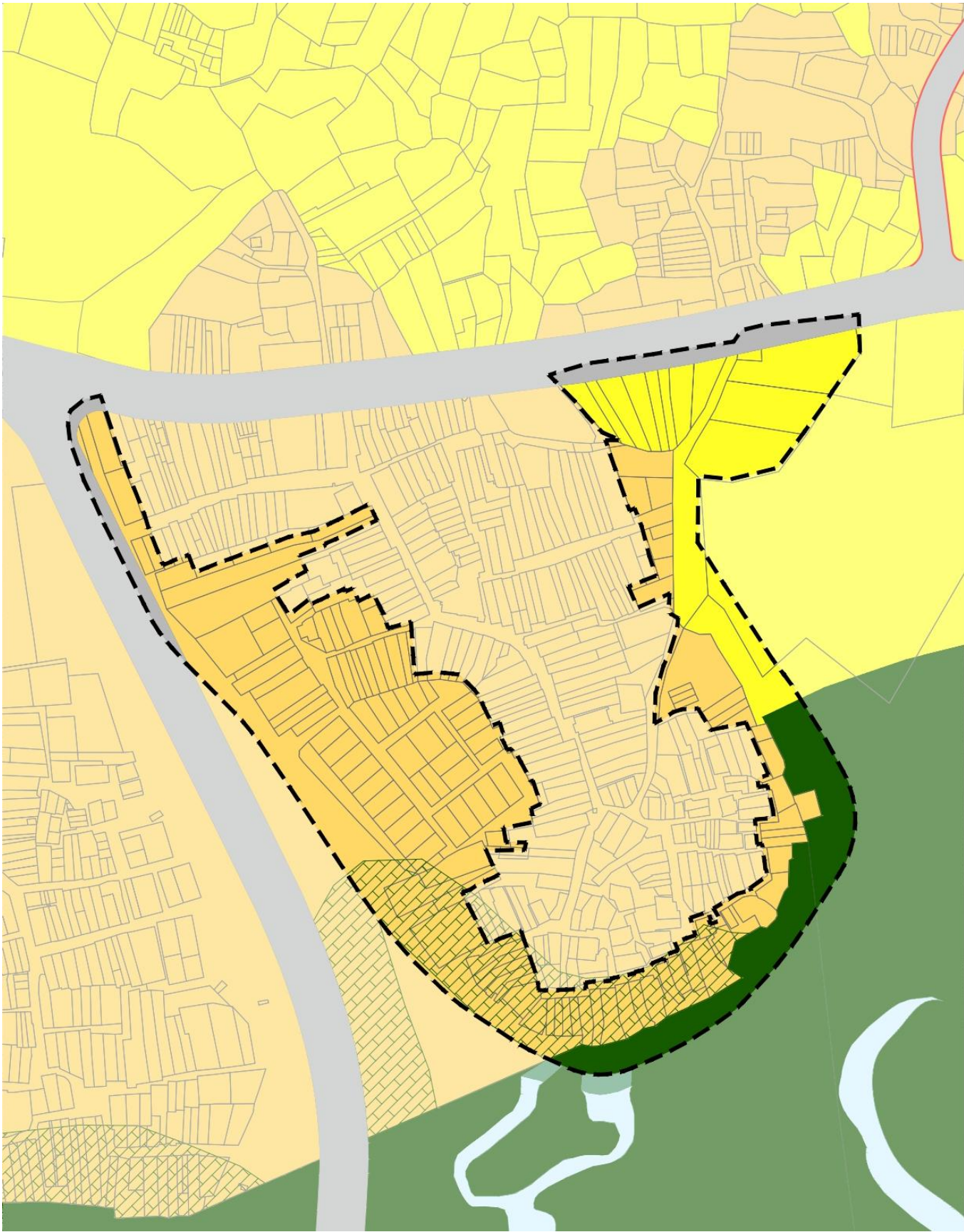
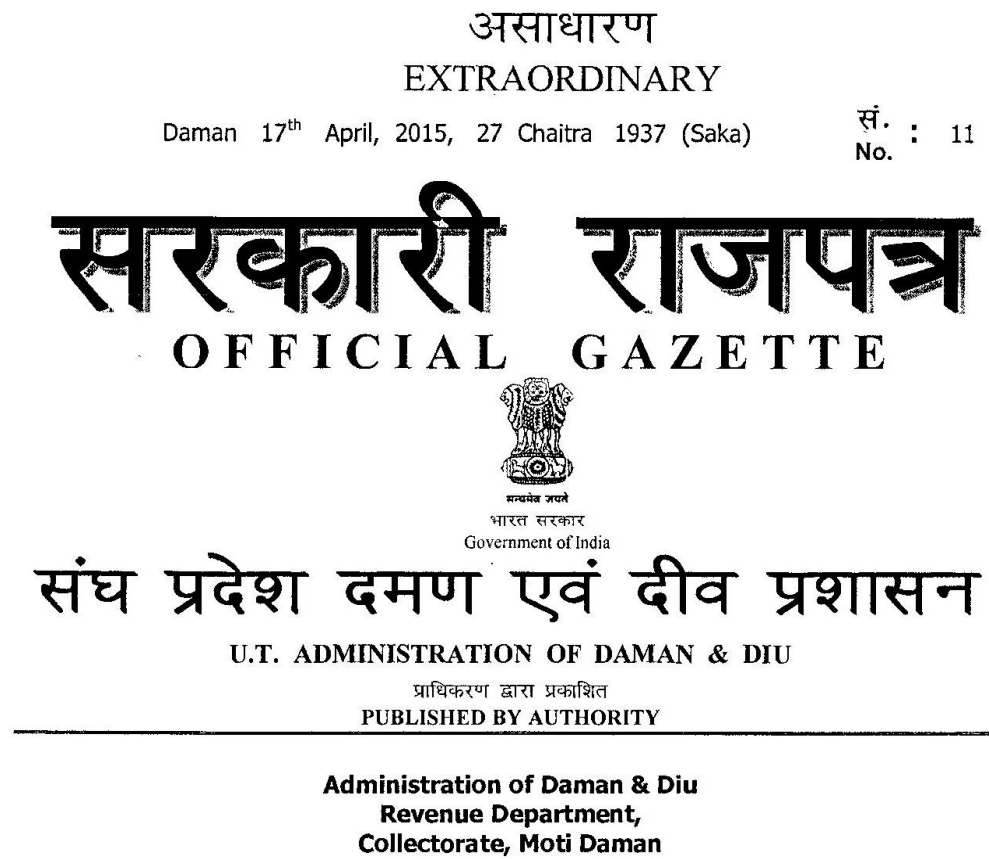


Figure 1.3 Proposed Land Use Map

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.



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	4.97
2	Total number of Original Plots	Nos	142
3	Total area of Original Plots	Ha	4.61
4	Total area of Existing Roads	Ha	0.36
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	139
7	Total area of Final Plots (excluding Plots allotted to authority/ Reservations)	Ha	3.18
8	Total area of Proposed Roads	Ha	1.79

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.

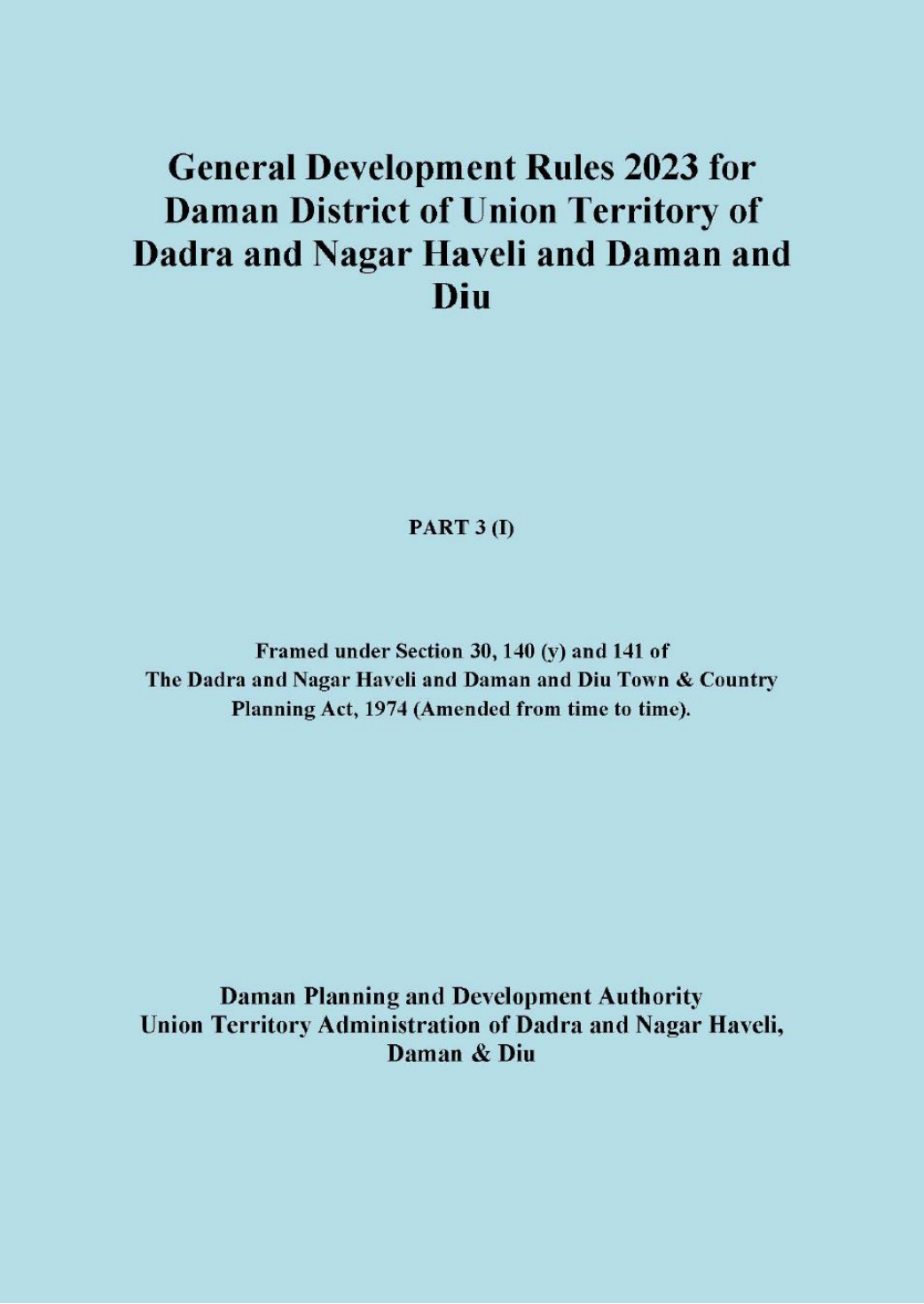


Figure 4.1 General Development Rules 2023, Daman

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							
					With out reference to value of structures	Inclusive of structures			With out reference to value of structures	Inclusive of structures	With out 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	SALMABIBI AHMEDALI SHAIKH MUBARAKALI SEMAMODO IMRANALI SERMAMODO MUKHATARAHMED SERMAMODO	41/43-A	41/43-A	230.44	5,32,316	5,32,316	41/43-A	190.61	4,40,309	4,40,309	14,86,758	14,86,758	-92,007	10,46,449	3,48,816	-81,260	1,75,549	
2	SALAMABIBI AHMEDALI SHAIKH MUBARAKALI SERMAMDO MUKHATARAHMED SERMAMDO IMRANALI SERMAMDO	41/43-E	41/43-E	144	3,32,640	3,32,640	41/43-E	141.05	3,25,826	3,25,826	11,00,190	11,00,190	-6,815	7,74,365	2,58,122	0	2,51,307	
3	SHRI ABDULKADIR GULAMNABI RANGREJ	41/43-B	41/43-B	104	2,40,240	2,40,240	41/43-B	87.49	2,02,102	2,02,102	6,82,422	6,82,422	-38,138	4,80,320	1,60,107	0	1,21,969	
4	SHRI SULEMAN HUSSEIN POTIA	41/75-A	41/75-A	100	2,31,000	2,31,000	41/75-A	-	-	-	-	-	-2,31,000	-	0	-24,12,607	-26,43,607	FP plot not assigned due to 100% deduction for proposal to improve street network.
5	SHRI VASIL YAKUB SARIGAMWALA	41/75-B	41/75-B	98	2,26,380	2,26,380	41/75-B	98.00	2,26,380	2,26,380	7,64,400	7,64,400	0	5,38,020	1,79,340	0	1,79,340	
6	SHRI FARIUDIN ABDULKADIR MONIA SHRI AMINUDIN ABDULKADIR MONIA SHRI SHARFUDIN ABDULKADIR MONIA	41/90-A	41/90-A	964	22,26,840	22,26,840	41/90-A	932.61	21,54,329	21,54,329	72,74,358	72,74,358	-72,511	51,20,029	17,06,676	0	16,34,165	
7	SMT SAKINABANU KASSAMALI MONIA	41/90-B	41/90-B	200	4,62,000	4,62,000	41/90-B	189.83	4,38,507	4,38,507	14,80,674	14,80,674	-23,493	10,42,167	3,47,389	0	3,23,896	
8	SMT NOORBIBI WF/O CASSAMBHAI MOTEGHERIA SMT FATAMBIBI WF/O UMERMIA MOTA SMT MATIAMBIBI WF/O ABDULGAFUR MANGA SMT MUNAVAR WF/O USHAMA TAVA	41/92	41/92	1222	28,22,820	28,22,820	41/92	1,222.00	28,22,820	28,22,820	95,31,600	95,31,600	0	67,08,780	22,36,260	0	22,36,260	
9	SHRI ELYAS KARA	41/98-A	41/98-A	170	3,92,700	3,92,700	41/98-A	170.00	3,92,700	3,92,700	13,26,000	13,26,000	0	9,33,300	3,11,100	-54,609	2,56,491	
10	SHRI SADICALI AMODO 1/4 SHARE SHRI MACSUDALI AMODO 1/4TH SHARE SHRI IMTIYAZE A MANJRA 1/4TH SHARE SMT NURBANU MOHAMED SHRI MUNIRAHMED ABDULCADIR SHRI NASIRMOHAMED ABDULCADIR SHRI MOHAMEDSAKIR ABDUCADIR 1/4 TH SHARE	41/98-B	41/98-B	530	13,77,338	13,77,338	41/98-B	513.42	13,34,250	13,34,250	41,07,360	41,07,360	-43,087	27,73,110	9,24,370	0	8,81,283	
11	SHRI UMARMIA USMANMIA	41/98-C	41/98-C	213	4,92,030	4,92,030	41/98-C	182.29	4,21,090	4,21,090	14,21,862	14,21,862	-70,940	10,00,772	3,33,591	0	2,62,651	
12	SHRI GULAMMOHMED I MULLA SHRI AHMEDMIYA E MULLA	41/133	41/133	106	2,44,860	2,44,860	41/133	106.00	2,44,860	2,44,860	8,26,800	8,26,800	0	5,81,940	1,93,980	0	1,93,980	
13	MADINACATUN ABDULMAJIDE MULLA	41/134	41/134	115	2,65,650	2,65,650	41/134	109.76	2,53,546	2,53,546	8,56,128	8,56,128	-12,104	6,02,582	2,00,861	0	1,88,756	
14	IBRAHIMBHAI ABDULGAFUR KASIA	41/135	41/135	163	3,76,530	3,76,530	41/135	160.22	3,70,108	3,70,108	12,49,716	12,49,716	-6,422	8,79,608	2,93,203	-48,371	2,38,410	
15	IBRAHIMBHAI ABDULGAFUR KASIA	41/136	41/136	143	3,30,330	3,30,330	41/136	137.33	3,17,232	3,17,232	10,71,174	10,71,174	-13,098	7,53,942	2,51,314	-52,287	1,85,929	
16	SHRI GULAMSHABBIR FATEHBHAI MOMIN SHRI MANJURALI GULAMSHABBIR MOMIN SHRI NISHANALI GULAMSHABBIR MOMIN SHRI ARIFALI GULAMSHABBIR MOMIN	41/137	41/137	122	2,81,820	2,81,820	41/137	122.00	2,81,820	2,81,820	9,51,600	9,51,600	0	6,69,780	2,23,260	-25,556	1,97,704	
17		41/138	41/138	116.42	2,68,930	2,68,930	41/138	113.76	2,62,786	2,62,786	8,87,328	8,87,328	-6,145	6,24,542	2,08,181	-33,194	1,68,843	
18	RAMJANALI TAVA LIAKATALI SMT HABIBUNESHA SHANAVAZ TAVA	41/138-A	41/138-A	81	1,87,110	1,87,110	41/138-A	81.00	1,87,110	1,87,110	6,31,800	6,31,800	0	4,44,690	1,48,230	-25,556	1,22,674	
19	SERALI ABDULKADIR LANDI	41/139	41/139	80	1,84,800	1,84,800	41/139	80.00	1,84,800	1,84,800	6,24,000	6,24,000	0	4,39,200	1,46,400	-79,116	67,284	
20	SHRI ISMAIL VALIJI TAWA	41/140	41/140	108	2,49,480	2,49,480	41/140	108.00	2,49,480	2,49,480	8,42,400	8,42,400	0	5,92,920	1,97,640	-94,979	1,02,661	
21	ABUBAKAR M KIMA UNUS M KIMA KHAIRUNISH ABDULHAMID KIMA SIDDIK A KIMA	41/141	41/141	137	3,16,470	3,16,470	41/141	124.84	2,88,380	2,88,380	9,73,752	9,73,752	-28,090	6,85,372	2,28,457	-2,61,044	-60,676	
22		41/143	41/143	251.81	5,81,681	5,81,681	41/143	250.96	5,79,718	5,79,718	19,57,488	19,57,488	-1,964	13,77,770	4,59,257	-12,337	4,44,956	
23	SMT RAQUIA CATUN AMOD	41/144	41/144	192	4,43,520	4,43,520	41/144	192.00	4,43,520	4,43,520	14,97,600	14,97,600	0	10,54,080	3,51,360	0	3,51,360	

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							
					With out reference to value of structures	Inclusive of structures			With out reference to value of structures	Inclusive of structures	With out 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
24	SMT RAQUIA CATUN AMOD	41/145	41/145	150.65	3,48,002	3,48,002	41/145	150.65	3,48,002	3,48,002	11,75,070	11,75,070	0	8,27,069	2,75,690	0	2,75,690	
25	SHRI GULAMHAIDER FATEHBHAI MOMIN SHRI ABIDALI GULAMHAIDER MOMIN SHRI ZAKIRHUSSEIN GULAMHAIDER MOMIN	41/146	41/146	86	1,98,660	1,98,660	41/146	83.81	1,93,601	1,93,601	6,53,718	6,53,718	-5,059	4,60,117	1,53,372	-21,933	1,26,380	
26	SHRI GULAMHAIDER FATEHBHAI MOMIN SHRI ABIDALI GULAMHAIDER MOMIN SHRI ZAKIRHUSSEIN GULAMHAIDER MOMIN	41/187	41/187	39	90,090	90,090	41/187	34.25	79,118	79,118	2,67,150	2,67,150	-10,973	1,88,033	62,678	0	51,705	
27	SHRI GULAMHAIDER FATEHBHAI MOMIN SHRI MANZURALI	50/130-G	50/130-G	68	1,57,080	1,57,080	50/130-G	68.00	1,57,080	1,57,080	5,30,400	5,30,400	0	3,73,320	1,24,440	0	1,24,440	
28	SMT RAQUIA CATUN AMOD SHRI SIRAJUDDIN SHAUKAT KURESHI KUM. MUBASHSHIRA SHAUKAT KURESHI SMT SUMAIYA SHAUKAT KURESHI	41/147	41/147	120	2,77,200	2,77,200	41/147	114.17	2,63,733	2,63,733	8,90,526	8,90,526	-13,467	6,26,793	2,08,931	-16,254	1,79,210	
29	SMT GULBANU ABDULGANI	41/148	41/148	109	2,51,790	2,51,790	41/148	102.43	2,36,613	2,36,613	7,98,954	7,98,954	-15,177	5,62,341	1,87,447	-1,11,624	60,646	
30	SAMEER EBRAHIM PANWALA	41/149	41/149	127	2,93,370	2,93,370	41/149	102.03	2,35,689	2,35,689	7,95,834	7,95,834	-57,681	5,60,145	1,86,715	-1,21,220	7,814	
31	BUDIABAI MAHADUBAI SHRI NIZAMUDIN VALEJI TAWA	41/150	41/150	185	4,27,350	4,27,350	41/150	185.00	4,27,350	4,27,350	14,43,000	14,43,000	0	10,15,650	3,38,550	-92,824	2,45,726	
32	SUNNAT JAMAT KHARIWAD	41/150-A	41/150-A	127	2,93,370	2,93,370	41/150-A	122.56	2,83,114	2,83,114	9,55,968	9,55,968	-10,256	6,72,854	2,24,285	0	2,14,028	
33		41/167	41/167	2851.32	74,09,868	74,09,868	41/167	2,555.28	66,40,534	66,40,534	2,04,42,240	2,04,42,240	-7,69,334	1,38,01,706	46,00,569	-12,09,067	26,22,168	Part of the plot under existing road is not considered for compensation.
34		41/168	41/168	66.09	1,52,668	1,52,668	41/168	66.09	1,52,668	1,52,668	5,15,502	5,15,502	0	3,62,834	1,20,945	0	1,20,945	
35		41/169	41/169	72.51	1,67,498	1,67,498	41/169	72.51	1,67,498	1,67,498	5,65,578	5,65,578	0	3,98,080	1,32,693	0	1,32,693	
36		41/170	41/170	75.39	1,95,920	1,95,920	41/170	75.39	1,95,920	1,95,920	6,03,120	6,03,120	0	4,07,200	1,35,733	0	1,35,733	Part of the plot under existing road is not considered for compensation.
37	SMT HANIFABIBI ABDULKADIR MALIK	41/172	41/172	316	8,21,205	8,21,205	41/172	282.77	7,34,849	7,34,849	22,62,160	22,62,160	-86,356	15,27,311	5,09,104	-8,79,662	-	Net demand has been balanced for plots with same ownership.
38	SMT HANIFABIBI ABDULKADIR MALIK	50/108-A	50/108-A	333	8,65,384	8,65,384	50/108-A	312.34	8,11,694	8,11,694	24,98,720	24,98,720	-53,690	16,87,026	5,62,342	-6,658	-	Net demand has been balanced for plots with same ownership.
		Sub-total											-1,40,047	32,14,338	10,71,446	-8,86,321	45,079	Net demand for plots with same ownership.
39	SHRI SICANDAR ABDULCADIR SHRI AFZAL ABDULCADIR	41/182	41/182	69	1,79,314	1,79,314	41/182	60.65	1,57,614	1,57,614	4,85,200	4,85,200	-21,700	3,27,586	1,09,195	0	87,496	
40	SHRI HUSSEINBHAI ABDULREHMAN MOTA	41/182-A	41/182-A	446	10,30,260	10,30,260	41/182-A	426.73	9,85,746	9,85,746	33,28,494	33,28,494	-44,514	23,42,748	7,80,916	-17,233	7,19,169	
41	SMT SAIRABANU MUSTAQALI CHIKHALIA SHRI MOHAMMED SUFIYAN CHIKHALIA SHRI AYAAZ CHIKHALIA	41/182-B	41/182-B	179	4,13,490	4,13,490	41/182-B	149.44	3,45,206	3,45,206	11,65,632	11,65,632	-68,284	8,20,426	2,73,475	0	2,05,192	
42	SMT ROSHANBIBI HUSSEINBHAI MOTA	41/182-C	41/182-C	250	5,77,500	5,77,500	41/182-C	250.00	5,77,500	5,77,500	19,50,000	19,50,000	0	13,72,500	4,57,500	0	4,57,500	
43	SMT ROSHANBIBI ABDULAZIZ TAWA	41/186	41/186	203	4,68,930	4,68,930	41/186	57.04	1,31,762	1,31,762	4,44,912	4,44,912	0	3,13,150	0	0	0	Reduced area is part of existing road.
44		41/188	41/188	415.7	10,80,300	10,80,300	41/188	394.79	10,25,961	10,25,961	31,58,320	31,58,320	-54,340	21,32,359	7,10,786	0	6,56,447	
45	SHRI ISMAIL IBRAIMO	41/188/1	41/188/1	165	3,81,150	3,81,150	41/188/1	145.56	3,36,244	3,36,244	11,35,368	11,35,368	-44,906	7,99,124	2,66,375	-26,437	1,95,031	
46	SMT FARIDABANU ABUBACAR SHRI MURTUZAALI ISMAIL	41/188-A	41/188-A	130	3,00,300	3,00,300	41/188-A	130.00	3,00,300	3,00,300	10,14,000	10,14,000	0	7,13,700	2,37,900	-28,787	2,09,113	
47	SHRI AMRUTLAL ZAKHA MITNA	50/1	50/1	644	14,87,640	14,87,640	50/1	644.00	14,87,640	14,87,640	50,23,200	50,23,200	0	35,35,560	11,78,520	-1,09,274	10,69,246	
48		50/15	50/15	172.14	3,97,643	3,97,643	50/15	114.14	2,63,663	2,63,663	8,90,292	8,90,292	-1,33,980	6,26,629	2,08,876	-3,04,910	-2,30,014	
49	SUSHILABEN HARIKRISHAN KHALASHI	50/16	50/16	123	2,84,130	2,84,130	50/16	118.09	2,72,788	2,72,788	9,21,102	9,21,102	-11,342	6,48,314	2,16,105	-1,46,580	58,182	

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							
					With out reference to value of structures	Inclusive of structures			With out reference to value of structures	Inclusive of structures	With out 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	MANIBEN C RAJPUT SHRI KANAIYALAL CHHAGANLAL RAJPUT SHRI ANIL CHHAGANLAL RAJPUT SHRI MADHUSUDHAN CHHAGANLAL RAJPUT SHRI PANKAJ CHHANGLAL RAJPUT SMT BHANUBEN CHHAGANLAL RAJPUT SMT DAMYANTIBEN DHANSUKHLAL RAJPUT	50/17	50/17	132	3,04,920	3,04,920	50/17	130.33	3,01,062	3,01,062	10,16,574	10,16,574	-3,858	7,15,512	2,38,504	-63,939	1,70,707	
51		50/18	50/18	128.1	2,95,911	2,95,911	50/18	121.17	2,79,903	2,79,903	9,45,126	9,45,126	-16,008	6,65,223	2,21,741	0	2,05,733	
52	DAYARAM HARIBHAI MITNA	50/19	50/19	92	2,12,520	2,12,520	50/19	86.50	1,99,815	1,99,815	6,74,700	6,74,700	-12,705	4,74,885	1,58,295	-78,724	66,866	
53	SITARAM RAMJI MITNA RAMDAS RAMJI MITNA ZULA RAVJI MITNA CASTURI TUKARAM MITNA	50/20	50/20	211	4,87,410	4,87,410	50/20	202.65	4,68,122	4,68,122	15,80,670	15,80,670	-19,289	11,12,549	3,70,850	-2,35,880	1,15,681	
54	SHRI PARSOTTAM JIVANBHAI MITNA	51/1	50/21	74	1,70,940	1,70,940	50/21	63.42	1,46,500	1,46,500	4,94,676	4,94,676	-24,440	3,48,176	1,16,059	-27,123	64,496	
55	PARSOTTAM JIVAN MITNA BHIKHUBHAI JIVAN MITNA	50/21-A	50/21-A	74	1,70,940	1,70,940	50/21-A	68.32	1,57,819	1,57,819	5,32,896	5,32,896	-13,121	3,75,077	1,25,026	0	1,11,905	
56	DEVJI ZINA VINOD ZINA SOMA RAVIA RAKESH RAVIA MAMTA RAMAN VIPUL RAMAN SUMIT RAMAN SUDHABEN RAMAN	50/22	50/22	84	1,94,040	1,94,040	50/22	77.56	1,79,164	1,79,164	6,04,968	6,04,968	-14,876	4,25,804	1,41,935	0	1,27,058	
57	NARMADA GURUPRASAD BAVA GURUPRASAD RADHA PRADIP SHELU RAJKUMAR MANJU MANILAL DARSHANKUMAR MANILAL	50/23	50/23	86	1,98,660	1,98,660	50/23	80.38	1,85,678	1,85,678	6,26,964	6,26,964	-12,982	4,41,286	1,47,095	-57,770	76,343	
58		50/24	50/24	150.53	3,47,724	3,47,724	50/24	148.70	3,43,497	3,43,497	11,59,860	11,59,860	-4,227	8,16,363	2,72,121	0	2,67,894	
59	SMT HIRAVATI R MITNA BHARAT RAMJI MITNA JITENDRA RAMJI MITNA VINOD RAMJI MITNA	50/25	50/25	143	3,30,330	3,30,330	50/25	133.05	3,07,346	3,07,346	10,37,790	10,37,790	-22,985	7,30,445	2,43,482	-55,714	1,64,783	
60	SMT. NIRMALABEN NARBHERAM MITNA	50/26	50/26	144	3,32,640	3,32,640	50/26	144.00	3,32,640	3,32,640	11,23,200	11,23,200	0	7,90,560	2,63,520	-61,981	2,01,539	
61	SMT KANCHANBEN DHANJIBHAI MITNA	50/27	50/27	212	4,89,720	4,89,720	50/27	206.45	4,76,900	4,76,900	16,10,310	16,10,310	-12,821	11,33,411	3,77,804	-1,82,963	1,82,020	
62	SHRI MANOHAR GOPAL MITNA SHRI ROPCHAND GOPAL MITNA SHRI GOPAL NARAN MITNA	50/28	50/28	142	3,28,020	3,28,020	50/28	137.10	3,16,701	3,16,701	10,69,380	10,69,380	-11,319	7,52,679	2,50,893	-73,143	1,66,431	
63		50/29	50/29	210.69	4,86,694	4,86,694	50/29	155.92	3,60,175	3,60,175	12,16,176	12,16,176	-1,26,519	8,56,001	2,85,334	-31,431	1,27,384	
64		50/30	50/30	123.52	2,85,331	2,85,331	50/30	115.54	2,66,897	2,66,897	9,01,212	9,01,212	-18,434	6,34,315	2,11,438	-1,91,524	1,481	
65	SMT BUDHIBEN RATILAL MITNA	50/31	50/31	138	3,18,780	3,18,780	50/31	132.41	3,05,867	3,05,867	10,32,798	10,32,798	-12,913	7,26,931	2,42,310	-89,201	1,40,196	
66	SMT LALITABEN MOTILAL MITNA	50/32	50/32	177	4,08,870	4,08,870	50/32	159.60	3,68,676	3,68,676	12,44,880	12,44,880	-40,194	8,76,204	2,92,068	-66,289	1,85,585	
67	SHRI KESHAV SUKAR MITNA 2/3 RD SHARE SHRI VINOD SUKAR MITNA 1/3 RD SHARE	50/33	50/33	364	8,40,840	8,40,840	50/33	364.00	8,40,840	8,40,840	28,39,200	28,39,200	0	19,98,360	6,66,120	0	6,66,120	
68	SMT. KALAVATIBEN VASANTBHAI MITNA SHRI MANOJ VASANT MITNA SHRI SANTOSH VASANT MITNA SHRI SANDIP VASANT MITNA SHRI GURUBHAI GOVAN MITNA SHRI PRABHUBHAI GOVAN MITNA	50/92	50/92	1017	23,49,270	23,49,270	50/92	1,017.00	23,49,270	23,49,270	79,32,600	79,32,600	0	55,83,330	18,61,110	0	18,61,110	
69	VASANT GOVAN MITNA	50/92-A	50/92-A	44	1,01,640	1,01,640	50/92-A	44.00	1,01,640	1,01,640	3,43,200	3,43,200	0	2,41,560	80,520	0	80,520	
70	GURU GOVAN MITNA	50/92-B	50/92-B	44	1,01,640	1,01,640	50/92-B	44.00	1,01,640	1,01,640	3,43,200	3,43,200	0	2,41,560	80,520	0	80,520	
71	PRABHU GOVAN MITNA	50/92-C	50/92-C	42	97,020	97,020	50/92-C	42.00	97,020	97,020	3,27,600	3,27,600	0	2,30,580	76,860	0	76,860	
72	SMT SOMIBEN FAKIR MITNA	50/102	50/102	76	1,75,560	1,75,560	50/102	76.00	1,75,560	1,75,560	5,92,800	5,92,800	0	4,17,240	1,39,080	-25,164	1,13,916	
73	SMT SAFFIABANU ABDUL LATIFF MASTAN SHIR SHAMIR ABDUL LATIFF MASTAN SHRI KASSIM ABDUL LATIFF MASTAN	50/110	50/110	155	3,58,050	3,58,050	50/110	153.14	3,53,753	3,53,753	11,94,492	11,94,492	-4,297	8,40,739	2,80,246	-51,112	2,24,837	

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							
					With out reference to value of structures	Inclusive of structures			With out reference to value of structures	Inclusive of structures	With out 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
74	MITNA KHARIWADI SAMAJ	50/112	50/112	146	3,37,260	3,37,260	50/112	47.40	1,09,494	1,09,494	3,69,720	3,69,720	-2,27,766	2,60,226	86,742	0	-	Net demand has been balanced for plots with same ownership.
128	MITNA KHARIWADI SAMAJ	51/24-A	51/24-A	186	4,29,660	4,29,660	51/24-A	111.49	2,57,542	2,57,542	8,69,622	8,69,622	-1,72,118	6,12,080	2,04,027	0	-	Net demand has been balanced for plots with same ownership.
129	MITNA KHARIWADI SAMAJ	51/25	51/25	156	3,60,360	3,60,360	51/25	156.00	3,60,360	3,60,360	12,16,800	12,16,800	0	8,56,440	2,85,480	0	-	Net demand has been balanced for plots with same ownership.
130	MITNA KHARIWADI SAMAJ, NANI DAMAN	51/26	51/26	111	2,56,410	2,56,410	51/26	111.00	2,56,410	2,56,410	8,65,800	8,65,800	0	6,09,390	2,03,130	0	-	Net demand has been balanced for plots with same ownership.
		Sub-Total											-3,99,884	23,38,136	7,79,379	0	3,79,495	Net demand for plots with same ownership.
75	DILIPBHAI BUDHIYABHAI MITNA SMT. JAYSHREEBEN DAHYABHAI MITNA NATWAR DAHYABHAI MITNA	50/130-1	50/130-1	170	3,92,700	3,92,700	50/130-1	170.00	3,92,700	3,92,700	13,26,000	13,26,000	0	9,33,300	3,11,100	0	3,11,100	
76	LAXMIBEN GULAB MITANA	50/130-2	50/130-2	170	3,92,700	3,92,700	50/130-2	156.23	3,60,891	3,60,891	12,18,594	12,18,594	-31,809	8,57,703	2,85,901	0	2,54,092	
77	SHRI ISHWARBHAI MAGAN MITNA	50/130-3	50/130-3	170	3,92,700	3,92,700	50/130-3	149.18	3,44,606	3,44,606	11,63,604	11,63,604	-48,094	8,18,998	2,72,999	0	2,24,905	
78	SHRIMATI PALI BEN RAVI SHANKAR AGARIYA	50/130-4	50/130-4	170	3,92,700	3,92,700	50/130-4	146.98	3,39,524	3,39,524	11,46,444	11,46,444	-53,176	8,06,920	2,68,973	-10,967	2,04,831	
79	SHRIMATI SAVITABEN BHARAT MITNA	50/130-5	50/130-5	166	3,83,460	3,83,460	50/130-5	137.46	3,17,533	3,17,533	10,72,188	10,72,188	-65,927	7,54,655	2,51,552	0	1,85,624	
80	SMT. RATIBEN SOMA MITNA	50/130-6	50/130-6	170	3,92,700	3,92,700	50/130-6	157.71	3,64,310	3,64,310	12,30,138	12,30,138	-28,390	8,65,828	2,88,609	-27,890	2,32,329	
81	SHRI NARSINH GANDA MITNA	50/130-7	50/130-7	166	3,83,460	3,83,460	50/130-7	158.46	3,66,043	3,66,043	12,35,988	12,35,988	-17,417	8,69,945	2,89,982	0	2,72,564	
82	MANJULA BAGOANE DEVENDRA NARAIN NILESH NARAIN	50/130-8	50/130-8	170	3,92,700	3,92,700	50/130-8	158.69	3,66,574	3,66,574	12,37,782	12,37,782	-26,126	8,71,208	2,90,403	0	2,64,277	
83	SMT. REKHA MANSUKH RAJPUT SHRI MANSUKH SHANKAR RAJPUT	50/130-9	50/130-9	170	3,92,700	3,92,700	50/130-9	159.12	3,67,567	3,67,567	12,41,136	12,41,136	-25,133	8,73,569	2,91,190	0	2,66,057	
84		50/130-10	50/130-10	167.79	3,87,595	3,87,595	50/130-10	164.27	3,79,464	3,79,464	12,81,306	12,81,306	-8,131	9,01,842	3,00,614	0	2,92,483	
85	SMT. SAVITABEN MADAN MITNA	50/130-11	50/130-11	166	3,83,460	3,83,460	50/130-11	165.66	3,82,675	3,82,675	12,92,148	12,92,148	-785	9,09,473	3,03,158	0	3,02,372	
86	PAVICHANDE GURU SHAMEER PAVICHANDE	50/130-12	50/130-12	170	3,92,700	3,92,700	50/130-12	163.71	3,78,170	3,78,170	12,76,938	12,76,938	-14,530	8,98,768	2,99,589	0	2,85,059	
87	SMT. NIRMALABEN NARBHERAM MITNA	50/130-13	50/130-13	170	3,92,700	3,92,700	50/130-13	154.99	3,58,027	3,58,027	12,08,922	12,08,922	-34,673	8,50,895	2,83,632	0	2,48,959	
88	SMT JAMNABEN KESHAVBHAI MITNA	50/130-14	50/130-14	170	3,92,700	3,92,700	50/130-14	170.00	3,92,700	3,92,700	13,26,000	13,26,000	0	9,33,300	3,11,100	0	3,11,100	
89		50/130-15	50/130-15	167.51	3,86,948	3,86,948	50/130-15	147.55	3,40,841	3,40,841	11,50,890	11,50,890	-46,108	8,10,050	2,70,017	0	2,23,909	
90	SMT. SULTANA HANIF KURESHI SHRI HANIFMOHAMAD ABUBAKR KURESHI SHRI ABRAR HANIFMOHAMAD KURESHI SHRI SAFFAN HANIF KURESHI	50/130-A	50/130-A	119	2,74,890	2,74,890	50/130-A	104.47	2,41,326	2,41,326	8,14,866	8,14,866	-33,564	5,73,540	1,91,180	0	1,57,616	
91	SMT FIRDOZ TAWA	50/130-B	50/130-B	123	2,84,130	2,84,130	50/130-B	123.00	2,84,130	2,84,130	9,59,400	9,59,400	0	6,75,270	2,25,090	0	2,25,090	
92	SHRI IBRAHIMMIYA ABDULHAMID LANDI	50/130-C	50/130-C	36	83,160	83,160	50/130-C	36.00	83,160	83,160	2,80,800	2,80,800	0	1,97,640	65,880	0	65,880	
93	SHRI ASHRAF OSMANBHAI PADARSHI SHRI OSMAN ABHRAM PADARSHI	50/130-D	50/130-D	192	4,43,520	4,43,520	50/130-D	192.00	4,43,520	4,43,520	14,97,600	14,97,600	0	10,54,080	3,51,360	-28,697	3,22,663	
94	SMT AMANBU ABDULAZIZ	50/130-E	50/130-E	105	2,42,550	2,42,550	50/130-E	94.92	2,19,265	2,19,265	7,40,376	7,40,376	-23,285	5,21,111	1,73,704	0	1,50,419	
95	SHRI YUSUF MUSA MANJRA SMT HANIFABIBI YUSUF MANJRA	50/130-F	50/130-F	160	3,69,600	3,69,600	50/130-F	159.63	3,68,745	3,68,745	12,45,114	12,45,114	-855	8,76,369	2,92,123	0	2,91,268	
96	M/S AL SAAD BUILDERS AND DEVELOPERS	50/130-H	50/130-H	415	9,58,650	9,58,650	50/130-H	415.00	9,58,650	9,58,650	32,37,000	32,37,000	0	22,78,350	7,59,450	0	7,59,450	
97	M/S AL SAAD BUILDERS AND DEVELOPERS	50/130-I	50/130-I	426	9,84,060	9,84,060	50/130-I	426.00	9,84,060	9,84,060	33,22,800	33,22,800	0	23,38,740	7,79,580	0	7,79,580	
98	M/S AL SAAD BUILDERS AND DEVELOPERS	50/130-K	50/130-K	210	4,85,100	4,85,100	50/130-K	210.00	4,85,100	4,85,100	16,38,000	16,38,000	0	11,52,900	3,84,300	0	3,84,300	
99	SHRI NITIN GURU MITNA	50/130-J(1)	50/130-J(1)	60	1,38,600	1,38,600	50/130-J(1)	60.00	1,38,600	1,38,600	4,68,000	4,68,000	0	3,29,400	1,09,800	0	1,09,800	
100	SMT.LAXMIBEN CHIMANBHAI MITNA	50/130-J(2)	50/130-J(2)	24	55,440	55,440	50/130-J(2)	24.00	55,440	55,440	1,87,200	1,87,200	0	1,31,760	43,920	0	43,920	
101	SMT CHAMPAVATI L MITNA	50/130-L	50/130-L	80	1,84,800	1,84,800	50/130-L	75.54	1,74,497	1,74,497	5,89,212	5,89,212	-10,303	4,14,715	1,38,238	-70,779	57,156	
102	SMT NIRMALA SURESH MITNA	50/130-N	50/130-N	42	97,020	97,020	50/130-N	42.00	97,020	97,020	3,27,600	3,27,600	0	2,30,580	76,860	0	76,860	
103	SHRI ANANDJI JIVAN MITNA	50/131	50/131	136	3,14,160	3,14,160	50/131	116.61	2,69,369	2,69,369	9,09,558	9,09,558	-44,791	6,40,189	2,13,396	0	1,68,605	

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							
					With out reference to value of structures	Inclusive of structures			With out reference to value of structures	Inclusive of structures	With out 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
104	SHRI RAMESH JIVAN MITNA	50/132	50/132	136	3,14,160	3,14,160	50/132	127.71	2,95,010	2,95,010	9,96,138	9,96,138	-19,150	7,01,128	2,33,709	0	2,14,559	
105	TORAB PYARE QURESHI	50/133	50/133	200	4,62,000	4,62,000	50/133	160.24	3,70,154	3,70,154	12,49,872	12,49,872	-91,846	8,79,718	2,93,239	-30,203	1,71,190	
106	TORAB PYARE QURESHI	50/133/1	50/133/1	200	4,62,000	4,62,000	50/133/1	167.25	3,86,348	3,86,348	13,04,550	13,04,550	-75,653	9,18,203	3,06,068	-18,755	2,11,660	
107	MR MAKSUDMIYA ABUBAKAR NASIR MASTER PARVEZ MAKSUDMIYA (MINOR)	50/134	50/134	92	2,12,520	2,12,520	50/134	85.54	1,97,597	1,97,597	6,67,212	6,67,212	-14,923	4,69,615	1,56,538	0	1,41,616	
108	SMT ZULEKHABIBI GULAM MOHAMED UJRA MISS SARVAT SULTANA	50/136	50/136	123.91	2,86,232	2,86,232	50/136	71.16	1,64,380	1,64,380	5,55,048	5,55,048	-1,21,853	3,90,668	1,30,223	-9,490	-1,120	Land under possession as shown in PT sheet is considered.
109	SHRI AMJADALI ABDUL GAFUR UJRA	50/137	50/137	270	6,23,700	6,23,700	50/137	209.31	4,83,506	4,83,506	16,32,618	16,32,618	-1,40,194	11,49,112	3,83,037	0	2,42,843	
110	SHRI ASIFALI ABDULGAFUR UJRA	50/138	50/138	270	6,23,700	6,23,700	50/138	209.38	4,83,668	4,83,668	16,33,164	16,33,164	-1,40,032	11,49,496	3,83,165	0	2,43,133	
111	SHRI ZAKIRHUSEIN MAHMUDMIYA NASRI	50/139	50/139	105	2,42,550	2,42,550	50/139	88.96	2,05,498	2,05,498	6,93,888	6,93,888	-37,052	4,88,390	1,62,797	-63,450	62,295	
112	SMT RASIDABANU A GULLY	50/140	50/140	108.9	2,51,559	2,51,559	50/140	102.86	2,37,607	2,37,607	8,02,308	8,02,308	-13,952	5,64,701	1,88,234	0	1,74,281	
113	SHRI GULAMNABI ABDULREHMAN MOMIN	50/141	50/141	125	2,88,750	2,88,750	50/141	117.03	2,70,339	2,70,339	9,12,834	9,12,834	-18,411	6,42,495	2,14,165	0	1,95,754	
114	SHRI MOHAMED HANIF ABDULREHMAN MOMIM	50/142	50/142	129	2,97,990	2,97,990	50/142	116.43	2,68,953	2,68,953	9,08,154	9,08,154	-29,037	6,39,201	2,13,067	0	1,84,030	
115	LAXMAN BHULIA MITNA	51/1	51/1	150	3,46,500	3,46,500	51/1	150.00	3,46,500	3,46,500	11,70,000	11,70,000	0	8,23,500	2,74,500	0	2,74,500	
116	SUKAR BHULIA MITNA	51/1-A	51/1-A	105	2,42,550	2,42,550	51/1-A	105.00	2,42,550	2,42,550	8,19,000	8,19,000	0	5,76,450	1,92,150	0	1,92,150	
117	JAIRAM BHULIA MITNA	51/1-B	51/1-B	122	2,81,820	2,81,820	51/1-B	122.00	2,81,820	2,81,820	9,51,600	9,51,600	0	6,69,780	2,23,260	0	2,23,260	
118	SMT MANJUBEN SURESH MITNA SMT VANITA VINOD MITNA SMT RAJVANTI BABU MITNA SMT NARMADABEN GANPAT MITNA	51/2	51/2	159	3,67,290	3,67,290	51/2	159.00	3,67,290	3,67,290	12,40,200	12,40,200	0	8,72,910	2,90,970	0	2,90,970	
119	SMT JAYLAXMI RAMESH MITNA	51/2-B	51/2-B	70	1,61,700	1,61,700	51/2-B	70.00	1,61,700	1,61,700	5,46,000	5,46,000	0	3,84,300	1,28,100	0	1,28,100	
120	SHRI SOMABHAI BHIKHABHAI AGARIA	51/13	51/13	112	2,58,720	2,58,720	51/13	112.00	2,58,720	2,58,720	8,73,600	8,73,600	0	6,14,880	2,04,960	0	2,04,960	
121	SHRI MADHUBHAI BHIKHABHAI AGARIA	51/13-A	51/13-A	75	1,73,250	1,73,250	51/13-A	75.00	1,73,250	1,73,250	5,85,000	5,85,000	0	4,11,750	1,37,250	0	1,37,250	
122	SHRI DHIRAJBHAI SHANKARBHAI AGARIA	51/13-B	51/13-B	110	2,54,100	2,54,100	51/13-B	110.00	2,54,100	2,54,100	8,58,000	8,58,000	0	6,03,900	2,01,300	0	2,01,300	
123	RUKHMANI NARESH JITENDRA TULSI MITNA	51/20	51/20	157	3,62,670	3,62,670	51/20	147.72	3,41,233	3,41,233	11,52,216	11,52,216	-21,437	8,10,983	2,70,328	0	2,48,891	
124	SHRI SOMABHAI BHAGWAN MITNA, SHRI MANILAL BHAGWAN MITNA	51/21	51/21	156	3,60,360	3,60,360	51/21	156.00	3,60,360	3,60,360	12,16,800	12,16,800	0	8,56,440	2,85,480	0	2,85,480	
125	AMBARAM LAKHMAN MITNA	51/22	51/22	47	1,08,570	1,08,570	51/22	47.00	1,08,570	1,08,570	3,66,600	3,66,600	0	2,58,030	86,010	-26,633	59,377	
126	AMBARAM LAKHMAN MITNA	51/23	51/23	130	3,00,300	3,00,300	51/23	120.91	2,79,302	2,79,302	9,43,098	9,43,098	-20,998	6,63,796	2,21,265	0	2,00,267	
127	NIL	51/24	51/24	216	4,98,960	4,98,960	51/24	216.00	4,98,960	4,98,960	16,84,800	16,84,800	0	11,85,840	3,95,280	0	3,95,280	
131	M/S. Metro Heritage PVT.Ltd	19-W/E/Sr.No 556/1	19-W/E/Sr.No 556/1	1447.5	37,61,691	37,61,691	19-W/E/Sr.No 556/1	1,447.50	37,61,691	37,61,691	1,15,80,000	1,15,80,000	0	78,18,309	26,06,103	0	26,06,103	
132	Amrutlal Ranchod Dhansulal Ranchod Kantilal Ranchod Jaysukhlal Ranchod Maheshkumar Ranchod Chetankumar Moahanlal Ramilaben Mohanlal Dineshkumar Mohanlal Dipak Mohanlal	22-W/E/Sr.No 556/2	22-W/E/Sr.No 556/2	1400	32,34,000	32,34,000	22-W/E/Sr.No 556/2	1,174.51	27,13,118	27,13,118	91,61,178	91,61,178	-5,20,882	64,48,060	21,49,353	-1,47,755	14,80,716	
133	Narotam Dayram Jagjivan Dayaram Ranchod Dayaram Deviben Chaganbhai Vitthal Dayram Ishwar Dayaram Raman Dayaram Kantibhai dayram	22-W/E/Sr.No 556/2A	22-W/E/Sr.No 556/2A	1400	32,34,000	32,34,000	22-W/E/Sr.No 556/2A	1,284.86	29,68,027	29,68,027	1,00,21,908	1,00,21,908	-2,65,973	70,53,881	23,51,294	0	20,85,320	
134	Satish Keshrichand Pankaj Keshrichand	22-W/E/Sr.No 559	22-W/E/Sr.No 559	3645.68	84,21,521	84,21,521	22-W/E/Sr.No 559	1,875.89	43,33,306	43,33,306	1,46,31,942	1,46,31,942	-2,99,815	1,02,98,636	34,32,879	0	31,33,064	Reduced area is part of existing road, storm water drainage and temple area.
135	Shree Sarkar	22-W/E/Sr.No 557	22-W/E/Sr.No 557	596.63	-	-	22-W/E/Sr.No 557	0.39	-	-	-	-	0	-	0	0	0	
136		/TPS 4I-UN1	/TPS 4I-UN1	10615.4	-	-	/TPS 4I-UN1	3,540.50	-	-	-	-	0	-	0	0	0	

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							
					With out reference to value of structures	Inclusive of structures			With out reference to value of structures	Inclusive of structures	With out 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
137		/TPS 4I-UN2	/TPS 4I-UN2	205.51	-	-	/TPS 4I-UN2	108.69	-	-	-	-	0	-	0	0	0	
138		/TPS 4I-UN3	/TPS 4I-UN3	292.36	-	-	/TPS 4I-UN3	185.81	-	-	-	-	0	-	0	0	0	
139		/TPS 4I-UN4	/TPS 4I-UN4	271.81	-	-	/TPS 4I-UN4	271.81	-	-	-	-	0	-	0	0	0	
140	THE GOVERNMENT	50/108-A/1	50/108-A/1	14	-	-	-						0		0	0	0	This plot is part of road
141	Shree Sarkar	19-W/E/Sr.No 555	19-W/E/Sr.No 555	100	-	-	-						0		0	0	0	This plot is part of road
142	Shree Sarkar	22-W/E/Sr.No 556/1A	22-W/E/Sr.No 556/1A	252.5	-	-	-						0		0	0	0	This plot is part of road
143		Road Area		3686.42									0		0	0		This plot is part of road
		Total TPS Area		49,734.23	7,95,89,523	7,95,89,523		33,835.66	7,03,01,911	7,03,01,911	23,30,10,416	23,30,10,416	-51,62,044	16,27,08,505	5,41,31,785	-79,99,960	4,09,69,781	

Table 5.1 Redistribution and Valuation statement

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. The owner of the fully impacted building will be shifted to public housing (as specified under remarks of respective plot) and will not be eligible for monitory compensation. The location of the public housing will be within or near to the TP Scheme area.
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	7,800.00
2	Commercial	2,598.75	8,000.00
3	Mixed use	2,598.75	8,000.00

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.

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 Superior construction	Rs. 1,000/- per sq. ft. Rs. 1,300/- per sq. ft.

- 2 -

SERIES II No. : 49
DATED : 11th DECEMBER, 2015.

2. Industrial Building	AC Sheet/GI Sheet roofing	Rs. 700/- per sq. ft.
	R.C.C. Factory Building	
	i. up to 16 ft height... ii. Above 16 ft. height...	Rs. 1,100/- per sq. ft. Rs. 1,100/- per sq. ft. + @ Rs. 50/- per feet for height more than 16 feet
	Tin shed structure without walls/open on all sides	Rs. 350/- per sq. ft.
3. Commercial Buildings	Shops/Offices	Rs. 1,000/- per sq. ft.
	Superior constructions	Rs. 1,300/- per sq. ft.
	Shops in Malls	Rs. 2,000/- per sq. ft.
	Hotels	
	i. A Category ii. B Category iii. C Category	Rs. 1,500/- per sq. ft. Rs. 1,400/- per sq. ft. Rs. 1,100/- 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)	47,856,200
2	Expenses Shown in the Redistribution and Valuation Statement (Total of Column 11 of Form 'F')	5,162,044
3	Cost of Publication under Section 59 or 63(2)	135,000
4	Legal expenses under Section 86(1) (e) Compensation under Section 91	264,000
5	Cost of Demarcation, Remuneration of assessors and payment of incidental expenses of Tribunal under Section 77	139,000
Total(A)	53,556,244
Total Income		
6	Total Increment (Column 12 Form 'F')	162,708,505
7	Proportion of increment to be the contribution by each holder under Section 88, i.e. 1/3 of actual increment	54,236,168
Net contribution by the land owners(B)		54,236,168
Net Surplus / Deficit to NIT (B) - (A)		679,924

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	23,695,000
2	Cost of streetlights	3,990,000
3	Cost of water supply works	-
4	Cost of sewerage network	-
5	Cost of storm water network	64,98,000
Sub Total (A)		3,41,83,000
Add: Escalation of 5% for 3 years (B)		51,27,450
Contingency @ 25 % of sub total (C)		85,45,750
Total Cost (A) + (B) + (C)		4,78,56,200

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	12 m wide road	920	20,800
	2	6 m wide road	524	8,700
Sub Total (A)		1,444		2,36,94,800
			say	2,36,95,000

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	1,444	57	70,000	39,90,000
Total					39,90,000

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	1,444	64,98,000
Sub Total						64,98,000

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



