

UT Administration Of Daman and Diu  
Town and Country Planning Department  
Daman

No.UD/DMN/DCR/AMD/ 106 /2017/ 915

Dated 20/12/2017

Whereas under Section 140(1) of the Daman & Diu Town & Country Planning Regulation (Amendment), 1999 (read with Principal Act- Goa, Daman and Diu Town and Country Planning Act, 1974), the Development Control Rules-2005 (DCR-2005) were framed and published vide Notification No. 20/LU-PRP-00/ 176 dated 12.07.2007 which are applicable w.e.f. 12.07.2007 for the Daman district of UT of Daman and Diu. The said section of the Act envisages powers to the Administrator to frame or to amend the Rules.

Whereas the provisions as regards to Water Re-use and Recycling as well as Roof Top Solar Energy Installation are required to be incorporated in the Development Control Rules-2005 after referring the Model Building Bye Laws issued by the Town and Country Planning Organization, Ministry of Urban Development, Govt.

Whereas a Scheme of Affordable Rental Housing in partnership for Economical Section is being finalized by the UT Administration with a view to augment the rental housing stock. Under the Scheme, enhancement of Ground Coverage up to 20 % and increase the Floor Space Index (FSI) up to 50 % of the existing norms prescribed under DCR-2005 have been proposed in the affordable rental housing policy and as such these are to be incorporated in the DCR-2005 which shall be made applicable for the Affordable Housing in Partnership (AHP)/Low Cost Housing for EWS.

In view of the above, the Administrator of Daman & Diu and Dadra & Nagar Haveli is hereby pleased to publish the draft amendments (**herewith Annexed**) in the Development Control Rules-2005 of Daman district to incorporate the above provisions with a view to invite objections/suggestions from the public in general within **15 days** from the date of its publication in the official gazette of Daman and Diu. The objections/suggestions may be submitted to the "**Associate Town Planner, Town and Country Planning Department, Fort Area, Moti Daman**". After considering the objection/suggestion so received, the draft amendments will be finalized accordingly.

This is issued with the approval of the Advisor to the Hon'ble Administrator vide diary 284054 dated 05.12.2017.

  
(Kishore Bamania)  
Joint Secretary(UD)

Copy to :-

1. The P.S to Advisor to Hon'ble Administrator, Secretariat, Daman for kind information.
2. The P.A to Secretary(UD/T&CP), Secretariat, for kind information.
3. The Deputy Director (Govt. Printing Press), Secretariat, Daman with a request to publish the above along with its Annexure in the Official Gazette of Daman and Diu.
4. The District Informatics Officer, NIC, Daman with a request to upload the notification along with its Annexure for wide publicity.
5. All Head of Offices, Daman with a request to place the above on the notice board for perusal of the public in general.

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UT Administration Of Daman and Diu  
Town and Country Planning Department  
Daman

Dated: 20 / 12 / 2017

**1.0 Short Title:**

**1.2** The amendment shall apply to building activities in Panchayat areas of Daman district in UT of Daman and Diu.

**1.3** These rules shall come into force from the date of publication in the Official Gazette of UT of Daman and Diu

**2.0 Insertion of new Rule:** After Rule 42.43.9 of the Development Control Rules-2005 of Daman district, the following new Rule 42.43.10 pertains to water re-use and recycling and Rule 42.43.11 shall be inserted.

All building having a minimum discharge of 10,000 litre and above per day shall incorporate waste water recycling system. The recycled water should be used for horticultural purpose.

Roof top photovoltaic power station or rooftop PV system is photovoltaic system that has its electricity- generating solar panel mounted on the roof top of residential or commercial buildings. The various components of such a system include photovoltaic modules, mounting system, cables, solar inverters and other electrical accessories. Rooftop PV system are faster than other types of renewable power plants. They are clean, quite, and visually unobtrusive. The below table stipulates the norms for roof top solar PV Installation which shall required to be installed in the buildings.

Sl. No.	Category of Buildings	Area Standard	Generation requirement
	<b>Residential</b>		
1.	Plotted Housing	For HIG and above	Minimum 5% of connected load or 20W/sq.ft for available roof space, whichever is less.

Contd...2/-



2.	Group Housing	All proposals, as per Group Housing norms	Minimum 5% of connected load or 20W/sq.ft for available roof space, whichever is less.
<b>All other Buildings</b>			
3.	Educational	Plot Size of 500 sq.mt and above	Minimum 5% of connected load or 20W/sq.ft for available roof space, whichever is less.
4.	Institutional		
5.	Commercial		
6.	Industrial		
7.	Mercantile		
8.	Recreational		

Note: 1. Area provisions on roof top shall be @ 12 sq.mt per 1KWp.

2. Available roof area = 70 % of the total roof size, considering 30% area reserved for residents' amenities.

**Rule 42.43.10:**After Rule 42.43.10 (E) of DCR-2005, the following table shall be inserted as Rule 42.43.10(F) in the Development Control Rules-2005 of Daman district.

Land Use	Plot Area in Sq.mt	Mini. Setback In Metre			Maxi. Height In Mt.	Maxi. Ground Coverage %	FSI Up to	Maxi. Storeys
		Front	Rear	Side				
Residential Use	Up to 100	2.00	1.50	Nil	9.00	70	2.00	G+2
	101 to 200	2.00	2.00	Nil	9.00	70	2.00	G+2
	201 to 400	2.50	2.50	1.50	9.00	65	2.00	G+2
	401 to 600	2.50	2.50	2.50	10.00	60	2.00	G+2
	601 to 2000	3.00	3.00	3.00	13.50	50	2.00	G+3
	2001 to 5000	4.00	4.00	4.00	15.00	50	2.00	G+4
	5001 to 10000	5.00	5.00	5.00	18.00	50	2.00	G+5
	Above 10001	6.00	6.00	6.00	21.00	50	2.00	G+6

Note: 1.No parking space insisted for AHP/Low Cost Housing for EWS

2.The above norms shall be applicable to only Affordable Housing in Partnership (AHP)/Low Cost Housing for EWS/Affordable Rental Housing scheme for Industrial workers.

By Order and in the name  
of Administrator of Daman  
and DNH.

(Kishore Bamania)  
Joint Secretary(UD)