



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 th October, 2025	17 Asvina, 1947 (Saka)	No. : 129
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सिलवासा नगर पालिका
SILVASSA MUNICIPAL COUNCIL
संघशासित प्रदेश दादरा एवं नगर हवेली एवं दमण एवं दीव
U.T. of DADRA & NAGAR HAVELI AND DAMAN & DIU
सिलवासा ३९६ २३० / SILVASSA – 396 230

No. SMC/CO/GDR AMND./2025/01/6235

Dated:- 09/10/2025.

NOTIFICATION

Whereas, the draft first amendment to the General Development Rules-2023 of Dadra and Nagar Haveli District was published in the Official Gazette vide Notification No. DNHPDA/GDR-AMND/EODB/2025/975 dated 07/08/2025 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, Silvassa, has published the First Amendment to the General Development Rules-2023 vide Notification No.DNHPDA/GDR-AMND/EODB/2025/1399 Dated:8/10/2025.

And Whereas, the Council was ordered to adopt the First Amendments to the General Development Rules 2023 vide order No.SMC/CO/GDR AMND./2025/01/6232 dated 09/10/2025.

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

Sd/—
(Sangram Shinde)
Chief Officer,
Silvassa Municipal Council,
Silvassa.

**Final 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. 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.

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 Permissible & Non-Permissible Uses in the Outline Development Plan (DNH District)”

No.	Zones	Conceptualized Zone	Code	Non-Permissible Use as per Zone
(1)	(2)	(3)	(4)	(5)
1	Preservation Zone-I (Wildlife Sanctuary)	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
2	Preservation Zone-II (Reserved Forest)	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.

No.	Zones	Conceptualized Zone	Code	Non-Permissible Use as per Zone
(1)	(2)	(3)	(4)	(5)
3	Preservation Zone-III (Wildlife Sanctuary 100m Buffer)*	Preservation Zone	PZ-III	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. Non-permissible activity as per the “Ministry of Environment, Forest and Climate Change Notification (2015)”.
4	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.
5	Recreational Zone -II	Medium & High Intensity Recreational Zone	RZ-II	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	DW3, HO1, HO2, REC2, SP&L, H4, EP1, EP2, EP3
7	Development Zone -I	Light & Medium Intensity Development Zone	DZ-I	AG2, EP3, IN1, IN2, IN3, Goods Terminal.
8	Development Zone -II	High Intensity Development Zone	DZ-II	AG2, EP3, IN1, IN2, IN3, Goods Terminal, Poultry Farming.
9	Agriculture Zone	Agriculture & Related Activities	AZ	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)

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, 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 ≥ 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. Amendment in Rule 7.3 (Table 7.5):

Table 7.5 of Rule 7.3 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
			≥ 18 mt	2.00	Unlimited	0.50	Unlimited
9	Development Zone -II	DZ-II	< 18 mt	2.00	2.00	0.50	4.50
			≥ 18 mt	2.00	Unlimited	0.50	Unlimited

6. Amendment in Rule 7.4 (Table 7.7):

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

7. Amendment in Rule 7.5:

The Rule 7.5 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.

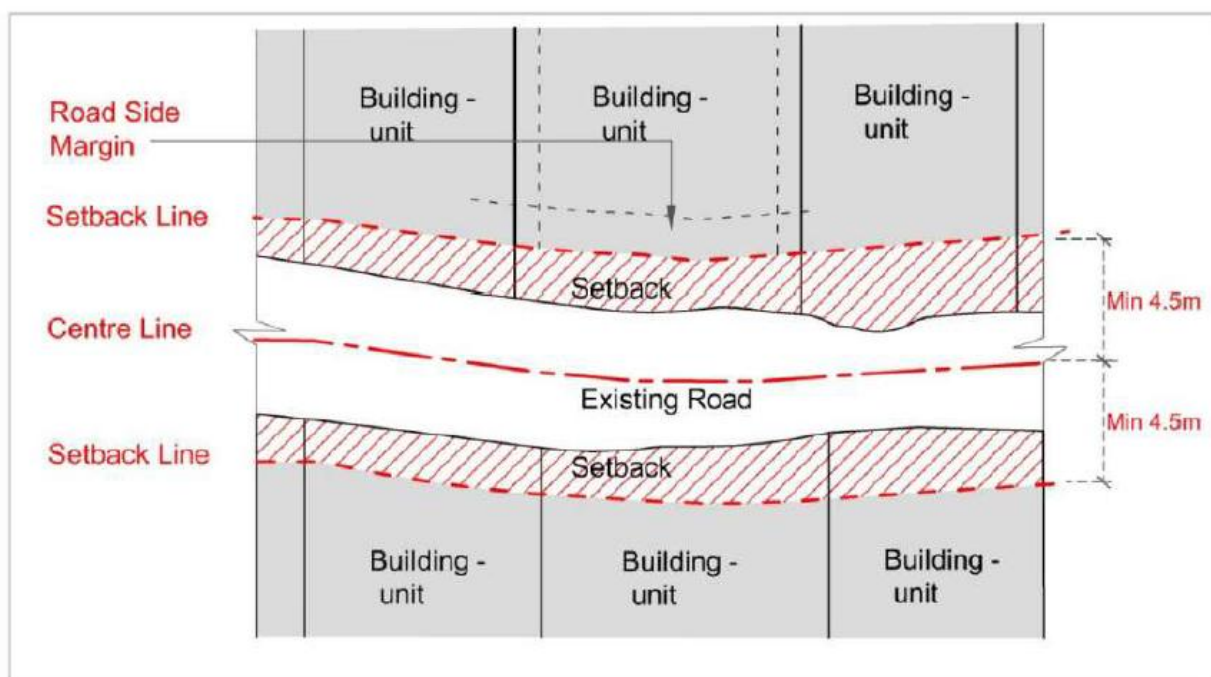


Figure No. 7.2: Building Unit Abuts the Existing Road

8. 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).

9. Amendment in Rule 7.13 (Table 7.17):

Table 7.17 of Rule 7.13 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; Storage	10% of the Building Unit Area	Nil

Note: Deleted

Sd/–
(Sangram Shinde)
 Chief Officer,
 Silvassa Municipal Council,
 Silvassa.
