



भारत सरकार / Government of India

# सरकारी राजपत्र OFFICIAL GAZETTE

संघ प्रदेश दादरा एवं नगर हवेली तथा दमण एवं दीव प्रशासन  
U.T. ADMINISTRATION OF DADRA AND NAGAR HAVELI AND  
DAMAN AND DIU

## असाधारण EXTRAORDINARY

प्राधिकरण द्वारा प्रकाशित / PUBLISHED BY AUTHORITY

|       |                               |                         |          |
|-------|-------------------------------|-------------------------|----------|
| Daman | 01 <sup>st</sup> August, 2025 | 10 Sravana, 1947 (Saka) | No. : 97 |
|-------|-------------------------------|-------------------------|----------|

U.T. Administration of Dadra & Nagar Haveli and Daman & Diu,  
Planning & Development Authority Daman,  
Collectorate, Moti Daman.

No. PDA/DMN/AMENDMENT ODP & GDR 2023/244/2025/840

Dated: 01/08/2025

### NOTIFICATION

**Whereas**, the Planning and Development Authority, Daman, intends to amend the General Development Rules-2023 of Daman District to align with the requirements of the Ease of Doing Business under sub-section 1 of Section 39 of the Dadra and Nagar Haveli and Daman and Diu Town and Country Planning Act, 1974;

**And Whereas**, approval of the Government has also been duly obtained for the draft Notification regarding the first amendment to the General Development Rules-2023 of Daman District;

**And Whereas**, Planning and Development Authority, Daman, hereby publishes the notice regarding the first amendment to the General Development Rules-2023 of Daman District;

**And Therefore**, the general public is hereby informed that the draft Notification regarding the first amendment to the General Development Rules-2023 of Daman District is available for inspection by the general public in the following offices.

1. Office of the Collector, Dholar, Moti Daman.
2. Office of the Planning and Development Authority, 1<sup>st</sup> Floor, Collectorate, Dholar, Moti Daman.
3. Office of the Daman Municipal Council, Fort area, Moti Daman.
4. These draft amendments are also available on website <https://ddd.gov.in>

**And Therefore**, notice is hereby given that the General Public may submit their Objections to the draft Notification regarding the first amendment to the General Development Rules-2023 of Daman District in writing within **60 days** from the date of publication of this notice in the Official Gazette to the office of Member Secretary, Planning and Development Authority, Collectorate, Daman.

For and on behalf of Planning and  
Development Authority

Sd/–

**(Priyanshu Singh)**

Member Secretary,  
Planning and Development  
Authority, Daman.

**Draft Notification Regarding First Amendment to the  
General Development Rules-2023 of Daman District**

**1. Short Title, Commencement, Applicability, Repeal & Savings:**

**1.7** These rules may be called as the First Amendment to the General Development Rules-2023 of Daman District.

**1.8** These rules shall come into force from the date of publication in the Official Gazette of the U.T. Administration of Dadra and Nagar Haveli and Daman and Diu.

**2. Proposed Amendment in Rule 7.1 (Table 7.2):**

In Table 7.2, under the column for Permissible Uses (Column No. 5), the use category "SE2" shall be added under Point Nos. 16 and 20, corresponding to Development Zone-1 and Development Zone-2, respectively.

**3. Proposed Amendment in Rule 7.1 (Table 7.2):**

Table 7.2 of the rule 7.1 shall be amended as under:

Table No. 7.2: "Classification of Land Use Zones and Permissible & Non-Permissible Uses in the Outline Development Plan (Daman District)"

| No. | Zones                                   | Conceptualiz<br>ed Zone | Code | Permissible Use<br>referred as code<br>(Code detailed in<br>Table No. 7.3) | Non-Permissible Use<br>as per Zone   |
|-----|---|-------------------------|------|--|--|
| (1) | (2)                                     | (3)                     | (4)  | (5)  | (6)  |
| 1   | Preservation Zone-I<br>(CRZ IA and IB)* | Preservation<br>Zone    | PZ-I | EP1, EP2<br>All activities as<br>per CRZ                                   | DW1, DW2, DW3,<br>DW3a, DW3s, DW1a,<br>DW2a, M1, M2, M3,<br>EDU1, EDU2, EDU3,<br>AS1, AS2, AS3, AS4,<br>REG, HO1, HO2, |

| No. | Zones  | Conceptualized Zone                       | Code   | Permissible Use referred as code (Code detailed in Table No. 7.3)   | Non-Permissible Use as per Zone  |
|-----|--|---|--------|---|--|
| (1) | (2)  | (3)                                       | (4)    | (5)   | (6)  |
|     |  |   |        |   | HO3, SE1, SE2, ST, TR, CBG, AG1, AG2, PO, U, REC1, REC2, SP&L, H1, H2, H3, H4, TEMP, EP3, IN1, IN2, IN3  |
| 2   | Preservation Zone-II (CRZ IA)                | Preservation Zone                         | PZ-II  | EP1, EP2, REC1, TEMP (Except Concrete batching plant)   | DW1, DW2, DW3, DW3a, DW3s, DW1a, DW2a, M1, M2, M3, EDU1, EDU2, EDU3, AS1, AS2, AS3, AS4, REG, HO1, HO2, HO3, SE1, SE2, ST, TR, CBG, AG1, AG2, PO, U, REC2, SP&L, H1, H2, H3, H4, EP3, IN1, IN2, IN3      |
| 3   | Recreational Zone-I                          | Light Intensity Recreational Zone         | RZ-I   | EP1, REC1, TEMP (Except Concrete batching plant)  | DW1, DW2, DW3, DW3a, DW3s, DW1a, DW2a, M1, M2, M3, EDU1, EDU2, EDU3, AS1, AS2, AS3, AS4, REG, HO1, HO2, HO3, SE1, SE2, ST, TR, CBG, AG1, AG2, PO, U, REC2, SP&L, H1, H2, H3, H4, EP2, EP3, IN1, IN2, IN3 |
| 3A  | Recreational Zone - IA (CRZ I-A)             | As per CRZ-2019                           | RZ-IA  | Permissible activities as per CRZ-2019  | Non-permissible activity as per the CRZ Notification.  |
| 4   | Recreational Zone-IB (CRZ IB)                | As per CRZ-2019                           | RZ-IB  | Permissible activities as per CRZ-2019  | Non-permissible activity as per the CRZ Notification.  |
| 5   | Recreational Zone - IC (CRZ III- NDZ)        | As per CRZ-2019                           | RZ-IC  | Permissible activities as per CRZ-2019  | Non-permissible activity as per the CRZ Notification.  |
| 6   | Recreational Zone - ID (CRZ III- Beyond NDZ) | As per CRZ-2019                           | RZ- ID | Permissible activities as per CRZ-2019  | Non-permissible activity as per the CRZ Notification.  |
| 7   | Recreational Zone - II                       | Medium & High Intensity Recreational Zone | RZ-II  | EP1, EP2, REC1, REC2, TEMP, SP&L, REG, HO1, HO2, HO3, CBG, M1, EDU1, EDU2, AS1, AS2, AS3, AS4, H1, H2, PO, U, DW1, DW2, AG1, DW1a, DW2a | DW3, DW3a, DW3s, M2, M3, EDU3, SE1, SE2, ST, TR, AG2, H3, H4, EP3, IN1, IN2, IN3   |

| No. | Zones   | Conceptualized Zone                      | Code    | Permissible Use referred as code (Code detailed in Table No. 7.3)   | Non-Permissible Use as per Zone  |
|-----|---|--|---------|---|--|
| (1) | (2)   | (3)                                      | (4)     | (5)   | (6)  |
| 8   | Recreational Zone - IIA (CRZ I-A)             | As per CRZ-2019                          | RZ -IIA | Permissible activities as per CRZ-2019  | Non-permissible activity as per the CRZ Notification.  |
| 8A  | Recreational Zone- IIB (CRZ IB)               | As per CRZ-2019                          | RZ-IIB  | Permissible activities as per CRZ-2019  | Non-permissible activity as per the CRZ Notification.  |
| 9   | Recreational Zone IIC (CRZ III- NDZ)          | As per CRZ-2019                          | RZ-IIC  | Permissible activities as per CRZ-2019  | Non-permissible activity as per the CRZ Notification.  |
| 10  | Recreational Zone - IID (CRZ III- Beyond NDZ) | As per CRZ-2019                          | RZ-IID  | Permissible activities as per CRZ-2019  | Non-permissible activity as per the CRZ Notification   |
| 11  | Core Area & Gaothan                           | Existing Old Settlements                 | CAG     | DW1, DW2, DW3, M1, M2, EDU1, EDU2, AS1, AS2, REG, REC1, HO1, HO2, SE1, HO3, SP&L, H1, H2, TEMP, PO, U, CBG, EP1, EP2, DW1a, DW2a  | DW3a, DW3s, M3, EDU3, AS3, AS4, SE2, ST, TR, CBG, AG1, AG2, REC2, H3, H4, EP3, IN1, IN2, IN3 |
| 12  | Core Area and Gaothan -A (CRZ IA)             | As per CRZ-2019                          | CAG- A  | Permissible activities as per CRZ-2019  | Non-permissible activity as per the CRZ Notification.  |
| 12A | Core Area and Gaothan -C (CRZ III- NDZ)       | As per CRZ-2019                          | CAG- C  | Permissible activities as per CRZ-2019  | Non-permissible activity as per the CRZ Notification.  |
| 13  | Industrial Zone- I                            | Light & Medium Intensity Industrial Zone | IZ-I    | DW1, DW2, DW3a, DW3s, DW1a, DW2a, H1, H2, H3, M1, M2, M3, EDU1, EDU2, EDU3, AS1, AS2, AS3, AS4, IN1, IN2, IN3, CBG, AG1, AG2, PO, U, TR, REG, ST, HO3, SE1, SE2, TEMP, REC1, ST | DW3, HO1, HO2, REC2, SP&L, H4, EP1, EP2, EP3   |
| 13A | Industrial Zone- IA (CRZ- IA)                 | As per CRZ-2019                          | IZ-IA   | Permissible activities as per CRZ-2019  | Non-permissible activity as per the CRZ Notification.  |
| 14  | Industrial Zone- IC (CRZ III- NDZ)            | As per CRZ-2019                          | IZ-IC   | Permissible activities as per CRZ-2019  | Non-permissible activity as per the CRZ Notification.  |
| 15  | Industrial Zone- II                           | High Intensity Industrial Zone           | IZ-II   | DW1, DW2, DW3a, DW3s, DW1a, DW2a, M1, M2, M3, EDU1, EDU2,   | DW3, REG, HO1, HO2, AG1, AG2, REC2, SP&L, EP1, EP2, EP3, IN3                                 |

| No. | Zones                                      | Conceptualized Zone                       | Code  | Permissible Use referred as code (Code detailed in Table No. 7.3)  | Non-Permissible Use as per Zone                       |
|-----|--|---|-------|--|---|
| (1) | (2)  | (3)                                       | (4)   | (5)  | (6)   |
|     |  |   |       | EDU3, IN1, IN2, CBG, AS1, AS2, AS3, AS4, ST, H1, H2, H3, H4, PO, U, TR, REG, HO3, SE1, SE2, ST, TEMP, REC1, AG1  |   |
| 16  | Development Zone - I                       | Light & Medium Intensity Development Zone | DZ-I  | DW1, DW2, DW3, DW3a, DW3s, DW1a, DW2a, M1, M2, M3, EDU1, EDU2, EDU3, AS1, AS2, AS3, AS4, REG, HO1, HO2, HO3, REC1, REC2, SP&L, H1, H2, H3, H4, SE1, ST, TR (Except Goods Terminal), CBG, AG1, PO, U, TEMP, EP1, EP2, SE2 | AG2, EP3, IN1, IN2, IN3                               |
| 16A | Development Zone - IA (CRZ IA)             | As per CRZ-2019                           | DZ-IA | Permissible activities as per CRZ-2019   | Non-permissible activity as per the CRZ Notification. |
| 17  | Development Zone- IB (CRZ IB)              | As per CRZ-2019                           | DZ-IB | Permissible activities as per CRZ-2019   | Non-permissible activity as per the CRZ Notification. |
| 18  | Development Zone -IC (CRZ III- NDZ)        | As per CRZ-2019                           | DZ-IC | Permissible activities as per CRZ-2019   | Non-permissible activity as per the CRZ Notification. |
| 19  | Development Zone -ID (CRZ III- Beyond NDZ) | As per CRZ-2019                           | DZ-ID | Permissible activities as per CRZ-2019   | Non-permissible activity as per the CRZ Notification. |
| 20  | Development Zone -II                       | High Intensity Development Zone           | DZ-II | DW1, DW2, DW3, DW3a, DW3s, DW1a, DW2a, M1, M2, M3, EDU1, EDU2, EDU3, AS1, AS2, AS3, AS4, REG, HO1, HO2, HO3, SE1, ST, TR (Except Goods Terminal), CBG, AG1   | AG2, EP3, IN1, IN2, IN3                               |

| No. | Zones                                       | Conceptualized Zone | Code   | Permissible Use referred as code (Code detailed in Table No. 7.3)                             | Non-Permissible Use as per Zone                       |
|-----|---|---------------------|--------|---|---|
| (1) | (2)   | (3)                 | (4)    | (5)   | (6)   |
|     |   |                     |        | (Except Poultry Farming), PO, U, REC1, REC2, SP&L, H1, H2, H3, H4, TEMP, EP1, EP2, <b>SE2</b> |   |
| 20A | Development Zone -IIA (CRZ IA)              | As per CRZ-2019     | DZ-IIA | Permissible activities as per CRZ-2019  | Non-permissible activity as per the CRZ Notification. |
| 20B | Development Zone -IIB (CRZ IB)              | As per CRZ-2019     | DZ-IIB | Permissible activities as per CRZ-2019  | Non-permissible activity as per the CRZ Notification. |
| 21  | Development Zone-IIC (CRZ III- NDZ)         | As per CRZ-2019     | DZ-IIC | Permissible activities as per CRZ-2019  | Non-permissible activity as per the CRZ Notification. |
| 22  | Development Zone -IID (CRZ III- Beyond NDZ) | As per CRZ-2019     | DZ-IID | Permissible activities as per CRZ-2019  | Non-permissible activity as per the CRZ Notification. |
| 23  | Airport- No Development Zone                | As per CCZM         | A-NDZ  | Uses permitted as per the Coast Guard   | Uses not permitted as per the Coast Guard.            |

#### 4. Proposed Amendment in Rule 7.2 (Table 7.4):

Table 7.4 of the rule 7.2 shall be amended as under:

Table No. 7.4: Permissible Uses as Per Road Width, Daman District

| No. | RoW                     | Building Uses Permissible   |   | Restrictions   |
|-----|-------------------------|---|---|--|
|     |                         | Core Area (CA) & Gamtal / Gaothan (GM)  | Other than Core Area (CA) & Gamtal / Gaothan (GM)   |  |
| (1) | (2)                     | (3)   | (4)   | (5)  |
| 1   | less than 9 m           | DW1, DW1a, DW2, DW2a, DW3a, DW3s, H1  | No Development  | Only Low Rise allowed<br>M1 on Ground floor only   |
| 2   | 9 m and less than 12 m  | All permitted in Sr. No. 1 above and DW3, M1, EDU1, U                               | DW1, DW1a, DW2, DW2a, H1, M1, EDU1, REG, DW3, DW3a, DW3s, U, <b>IN1, IN2, IN3</b>                                   | Only Low Rise allowed<br>M1 on Ground floor only<br><b>IN1, IN2, IN3 – Plot size ≥ 500 sqm</b> |
| 3   | 12 m and less than 15 m | All permitted in Sr. No. 2 above and M2, HO1, HO2, HO3, SE1, REC1, REG, PO, H2, AS1 | All permitted in Sr. No. 2 above and AS1, H2, M2, EDU2, H3, PO, TEMP, HO1, HO2, HO3, REC1, REC2, AG1, AG2, SE1, CBG | Only Low Rise allowed<br>M1, M2 and SE1 on Ground and first floor only.                        |

| No. | RoW                     | Building Uses Permissible   |   | Restrictions        |
|-----|-------------------------|---|---|---------------------|
|     |                         | Core Area (CA) & Gamtal / Gaothan (GM)  | Other than Core Area (CA) & Gamtal / Gaothan (GM)   |                     |
| (1) | (2)                     | (3)   | (4)   | (5)                 |
| 4   | 15m and less than 18 m  | All permitted in Sr. No. 3 above and TEMP   | All permitted in Sr. No. 3 above and SE2  | High Rise permitted |
| 5   | 18 m and less than 25 m | All permitted in Sr. No. 4 above and H3, EDU2   | All permitted in Sr. No. 4 above and EDU3, AS2, AS3, AS4, H4, ST, SP&L, M3, EP1, EP2, EP3 | High Rise permitted |
| 6   | 25 m and more           | All permitted in Sr. No. 5 above and EDU3, REC2, AG1, AG2, CBG, M3, AS2, AS3, AS4, SE2, H4, SP&L, EP1, EP2, EP3 | All permitted in Sr. No. 5 TR   | High Rise permitted |

### 5. Proposed Amendment in Rule 7.4 (Table 7.7):

Table 7.7 of the rule 7.4 shall be amended as under:

Table No. 7.7: Use and Minimum Building Unit Size Requirement

| No. | Use / Type         | Minimum Building Unit Size (sq m) | Minimum Width of Building Unit (m) |
|-----|--------------------|-----------------------------------|------------------------------------|
| (1) | (2)                | (3)                               | (4)                                |
| 6   | Mercantile 2 and 3 | 500                               | 15                                 |
| 11  | Industry           | 500                               | 20                                 |

### 6. Proposed Amendment in Rule 7.7 (Table 7.13):

Table 7.13 of the rule 7.7 shall be amended as under:

Table No. 7.13: Rear and Side Margins

| No. | Use            | Height of Building (BH) in (m) & Area of Building Unit (BU) (sqm) | Rear Margin (m) | Side Margin (m) | Remarks   |
|-----|----------------|---|-----------------|-----------------|---|
| (1) | (2)            | (3)   | (4)             | (5)             | (6)   |
| 3   | Industrial use | BH ≤ 12m<br>(PS > 2000 Sq. mt.)                                   | 4.5             | 4.5             | For PS ≤ 2000 Sqm rear margin shall be 3.5m & the side margin -4.5m on both sides.  |
|     |                | BH > 12m<br>(PS > 2000 Sq. mt.)                                   | 6               | 6               | For PS ≤ 2000 Sqm rear margin shall be 3.5m & the side margin - 6.0m on both sides. |

**7. Proposed Amendment in Rule 7.3 (Table 7.5):**

Table 7.5 of the rule 7.3 shall be amended as under:

Table No. 7.5: Land Use Zones and FSI for Daman District

| No. | Use Zone             | Code  | Road RoW | Permissible Base FSI | FSI Chargeable (at 100% of Circle Rate) | TDR FSI | FSI Maximum Permissible |
|-----|----------------------|-------|----------|----------------------|---|---------|-------------------------|
| (1) | (2)                  | (3)   | (4)      | (5)                  | (6)                                     | (7)     | (8)                     |
| 16  | Development Zone -I  | DZ-I  | < 18 mt  | 2.00                 | 2.00                                    | 0.50    | 4.50                    |
|     |                      |       | ≥18 mt   | 2.00                 | Unlimited                               | 0.50    | Unlimited               |
| 20  | Development Zone -II | DZ-II | < 18 mt  | 2.00                 | 2.00                                    | 0.50    | 4.50                    |
|     |                      |       | ≥18 mt   | 2.00                 | Unlimited                               | 0.50    | Unlimited               |

**8. Amendment in Rule 7.13 (Table 7.17):**

Table 7.17 of the rule 7.13 shall be amended as under:

Table No. 7.17: Parking Requirements

| No. | Type of Use                                  | Minimum Parking Required                              | Visitor's Parking   |
|-----|--|---|---|
| (1) | (2)  | (3)   | (4)   |
| 5   | Industrial -1,2 & 3 Storage                  | 10% of Building Unit Area                             | Nil   |
| 2   | Mixed Use (Residential Cum Commercial)       | 30% of utilized FSI                                   | Additional 10%, of the required parking space   |
|     | Hospitality                                  | PS ≤ 2000 Sq.mt – 30% of the Building Unit size       | An additional 10% of the required parking space, in cases where the facility has ≥ 80 keys/rooms. |
|     |  | PS > 2000 Sq.mt – 30% of utilized FSI Area            |   |
|     | Commercial-Mercantile, Religious & Transport | 30% of utilized FSI – for building unit up to 750 sqm | Additional 20%, of the required parking space   |
|     |  | 40% of utilized FSI – for building unit above 750 sqm |   |

Note: **Deleted**

For and on behalf of Planning and  
Development Authority

Sd/–

**(Priyanshu Singh)**

Member Secretary,  
Planning and Development  
Authority, Daman.

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