



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

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

No. PDA/DIU/AMENDMENT ODP & GDR 2024/2025-26/473

Dated: 10/12/2025

NOTIFICATION

Whereas, the draft First Amendment to the General Development Rules – 2024 of Diu District was published in the Official Gazette vide Notification No. PDA/DIU/AMENDMENT ODP & GDR 2024/2025-26/232 dated 03/09/2025 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 Planning and Development Authority, Diu, considered the report of the Committee and made modifications in the proposed First Amendment to the General Development Rules – 2024 of Diu District as recommended by the Committee as per the provisions of sub-section (6) of Section 35 of the said Act and submitted it to the Government for the approval.

And Whereas, the Government has duly approved the First Amendment to the General Development Rules – 2024 as required under Section 36 of the said Act.

And Therefore, the Planning and Development Authority, Diu, hereby publishes the First Amendment to the General Development Rules – 2024 and informs the general public that they are available for inspection at the following places:

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. The copy of this First Amendment is also available on the website <https://ddd.gov.in>

For and on behalf of Planning and
Development Authority

Sd/–
(Shivam Mishra)
Member Secretary,
Planning and Development
Authority, Diu.

**Final Notification Regarding First Amendment to the
General Development Rules-2024 of 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 of 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. 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 No. 23 corresponding to Development Zone.

3. 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- Beyond NDZ)	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 Allied Activities 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 Allied Activities 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 Allied Activities 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 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, 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. 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, IN1, IN2, IN3	Only Low Rise allowed M1 on Ground floor only IN1, IN2, IN3 – Plot size ≥ 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 7.3 (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

6. 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

7. 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 \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.

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 \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 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/–

(Shivam Mishra)

Member Secretary,
Planning and Development
Authority, Diu.
