

No: DNHPDA/GDR-AMND/EODB/2025 1975

Dated: 07.08.2025

Read: (i) Notification No. LAW/U.T.Merge(4)/Adapt.State Law/2022/91 dated 20/04/2022.

### **NOTIFICATION**

**Whereas**, Dadra and Nagar Haveli, Planning and Development Authority, intends to amend the General Development Rules, 2023 of Dadra & Nagar Haveli 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 the Dadra & Nagar Haveli District;

**Now Therefore**, the Dadra and Nagar Haveli, Planning and Development Authority, hereby publishes the notice regarding first amendment to the General Development Rules, 2023 of Dadra and Nagar Haveli district.

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

1. **Office of the Collector (DNH), District Secretariat, Silvassa.**
2. **Office of the Planning and Development Authority, A-Wing, 2<sup>nd</sup> Floor, District Secretariat, Silvassa.**
3. **Office of the District Panchayat, Amli, Silvassa.**
4. **Office of the Silvassa Municipal Council, Amli, Silvassa.**
5. **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 first amendment to the General Development Rules, 2023 of Dadra & Nagar Haveli District in writing within **60 days** from the date of publication of this notice in the Official Gazette to the office of Member Secretary, Dadra and Nagar Haveli, Planning and Development Authority, District Secretariat, Silvassa.

For and on behalf of Planning and  
Development Authority



**(Amit Kumar)**

Member Secretary,  
Planning and Development Authority,  
DNH, Silvassa.

**Copy to:**

1. The Field Publicity officer, D&NH, with a request to publish the above notification in two local newspapers (Gujarati and Hindi) for wide publicity.
2. The Director I.T. for publishing the notification and Rules on the official website of the U.T. Administration of DNH & DD.

**Copy forwarded for kind information to:**

1. The P.S. to Hon'ble Administrator of Dadra & Nagar Haveli and Daman & Diu, Secretariat, Vidhyut Bhavan, Kachigam.
2. The P.A. to Advisor to Administrator of Dadra & Nagar Haveli and Daman & Diu, Secretariat, Vidhyut Bhavan, Kachigam.
3. The P.A to Collector (D&NH)/Chairman, DNHPDA.

**Draft Notification Regarding First Amendment to the  
General Development Rules, 2023 of D&NH 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 Dadra and Nagar Haveli 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. 7 and 8, corresponding to Development Zone-I and Development Zone-II, 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 (DNH District)"

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)
1	Preservation Zone-I (Wildlife Sanctuary)	Preservation Zone	PZ-I	EP1, EP2	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, REC1, REC2, SP&L, H1, H2, H3, H4, TEMP, EP3, IN1, IN2, IN3
2	Preservation Zone-II (Reserved Forest)	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	Preservation Zone-III (Wildlife Sanctuary 100m Buffer)*	Preservation Zone	PZ-III	EP3 All activities as per "Ministry of Environment, Forest and Climate Change Notification (2015)"	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, REC1, REC2, SP&L, H1, H2, H3, H4, TEMP, EP1, EP2, IN1, IN2, IN3
4	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

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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)
5	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	DW3, DW3a, DW3s, DW2a, M2, M3, EDU3, SE1, SE2, ST, TR, AG2, H3, H4, EP3, IN1, IN2, IN3
6	Industrial Zone	Light, Medium & High Intensity Industrial Zone	IZ	DW1, DW2, DW3a, DW3s, DW1a, DW2a, H1, H2, H3, M1, M2, M3, EDU1, EDU2, EDU3, AS1, AS2, AS3, AS4, IN1, IN2, IN3, CBG, PO, U, TR, REG, ST, HO3, SE1, SE2, TEMP, AG1, AG2, REC1	DW3, HO1, HO2, REC2, SP&L, H4, EP1, EP2, EP3
7	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
8	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 (Except Poultry Farming), PO, U, REC1, REC2, SP&L, H1, H2, H3, H4, TEMP, EP1, EP2, SE2	AG2, EP3, IN1, IN2, IN3
9	Agriculture Zone	Agriculture & Related Activities	AZ	DW1**, EDU1, EDU2, REG, REC1, REC2, SP&L, H1, H2, TEMP, PO, U, CBG, EP1, EP2, AG1, AG2, ST, TR	DW2, DW3, DW3a, DW3s, DW1a, DW2a, M1, M2, M3, EDU3, AS1, AS2, AS3, AS4, HO1, HO2, HO3, SE1, SE2, H3, H4, EP3, IN1, IN2, IN3

Note:

Also refer Table No. 7.4 for road width provisions for some of the Uses.

Note:

\*This zone is considered an Eco-Sensitive Zone, and all activities are in accordance with the Ministry of Environment, Forest and Climate Change Notification

\*\*DW1 shall be allowed in Agriculture Zone with maximum built up area not exceeding 50 sqm (G+1)

\*\*Farmhouse in Agriculture Zone shall be allowed as per table no. 7.7 subject to maximum built up area of 10% or 640 sqm whichever is less (G+1)

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**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, D&NH District

No.	RoW	Building Uses Permissible	Restrictions
(1)	(2)	(3)	(4)
1	9 m and less than 12 m	DW1, DW1a, DW2, DW2a, H1, M1, EDU1, REG, DW3, DW3a, DW3s, U, IN1, IN2, IN3	Only Low Rise allowed M1 on Ground floor only IN1, IN2, IN3 – Plot size $\geq$ 500 sqm
2	12 m and less than 15 m	All permitted in Sr. No. 1 above and AS1, H2, M2, EDU2, H3, PO, TEMP, HO1, HO2, HO3, REC1, REC2, AG1, AG2, SE1, CBG	Only Low Rise allowed. M1, M2 and SE1 on Ground and first floor only.
3	15m and less than 18 m	All permitted in Sr. No. 2 above and SE2	High Rise permitted.
4	18 m and less than 25 m	All permitted in Sr. No. 3 above and EDU3, AS2, AS3, AS4, H4, ST, SP&L, M3, EP1, EP2, EP3	High Rise permitted
5	25 m and more	All permitted in Sr. No. 4 above and TR	High Rise permitted

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

Table 7.5 of Rule 7.3 shall be amended as under:

Table No. 7.5: Land Use Zones and FSI for DNH 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)
8	Development Zone -I	DZ-I	< 18 mt	2.00	2.00	0.50	4.50
			$\geq$ 18 mt	2.00	Unlimited	0.50	Unlimited
9	Development Zone -II	DZ-II	< 18 mt	2.00	2.00	0.50	4.50
			$\geq$ 18 mt	2.00	Unlimited	0.50	Unlimited

**6. Proposed Amendment in Rule 7.4 (Table 7.7):**

Table 7.7 of 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)
5	Mercantile 2 and 3	500	15
10	Industry	500	20

**7. Proposed Amendment in Rule 7.5:**

The Rule 7.5 shall be amended as under:

**7.5 Approach Road / Access to Building Unit**

**7.5.1 Approach Road / Means of Access**

- 1 Minimum Road width on which any development shall be allowed is 9 m. In case the proposed use or plot size in case of industrial use, demands a certain road width (Table No. 7.12) then it shall be considered in place of 9 m.



2 The designated roads widths in the Outline Development Plan are indicated in Table No 7.9.

Table No. 7.9: Road Widths in Outline Development Plan

No	Width of Roads (m)
1	9.00
2	12.00
3	15.00
4	18.00
5	25.00
6	30.00
7	45.00

- 3 For building units along overbridge or underbridge, the total width of the road including the these shall be considered for regulating permissible uses, margin, and height for proposed buildings.
- 4 In case the building unit abuts an existing road and not an Outline Development Plan Road / Town Planning Scheme Road, the right of way / plot boundary shall be considered as minimum 4.5 m from the centre line of such an existing road or more as decided by the Competent Authority. Roadside margin shall be considered from this imaginary plot boundary thus established. This additional land to be left is defined as ‘setback’. TDR for the land under setback may be given on the balance plot or can be used in zones indicated in Table No. 7.5 of Rule No. 7.3.1. For the sake of avoidance of doubts, it is hereby made clear that any non-notified road shall be presumed to have a minimum ROW of 9.00 m or existing ROW whichever is higher (Refer Figure No. 7.2). Notwithstanding anything contained elsewhere in these Rules, the expression ‘presumed Right of Way (ROW)’ shall be substituted and read as ‘9.00 meter presumed Right of Way (ROW)’.
- 5 No new road shall be proposed, except for internal roads, which are less than 9.00 m in width.

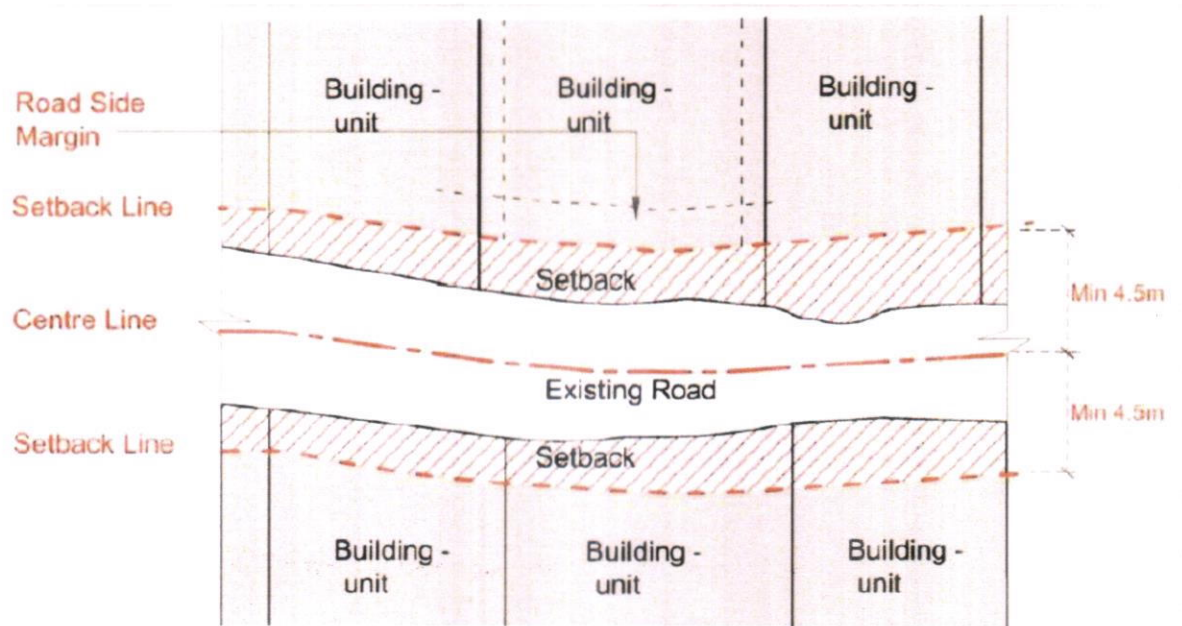


Figure No. 7.2: Building Unit Abuts the Existing Road

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**8. 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 $\leq$ 12m (PS > 2000 Sq.mt.)	4.5	4.5	For PS $\leq$ 2000 Sqm rear margin shall be 3.5m & the side margin - 4.5m on both sides.
		BH > 12m (PS > 2000 Sq.mt.)	6	6	For PS $\leq$ 2000 Sqm rear margin shall be 3.5m & the side margin - 6.0m on both sides.

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

Table 7.17 of 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)
2	Mixed Use (Residential Cum Commercial)	30% of utilized FSI	Additional 10% of the required parking space
	Hospitality	PS $\leq$ 2000 Sq.mt – 30% of the Building Unit size	An additional 10% of the required parking space, in cases where the facility has $\geq$ 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	
3	Industrial- 1, 2, 3 & 4; Storage	10% of the Building Unit Area	Nil

Note: Deleted

For and on behalf of Planning and  
Development Authority



(Amit Kumar)  
Member Secretary,  
Planning and Development Authority,  
DNH Silvassa.