



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 03<sup>rd</sup> September, 2025 12 Bhadra, 1947 (Saka) No. : 113**

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

No. PDA/DIU/AMENDMENT ODP & GDR 2024/2025-26/232

Dated: 03/09/2025

### NOTIFICATION

**Whereas**, the Planning and Development Authority, Diu, intends to amend the General Development Rules – 2024 of Diu 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 first amendment to the General Development Rules - 2024 of Diu District;

**And Whereas**, Planning and Development Authority, Diu, hereby publishes the notice regarding first amendment to the General Development Rules – 2024 of Diu District;

**And Therefore**, the general public is hereby informed that the draft Notification regarding first amendment to the General Development Rules – 2024 of Diu District is available for inspection by the general public in the following offices.

1. Office of the Collector, Diu.
2. Office of the Planning and Development Authority, Collectorate, Diu.
3. Office of the Diu Municipal Council, Diu.
4. Office of the District Panchayat Diu.
5. These draft Amendment 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 – 2024 of Diu District in writing within **60 days** from the date of publication of this notice in the Official Gazette to the office of The Member Secretary, Planning and Development Authority, Diu.

For and on behalf of Planning and  
Development Authority

Sd/–

**(Dr. Vivek Kumar)**

Member Secretary,  
Planning and Development,  
Authority, Diu

**Draft Notification Regarding First Amendment to the  
General Development Rules 2024 for Diu District**

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

**1.7** These rules may be called as the First Amendment to the General Development Rules – 2024 for Diu 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 (Diu District)”

S. 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(CRZ IA and IB) *	Preservation Zone	PZ-I	EP1, EP2 All activities as per CRZ	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	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 -IIA(CRZ IA)	As per CRZ-2019	PZ-IIA	Permissible activities as per CRZ-2019	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
4	Preservation Zone -IIB(CRZ IB)	As per CRZ-2019	PZ-IIB	Permissible activities as per CRZ-2019	Non-permissible activity as per the CRZ Notification.
5	Preservation Zone -IIC(CRZ III- NDZ)	As per CRZ-2019	PZ-II C	Permissible activities as per CRZ-2019	Non-permissible activity as per the CRZ Notification.
6	Preservation Zone -IID(CRZ III- Beyond NDZ)	As per CRZ-2019	PZ-II D	Permissible activities as per CRZ-2019	DW3, DW3a, DW3s, M2, M3, EDU1, EDU2, EDU3, AS1, AS2, AS3, AS4, REG, SE1, SE2, ST, TR, CBG, AG1, AG2, PO, U, REC1, REC2, SP&L, H1, H2, H3, H4, TEMP, EP3, IN1, IN2, IN3, EP1, EP2
7	Recreational Zone -I	Light Intensity Recreational Zone	RZ-I	EP1, REC1, TEMP (Except Concrete batching plant)	DW3, DW3a, DW3s, M2, M3, EDU3, SE1, SE2, ST, TR, AG2, H3, H4, EP3, IN1, IN2, IN3
8	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.
9	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.
10	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	DW3, DW3a, DW3s, M2, M3, EDU1, EDU2, EDU3, AS1, AS2, AS3, AS4, REG, SE1, SE2, ST, TR, CBG, AG1, AG2, PO, U, REC1, REC2, SP&L, H1, H2, H3, H4, TEMP, EP3, IN1, IN2, IN3, EP1, EP2
11	Recreational Zone -IIA (CRZ IA)	As per CRZ-2019	RZ-IIA	Permissible activities as per CRZ-2019	DW3a, DW3s, M3, EDU3, AS1, AS2, SE2, ST, TR, CBG, AG1, AG2, REC2, H3, H4, EP3, IN1, IN2, IN3
12	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.

13	Recreational Zone -IID (CRZ III-BeyondNDZ)	As per CRZ-2019	RZ-IID	Permissible activities as per CRZ-2019	DW3, HO1, HO2, REC2, SP&L, H4, EP3, EP1, EP2
14	Fisheries and AlliedActivities Zone	Light Intensity Fishing and Allied Activities Zone	FAZ	EP1, EP2, Permissible activities as per CRZ-2019	Non-permissible activity as per the CRZ Notification.
15	Fisheries and AlliedActivities Zone -A (CRZ IA)	As per CRZ-2019	FAZ-A	Permissible activities as per CRZ-2019	DW3, REG, HO1, HO2, TR, AG1, AG2, REC2, SP&L, EP1, EP2, EP3, IN3
16	Fisheries and Allied Activities Zone -B(CRZ IB)	As per CRZ-2019	FAZ-B	Permissible activities as per CRZ-2019	SE1,AG2, EP3, IN1, IN2, IN3
17	Fisheries and AlliedActivities Zone -C (CRZ III-NDZ)	As per CRZ-2019	FAZ-C	Permissible activities as per CRZ-2019	Non-permissible activity as per the CRZ Notification.
18	Industrial Zone	Light Intensity IndustrialZone	IZ	DW1, DW2, DW3a, DW3s, DW1a, DW2a, H1, H2, H3, M1, M2, M3, EDU1, EDU2, EDU3, AS1, AS2, AS3, AS4 IN1, IN2, IN3, CGB, AG1, AG2, PO, U, TR, REG, ST, HO3, SE1, SE2, TEMP, REC1, ST	Non-permissible activity as per the CRZ Notification.
19	Industrial Zone -C(CRZ III-NDZ)	As per CRZ-2019	IZ-C	Permissible activities as per CRZ-2019	DW3, DW3a, DW3s, M2, M3, EDU1, EDU2, EDU3, AS1, AS2, AS3, AS4, REG, SE1, SE2, ST, TR, CBG, AG1, AG2, PO, U, REC1, REC2, SP&L, H1, H2, H3, H4, TEMP, EP3, IN1, IN2, IN3, EP1, EP2
20	Core Area Zone	Existing old settlements	CAZ	DW1, DW2, DW3, M1, M2, EDU1, EDU2, AS1, AS2, REG, REC1, HO1, HO2, HO3, SE1, HO3, SP&L, H1, H2, TEMP, PO, U, CBG, EP1, EP2, DW1a, DW2, DW3a, DW3s, M3, REC2, EDU3, AS3, AS4, AG1, AG2, H3, H4, EP3	AG2, EP3, IN1, IN2, IN3
21	Core Area Zone -A(CRZ IA)	As per CRZ-2019	CAZ-A	Permissible activities as per CRZ-2019	Non-permissible activity as per the CRZ Notification.
22	Core Area Zone -C(CRZ III - NDZ)	As per CRZ-2019	CAZ-C	Permissible activities as per CRZ-2019	DW3, DW3a, DW3s, M2, M3, EDU1, EDU2, EDU3, AS1, AS2, AS3, AS4, REG, SE1, SE2, ST, TR, CBG, AG1, AG2, PO, U, REC1, REC2, SP&L, H1, H2, H3, H4,

					TEMP, EP3, IN1, IN2, IN3, EP1, EP2
23	Development Zone	Light & Medium Intensity Development Zone	DZ	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, PO, U, REC1, REC2, SP&L, H1, H2, H3, H4, TEMP, EP1, EP2, EP3, AG2, SE2	Uses not permitted as per CRZ
24	Development Zone -A(CRZ IA)	As per CRZ-2019	DZ-A	Permissible activities as per CRZ-2019	Uses not permitted as per CRZ
25	Development Zone -B(CRZ IB)	As per CRZ-2019	DZ-B	Permissible activities as per CRZ-2019	Uses not permitted as per CRZ
26	Development Zone -C(CRZ III- NDZ)	As per CRZ-2019	DZ-C	Permissible activities as per CRZ-2019	Uses not permitted as per CRZ
27	Development Zone -D (CRZ III- Beyond NDZ)	As per CRZ-2019	DZ-D	Permissible activities as per CRZ-2019	Uses not permitted as per CRZ
28	Airport- No Development Zone	As per Colour Coding Zone Map (CCZM)	A-NDZ	Uses permitted as per Coast Guard	Uses not permitted as per CRZ

#### 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, Diu District

No.	RoW	Building Uses Permissible		Restrictions
		Core Area (CA)	Other than Core Area (CA)	
(1)	(2)	(3)	(4)	(5)
1	less than 9 m	DW1, DW1a, DW2, DW2a, DW3a, DW3s, H1	No Development	Only Low Rise allowed 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 M1 on Ground floor only <b>IN1, IN2, IN3 – Plot size <math>\geq</math> 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 M1, M2 and SE1 on Ground and first floor only.

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)	Rear Margin (m)	Side Margin (m)	Remarks
(1)	(2)	(3)	(4)	(5)	(6)
3	Industrial use	BH ≤ 12m (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 (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 Diu 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)
23	Development Zone	DZ	< 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. (1)	Type of Use (2)	Minimum Parking Required (3)	Visitor's Parking (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 the 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/–

**(Dr. Vivek Kumar)**

ADM / Member Secretary,  
Planning and Development  
Authority, Diu.

\*\*\*