

श्रेणी : I  
SERIES : I

Daman 22<sup>nd</sup> May, 2002 1 Jaistha 1924 (Saka)

सं. : 03  
No. : 03

# सरकारी राजपत्र OFFICIAL GAZETTE



संघ सरकार  
Government of India

## संघ प्रदेश दमण एवं दीव प्रशासन

U.T. ADMINISTRATION OF DAMAN & DIU

प्राधिकरण द्वारा प्रकाशित  
PUBLISHED BY AUTHORITY

U.T. ADMINISTRATION OF DAMAN AND DIU  
URBAN DEVELOPMENT DEPARTMENT

### NOTIFICATION

No. 1/1-6/86-DMC/2000/311

Dated : 22/05/2002.

In exercise of the powers conferred by Sub-section (4) of section 307 read with Section 184, 143 and 323 of the Daman and Diu Municipalities (Amended) Regulation, 1994 and all others powers enabling in this behalf and after consultation with Daman Municipal Council, the Administrator of Daman and Diu hereby makes the following Amendment to the Goa, Daman and Diu Municipalities, Building Model Bye-laws and Zoning Regulation, 1971 published in the Official Gazette Series-I No. 19, dated 05/08/1971 and adopted by the Daman Municipal Council on 26/08/1972 into, which was subsequently Amended as Municipalities Building Model Bye-laws and Zoning Regulation (2<sup>nd</sup> Amendment), 2001.

01. SHORT TITLE : The Amendment shall be called the Daman Municipality Building Model Bye-laws and Zoning Regulation (3<sup>rd</sup> Amendment), 2002.
02. APPLICATION : The amendment shall apply to Municipal Area of Daman District from the date of its publication in the Official Gazette.

03. Insertion of new Clauses in BYE-LAWS 3 : (i) After clause (3) (g) (IV) the following clause shall be added;
- (IV) (i) **Farm Building:** Means a structure erected on land assess or held for the purpose of agriculture for all or any of the following purposes connected with such land or any other and belonging or cultivated by the holder thereof namely;
- (a) For the storage of agricultural implements, manure or fodder;
  - (b) For the storage of agricultural produce;
  - (c) For sheltering cattle;
  - (d) For the residential of members of the family, servants or tenants of the holder;  
or
  - (e) For any other purpose which is an integral part of his cultivating arrangement.
- (ii) After Clause 3 (o) the following clause to be added;
- (o) (i) **Competent Authority :** Means the Chief Officer of the Municipal Council or any other authority declared by the Govt.
04. Insertion of new Clause in BYE-LAWS 7 : After Clause 7 (g) following Clause shall be added.
- ✓ (h) The R.C.C. design/drawing of construction upto G+3, duly signed and certified by the Registered Architect/Engineer has to be submitted alongwith the construction plan, however for the building having more than G+3, working drawing containing R.C.C. details, duly certified by the Architect/Civil Engineer is also required to be submitted.
  - (i) The applicant if so desire make provision of sump well (Under ground water tank) for storage of rain water, to encourage the water harvesting structures with special emphasis on roof top water harvesting arresting soft soil and surface run-off for preservation and recharging of ground water level, details thereof to be furnish if any.
05. Insertion of new Clause in BYE-LAWS 25 (A) : After note (5) below table 2 of Bye-laws 25 (A) the following clause shall be added;
6. The parking shall be allowed in the open spaces let out for natural lighting and ventilation.

06. Insertion of new Clause in  
BYE LAWS 31 (b)

: After Clause (II) of Bye-laws 31 (b) the following clause shall be added.

(III) Taking into consideration the Indian Standard and Guidelines for hazard safety the following additional requirements are to be fulfilled;

(a) For Earth Quake Protection

- (i) IS:1893-1994, "Criteria for Earthquake Resistant Design of Structures (Fourth Revision)".
- (ii) IS:13920-1993, Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces- Code of Practice.
- (iii) IS:4326-1993, "Earthquake Resistant Design and Construction of Buildings- Code of Practice (Second Revision)".
- (iv) IS:13828-1993, "Improving Earthquake Resistant of Low Strength Masonry Building-Guidelines".
- (v) IS:13827-1993, "Improving Earthquake Resistant of Earthen Building-Guide Line".
- (vi) "Improving Earthquake Resistant of Building - Guidelines",
- (vii) "Improving Earthquake Resistant of Building - Guidelines", By expert group, Govt. of India, Ministry of Urban Affairs and Employment, Published by Building Material and Technology Promotion Council, 1998.

(b) For Cyclone/Wind, Storm Protection;

- (i) IS: 1875 (3)- 1987 " Code of Practice for Design Loads (Other than Earthquake) for Building and Structure part 3, Wind Loads"
- (ii) "Improving Wind/Cyclone resistant of Building-Guidelines" by expert group, Govt. of India, Ministry of Urban Affairs and Employment, published by Building Material and Technology Promotion Council, 1998.

~~(c)~~ **Structural Stability and Fire safety of Existing Building;**

- (i) The Competent Authority on its own or otherwise may have the assessment of structural and/or fire safety of any dangerous building/structure damage/ carried out through expert chosen from a panel of experts identified by the Competent Authority in consultation with the Municipal Council in this behalf, at the cost of the owner/developer/occupant of the building.

However as far as possible the structural and fire safety measures has to be followed for the existing building.

- (ii) The Competent Authority of advice of such expert (s) shall direct the owner/developer/occupant on the building to carry out such repair/restoration and strengthening/retrofitting of the building found necessary so as to comply with the safety standards laid down in their National Building Code and the Indian Standard Specified under Regulation.
- (iii) The Competent Authority shall specify the period within which such comply is to be carried out.
- (iv) The Competent Authority may also direct the owner/developer/occupant whether the building could be occupied or not during the period of compliance.

**(d) Quality Control requirement :**

The quality Control System shall be as per the provision of National Building Code.

**(e) To provide facilities for Physically Handicap Persons;**

For the buildings specified as a Special Building defined in the Building Bye-laws the following facilities shall required for Physically Handicap Persons;

- (i) **Approach to plinth level:** Every building should have atleast one entrance accessible to the handicap and shall be indicated by proper signage. This entrance shall be approach a ramp to gather with the stepped entry.
- (ii) **Ramped Approach:** Ramp shall be finished with non slip material to entered to ie. building minimum width of ramp will be 1800 mm. with maximum gradient 1:12, length of ramp shall not exceed 9 mts. having 800 mm. high hand rail on both side extending 300 mm. beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.
- (iii) **Stepped Approach:** For stepped approach size of tread shall not be less than 300 mm. and maximum raiser shall be 150 mm. Provision of 800 mm. high hand rail on both sides of the stepped approach similar to the ramp approach.
- (iv) **Exit/Entrance Door :** Maximum clear opening of the entrance door shall be 1000 mm. and it shall not be provided with a step than obstruct the passage of a wheel chair user. Threshold shall not raised more than 12 mm

**Entrance landing :** Entrance landing shall be provided adjacent ramp with the minimum dimension 1800 mm. x 2000 mm. The entrance landing that adjoin the top end of a slop shall be provided with floor materials to attract the attention of visually implied persons (Limited to colour floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different should to guide visually impaired persons. Finishes shall have a non slip surface with a texture traversable by a wheel chair. Curved where ever provide should blend to a common level.

- (vi) **Corridor connection the Entrance/Exit for the Handicapped :** The corridor connecting the entrance/ exit for handicapped leading directly out door to a place where information concerning the overall used of the specified building can be provided to visually impaired persons either by a persons or by sign shall be provided as follows;
- (a) 'Guiding floor material' shall be provided or devices that emit sound to guide visually impaired persons.
  - (b) The minimum width shall be 1500 mm.
  - (c) In case there is a difference of a level slop ways shall be provided with a slop of 1:12
  - (d) Hand rails shall be provided for ramps/slop ways.
- (vii) **Stair ways :** One of the stair ways near the entrance/exit for the handicap shall have the following provisions:
- (a) The minimum width shall be 1350 mm.
  - (b) Height of the riser shall not be more than 150 mm. and width of the tread 300 mm. The steps shall not have abrupt (Square) nosing.
  - (c) Maximum number of raisers on a flight shall be limited to 12.
  - (d) Hand rails shall be provided on both side and shall extend 300 mm. on the top and bottom of each flight of steps.
- (viii) **Lifts :** Where ever lift is required as per Bye-laws, provision of atleast 1 lift shall be made for the wheel chair user with the following cage dimension of lift recommended for passenger lift of 13 persons capacity by Bureau of Indian Standards.
- Clear internal depth : 1100 mm.  
Clear internal width : 2000 mm.  
Entrance door width : 900 mm.

- (a) A hand rail not less than 600 mm. long at 100 mm. above floor level shall be fixed adjacent to the control panel.
- (b) The lift lobby shall be of an inside measurement of 1800 mm. x 1800 mm. or more.
- (c) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 mts./sec.
- (d) The interior of the cage shall be provided with a device that audibly indicates the floor, the cage has reached and indicates that the door or the cage for entrance/exit is either open or closed.
- (ix) **Toilets** : One special W.C. in a set of toilet shall be provided for the use of Handicap with essential provision of wash basin near the entrance for handicap
  - (a) The minimum size shall be 1500 mm. x 1750 mm.
  - (b) Minimum clear opening of the door shall be 800 mm. and the door shall swing out.
  - (c) Suitable arrangement of vertical/horizontal hand rails with 50 mm. clearance from wall shall be made in the toilets.
  - (d) The W.C. Set shall be 500 mm. from the floor.
- (x) **Drinking Water** : Suitable provision of drinking water shall be made for the handicap near the special toilet provided for them.
- (xi) **Designing for Children** : In the buildings meant for the pre-dominant use of the children, it will be necessary to suitably alter the height of the hand rail and other fittings and fixture etc.

07. AMENDMENT OF BYE-LAWS 38

: For the existing clause (3) in Bye-laws 38 regarding permissible Set back, coverage, floor area ratio etc. of building the following table shall be substituted.

( TABLE 3 )

Sr. No.	Description of Zone	Minimum plot area (Sq.mt.)	Min set back (in Mt.)			Maximum Permission Coverage	Maximum Permissible F.A.R	Minimum width of plot front age (In mts) (Applicable only while sub-division)
			Front	Rear	Side			
①	②	③	④	⑤	⑥	⑦	⑧	⑨
1	Residential Zone (All type)	Up to 49	3.00	Nil	Nil	70%	200	3.00
		50 to 99	3.00	1.5	Nil	70%	200	3.00
		100 to 199	3.00	2.00	Nil	70%	200	5.00
		200 to 399	3.00	2.00	1.50	60%	200	7.00
		400 to 599	3.00	2.00	3.00	50%	200	10.00
		above 600	3.00	2.00	3.00	40%	200	12.00
2	Local Commercial Zone	Up to 199	4.00	3.00	2.25	50%	250	8.00
		200 and above	4.00	3.00	3.00	50%	250	12.00
3	Central Commercial Zone	Up to 199	4.00	3.00	2.25	50%	250	8.00
		200 and above	4.00	3.00	3.00	50%	250	12.00
4	Whole sale Commercial Zone	Up to 199	4.00	3.00	2.25	40%	250	8.00
		200 and above	4.00	3.00	3.00	40%	250	12.00
5	Educational Institutional Zone	Up to 9000	6.00	5.00	5.00	33.3 %	150	20.00
		above 9001	9.00	9.00	9.00	33.3%	150	20.00
6	Light and Service Industries	Up to 500	6.00	3.00	3.00	50%	100	15.00
		501 and above	6.00	4.00	3.00	50%	100	20.00
7	General Industrial Zone	Up to 1000	6.00	3.00	3.00	33.3%	66.6	20.00

NOTE :

1. For the plot upto 99 Sq.mts. the Front Set Back of 3.00 mts. from plot boundary or existing Building line of the adjoining approved building which ever is less shall be maintain, except for the road declared under High-Way Act .

15/8/23

2. If no light and ventilation is to be taken from the side of the building the above mentioned Side Set Back as provided in Table (3) can be relaxed if the building is taken right upto the plot boundary.

✓ Provided that during execution of work the property of neighbour should not be damaged in any manner.

However if the width of the plot is more than 7 mts. and upto 12 mts. the Side Set Back of 1.5 mts. or as per specification given at Table (3) which ever is more is to be maintain at one side atleast, provided further that minimum construction area shall be available up to 7.00 mts.

3. If the width of the plot is more than 12.00 mts., the Side Set Back of 1.5 mts. or as per specification given at Table (3) which ever is more should be maintain on both side.

▶ These relaxation are applicable only in the case of residential building and shall not apply to newly sub divided development plan.

- ✓ 4. Atleast one lift shall be provided in case of building having G + 4 and above.

- ✓ 5. If the height of the building is 15 mts. and above the provision of High Rise Building shall apply.

6. For the group housing building, within the plot if it belongs to the same owner the minimum distance of 4.5 mts. between two building have to be kept, however the distance of two building will also depend upon the height of the building as per the formula provided under the National Building Code.

08. **Insertion of new clause in note Below BYE-LAWS 38** : After Note No.4 below Bye-laws 38 the following Clause to be added

5. The plans/construction files received prior to publication of the Daman Municipality Building Model Bye-laws and Zoning Regulation (3<sup>rd</sup> amendment) 2002 shall be dealt with the relevant provision of the Goa, Daman & Diu Municipalities Building Model Bye-laws and Zoning Regulation applicable to Daman Municipal Council, during relevant period of time.

Provided that the fire safety and structural stability of the building lies and rest on the concerned parties / owner of the building.

By order and in the name  
of the Administrator

Sd/-  
( P. J. Bamania )  
Assistant Secretary (Mun. Adm.)  
Secretariat, Daman.

\*\*\*