



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	09 <sup>th</sup> October, 2025	17 Asvina, 1947 (Saka)	No. : 128
-------	--------------------------------	------------------------	-----------

DAMAN MUNICIPAL COUNCIL, DAMAN.  
OFFICE OF THE CHIEF OFFICER,  
FORT AREA, MOTI DAMAN, 396220.

No. 3/1-598/DMC/25-26/1258

Dated:- 09<sup>th</sup> Oct., 2025.

### NOTIFICATION

**Whereas**, the draft First Amendment to the General Development Rules-2023 of Daman District was published in the Official Gazette vide Notification No. PDA/DMN/AMENDMENT ODP & GDR 2023/244/2025/840 dated 01/08/2025 for inviting objections from the public in general within 60 days from the publication of Gazette Notification.

**And Whereas**, a Committee constituted by the Planning and Development Authority, under sub-section (3) of Section 35 of Dadra and Nagar Haveli and Daman and Diu Town and Country Planning Act, 1974, considered the objections and prepared the report and submitted it to the Planning and Development Authority for consideration.

**And Whereas**, the Government has duly approved the First Amendment to the General Development Rules-2023 as required under Section 36 of the said Act.

**And Whereas**, the Planning and Development Authority, Daman, has published the First Amendment to the General Development Rules-2023 vide Notification No. PDA/DMN/AMENDMENT ODP & GDR 2023/244/2025/1267 dated 08.10.2025.

**And Whereas**, the Council was ordered to adopt the First Amendments to the General Development Rules 2023 vide order No. 3/1-598/DMC/25-26/1257 dated 08.10.2025.

Now Therefore, the Daman Municipal Council hereby publishes the First Amendment to the Daman Municipal Council Building Bye-Laws.

Sd/–  
**(Dr. Sanjam Singh)**  
 Chief Officer,  
 Daman Municipal Council,  
 Daman.

**Final Notification Regarding First Amendment to the  
 Daman Municipal Council Building Bye-Laws of Daman Urban Area**

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

**1.7** These rules may be called as the First Amendment to the Daman Municipal Council Building Bye-Laws of Daman Urban Area.

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

The use of category “SE2” is considered a permissible use in Development Zone-I and Development Zone-II. Accordingly, the use category “SE2” has been added under all entries in Column No. 5 – “Non-Permissible Use as per Zone”, except for Development Zone-I, Development Zone-II, Industrial Zone-I, and Industrial Zone-II.

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

Table 7.2 of the rule 7.1 amended as under:

Table No. 7.2: “Classification of Land Use Zones and Non-Permissible Uses in the Outline Development Plan (Daman Urban Area)”

No.	Zones	Conceptualized Zone	Code	Non-Permissible Use as per Zone
(1)	(2)	(3)	(4)	(5)
1	Preservation Zone-I (CRZ IA and IB)*	Preservation Zone	PZ-I	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, Non permissible activities as per CRZ.

No.	Zones	Conceptualized Zone	Code	Non-Permissible Use as per Zone
(1)	(2)	(3)	(4)	(5)
2	Preservation Zone-II (CRZ IA)	Preservation Zone	PZ-II	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, Concrete batching plant.
3	Recreational Zone-I	Light Intensity Recreational Zone	RZ-I	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, Concrete batching plant.
3A	Recreational Zone -IA (CRZ I-A)	As per CRZ-2019	RZ-IA	Non-permissible activity as per the applicable CRZ Notification.
4	Recreational Zone-IB (CRZ IB)	As per CRZ-2019	RZ-IB	Non-permissible activity as per the applicable CRZ Notification.
5	Recreational Zone -IC (CRZ III- NDZ)	As per CRZ-2019	RZ-IC	Non-permissible activity as per the applicable CRZ Notification.
6	Recreational Zone -ID (CRZ III- Beyond NDZ)	As per CRZ-2019	RZ- ID	Non-permissible activity as per the applicable CRZ Notification.
7	Recreational Zone -II	Medium & High Intensity Recreational Zone	RZ-II	DW3, DW3a, DW3s, M2, M3, EDU3, SE1, SE2, ST, TR, AG2, H3, H4, EP3, IN1, IN2, IN3
8	Recreational Zone -IIA (CRZ I-A)	As per CRZ-2019	RZ - IIA	Non-permissible activity as per the applicable CRZ Notification.
8A	Recreational Zone-IIB (CRZ IB)	As per CRZ-2019	RZ-IIB	Non-permissible activity as per the applicable CRZ Notification.
9	Recreational Zone IIC (CRZ III- NDZ)	As per CRZ-2019	RZ-IIC	Non-permissible activity as per the applicable CRZ Notification.
10	Recreational Zone -IID (CRZ III- Beyond NDZ)	As per CRZ-2019	RZ-IID	Non-permissible activity as per the applicable CRZ Notification.
11	Core Area & Gaothan	Existing Old Settlements	CAG	DW3a, DW3s, M3, EDU3, AS3, AS4, SE2, ST, TR, AG1, AG2, REC2, H3, H4, EP3, IN1, IN2, IN3
12	Core Area and Gaothan -A (CRZ IA)	As per CRZ-2019	CAG- A	Non-permissible activity as per the applicable CRZ Notification.

No.	Zones	Conceptualized Zone	Code	Non-Permissible Use as per Zone
(1)	(2)	(3)	(4)	(5)
12A	Core Area and Gaothan -C (CRZ III- NDZ)	As per CRZ-2019	CAG- C	Non-permissible activity as per the applicable CRZ Notification.
13	Industrial Zone- I	Light & Medium Intensity Industrial Zone	IZ-I	DW3, HO1, HO2, REC2, SP&L, H4, EP1, EP2, EP3
13A	Industrial Zone- IA (CRZ- IA)	As per CRZ-2019	IZ-IA	Non-permissible activity as per the applicable CRZ Notification.
14	Industrial Zone- IC (CRZ III- NDZ)	As per CRZ-2019	IZ-IC	Non-permissible activity as per the applicable CRZ Notification.
15	Industrial Zone- II	High Intensity Industrial Zone	IZ-II	DW3, HO1, HO2, AG2, REC2, SP&L, EP1, EP2, EP3, IN3
16	Development Zone -I	Light & Medium Intensity Development Zone	DZ-I	AG2, EP3, IN1, IN2, IN3, Goods Terminal
16A	Development Zone -IA (CRZ IA)	As per CRZ-2019	DZ-IA	Non-permissible activity as per the applicable CRZ Notification.
17	Development Zone- IB (CRZ IB)	As per CRZ-2019	DZ-IB	Non-permissible activity as per the applicable CRZ Notification.
18	Development Zone -IC (CRZ III- NDZ)	As per CRZ-2019	DZ-IC	Non-permissible activity as per the applicable CRZ Notification.
19	Development Zone -ID (CRZ III- Beyond NDZ)	As per CRZ-2019	DZ-ID	Non-permissible activity as per the applicable CRZ Notification.
20	Development Zone -II	High Intensity Development Zone	DZ-II	AG2, EP3, IN1, IN2, IN3, Goods Terminal, Poultry Farming
20A	Development Zone -IIA (CRZ IA)	As per CRZ-2019	DZ-IIA	Non-permissible activity as per the applicable CRZ Notification.
20B	Development Zone -IIB (CRZ IB)	As per CRZ-2019	DZ-IIB	Non-permissible activity as per the applicable CRZ Notification.
21	Development Zone- IIC (CRZ III- NDZ)	As per CRZ-2019	DZ-IIC	Non-permissible activity as per the applicable CRZ Notification.
22	Development Zone -IID (CRZ III- Beyond NDZ)	As per CRZ-2019	DZ-IID	Non-permissible activity as per the applicable CRZ Notification.

No.	Zones	Conceptualized Zone	Code	Non-Permissible Use as per Zone
(1)	(2)	(3)	(4)	(5)
23	Airport-Development Zone	No As per CCZM	A-NDZ	Uses not permitted as per the Coast Guard.

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

Table 7.4 of the rule 7.2 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	Permissible as per Rule No. 7.5.1 (4).	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, IN1, IN2, IN3	Only Low Rise allowed; M1 on Ground floor only. IN1, IN2, IN3 – Plot size $\geq 500$ sqm
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. Amendment in Rule 7.4 (Table 7.7):**

Table 7.7 of the rule 7.4 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. Amendment in Rule 7.3 (Table 7.5):**

Table 7.5 of the rule 7.3 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

**7. Amendment in Rule 7.7 (Table 7.12 & 7.13):**

Table 7.12 & 7.13 of the rule 7.7 amended as under:

Table No. 7.12: Roadside Margin (For Industrial Zone)

No.	Road Width	Roadside Margin (From the centreline of the road)
1	Less than and equal to 12 m	12.00

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 (PS > 2000 Sq. mt.)	4.5	4.5	For PS ≤ 2000 Sqm 4.5 meters on any two sides (either one side and the rear or two sides).
		BH > 12m (PS > 2000 Sq. mt.)	6	6	For PS ≤ 2000 Sqm 6.0 meters on any two sides (either one side and the rear or two sides).

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

Table 7.17 of the rule 7.13 amended as under:

Table No. 7.17: Parking Requirements

No. (1)	Type of Use (2)	Minimum Parking Required (3)	Visitor's Parking (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	
5	Industrial -1,2 & 3, Storage	10% of Building Unit Area	Nil

Note: **Deleted**

Sd/–  
**(Dr. Sanjam Singh)**  
 Chief Officer,  
 Daman Municipal Council,  
 Daman.

\*\*\*