

**PRESS RELEASE IN THE FORM OF NEWS ITEM ON THE AMENDMENTS
CONTEMPLATED ON THE MASTER PLAN FOR PORT BLAIR PLANNING AREA**

APWD has finalized the Master Plan for Port Blair Planning/Development Area (PBPA) which consists of present Port Blair town and 26 revenue villages around it and notified in the Gazette vide No. 35 dated 01/03/2012. Since, the approval/notification of the Master Plan, from time to time, there were certain grievances from the stakeholders and the general public for modification of certain provisions of Master Plan for PBPA. The grievances were examined and an amendment has been worked out within the ambit of the provisions of Section-9 of Andaman & Nicobar Islands Town & Country Planning Regulation, 1994, according to which, “the Administrator may make any modification to a Master Plan, being modifications which, in his opinion, do not effect important alterations in the character of the plan and which do not relate to the extent of land uses or the standards of population density”.

The amendment contemplated on the Master Plan has been made under the provisions of Sub-Rule 4 & 5 of Rule-3 of Andaman & Nicobar Town & Country Planning Rules, 2005 in Form-III and published in the Daily Telegrams and two others newspapers circulated in the Planning/Development Area. The contents of the amendment is uploaded in the A&N Administration and APWD websites viz. www.and.nic.in, www.apwd.and.nic.in respectively. In addition, the copies of the Form-III is kept for display in the following Offices for facilitating the general public:-

1. The Town & Country Planning Unit, CE's Office, APWD, Port Blair.
2. Port Blair Municipal Council, Port Blair.
3. The Office of the Gram Panchayats whose jurisdiction falls under PBPA.

The stakeholders including general public are requested to submit their objections/suggestions if any on the modification/amendment proposals published in Form-III, in writing, addressed to “The Town Planner & Chief Engineer, Andaman Public Works Department, Nirman Bhawan, Port Blair within 45 days from the date of publication of the notification in the Daily Telegrams.

The objections/suggestions of the modification/amendment proposal may also be submitted by email to tcpdtcp@gmail.com within the above stipulated time.

Chief Engineer & Town Planner

**ANDAMAN & NICOBAR ADMINISTRATION
SECRETARIAT**

**NOTICE INVITING SUGGESTIONS/OBJECTION TO THE FORM OF MODIFICATION OF
MASTER PLAN UNDER SUB-SECTION (3) OF SECTION 9 OF THE REGULATION**

No..... F. No. TP-21/CE/2017/48(PF) In exercise of the powers conferred under sub-section (1) of section 9 of the Andaman and Nicobar Islands Town and Country Planning Regulation, 1994 (No. 7 of 1994) the Lieutenant Governor, Andaman and Nicobar Islands is pleased to propose the following modification(s) in the interest of general public and others ~~at the behest of Central Government in the interest of security of the state~~, to the Master Plan for Port Blair Planning/Development Area, approved and published vide No.35 dated 01/03/2012 in the Andaman and Nicobar Gazette.

Now, therefore, in exercise of the powers under sub-section (3) of section 9 of the said Regulation, the Lieutenant Governor (Administrator) is pleased to invite the public suggestions to the said modification(s) within (forty five) 45 days from the date of publication of this notification in the Andaman and Nicobar Gazette.

MODIFICATION(S)

The proposed modifications in the Master Plan for Port Blair Planning Area-2030 (Report-Volume-II) are published in Form-III as per Rule-3 (4) of the Andaman & Nicobar Islands Town & Country Planning Rules, 2005.

Sl. No.	Page No.	Clause No.	Description
1.	68	Clause No. 5.2.3.J (A) (iii)	After the word 'prohibited' in Clause No. 5.2.3.J (A) (iii), the following shall be added :- "In case of dispute in the boundary of Reserved Forests and Other Forests zoning, the Environment and Forests Department shall be the final authority for demarcating the jurisdiction of Reserved Forests and Other Forests boundary. In order to facilitate the demarcation process, a committee may be constituted under the Chairmanship of DC(South Andaman) with DFO(SA), DCF(GIS Cell) of Environment & Forest Department and Town & Country Planner, APWD as members. In case of exclusion of any parcel(s) of revenue land from the Reserved Forests and Other Forests landuse zones under Master Plan for PBPA after demarcation by the Committee, the landuse zoning for those parcel(s) of land shall be decided by the Administrator (Lt. Governor) upon the recommendation of Town Planner based on the surrounding land uses. However, the actual change in the land use of such parcel(s) of land shall come to the effect after notification of the change in the A & N Gazette and the Town Planner shall maintain a Register of such changes effected in the land use zoning. "
2.	67	Clause No. 5.2.3-H	After the word 'concerned' in Clause No. 5.2.3-H, the following shall be added :- "In case of any dispute in the boundary of the Defence land, the Deputy Commissioner, South Andamans shall be the Final Authority for getting demarcation of the jurisdiction of the land under the possession of Defence Authorities. In case of exclusion of any parcel(s) of land from the Defence land use zoning under the Master Plan

			for PBPA after demarcation, land use zoning for those parcel(s) of land shall be Public & Semi-Public. The zoning Regulation specified for Public & Semi-Public landuse under Clause No. 5.2.4-E and Planning Norms specified under Clause No. 5.3.7-E of the Master Plan shall be followed for processing the case for issue of Planning Permission”.																				
3.	74	Footnote under Clause No. 5.2.4-F.	<p>After the word “authority vide 5.3.4” in the Footnote under Table No. 5.2.4-F, the following shall be added :-</p> <p>“Provided that in case the parcels of land is not earmarked for any specific projects or the Administration decided not to use the land earmarked for any specific Project proposed in the Master Plan, the restriction in the use of land for residential under Primary Residential-PR-A Category uses for the staff and employees as incidental to the main land use is exempted.</p> <p>Provided further that in above such similar circumstances, the restriction in the use of land for Commercial C-A Category incidental to the land use is also exempted.”</p>																				
4	75	Footnote under Clause No. 5.2.4-H	<p>After the word “required” in the Footnote under Table No. 5.2.4-H, the following para shall be added :-</p> <p>“The Authority may exempt the provisions of applicability of the restrictions on the use of land incidental to main land use under the Residential PR-A, Commercial C-A & Public & Semi Public PSP-A in the above 7 revenue villages for Tourism & Tourism related activities. The maximum permissible FAR & Coverage for such development shall not exceed 150 & 50 respectively.</p>																				
5(a)	92	Clause No. 5.3.7-G	<p>The para under Clause No. 5.3.7-G- PARKS & OPEN SPACE (POS) ZONE shall be substituted as below :-</p> <p>“The Definition, Permissible Activities and Planning Norms for construction activities which are incidental to main landuse such as Social & Recreational Club, Recreational Complexes, Sports Club, Sport Stadium, Open Air Theatre, Exhibition, Ground, Museum etc. as categorized under Clause No. 5.2.3-G are as below:-</p> <p>Definition and Permissible activities</p> <table border="1"> <thead> <tr> <th>Sl. No</th> <th>Use Premises</th> <th>Definitions</th> <th>Activities Permissible</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Multi-purpose Community Hall</td> <td>A premise having an enclosed space for various social and cultural activities.</td> <td>Community Hall, Watch & Ward Residence (upto 20 sqm.) Soft Drink and Snack Stall and library etc.</td> </tr> <tr> <td>2</td> <td>Music Dance and Drama Training Centre</td> <td>A premise having facilities for imparting training and coaching for music, dance and dramatics.</td> <td>Music, dance and drama training centre, watch and ward residence (up to 20 sqm.), canteen, auditorium.</td> </tr> <tr> <td>3</td> <td>Ayush, Meditation, Spiritual and Religious Discourse Centre</td> <td>A premise having facilities for self-attainment, achieving higher quality of mind and body, spiritual and religious discourse etc.</td> <td>Music, dance and drama training centre, watch and ward residence (up to 20 sqm.), canteen, auditorium.</td> </tr> <tr> <td>4</td> <td>Recreational Club</td> <td>A premise having the facility for recreation with indoor sports, swimming pool, outdoor sports, socializing and gathering space for small functions with</td> <td>Recreational club, watch & ward residence (upto 20 sqm.), Residential Component upto 15% total floor area subject to maximum of 300</td> </tr> </tbody> </table>	Sl. No	Use Premises	Definitions	Activities Permissible	1	Multi-purpose Community Hall	A premise having an enclosed space for various social and cultural activities.	Community Hall, Watch & Ward Residence (upto 20 sqm.) Soft Drink and Snack Stall and library etc.	2	Music Dance and Drama Training Centre	A premise having facilities for imparting training and coaching for music, dance and dramatics.	Music, dance and drama training centre, watch and ward residence (up to 20 sqm.), canteen, auditorium.	3	Ayush, Meditation, Spiritual and Religious Discourse Centre	A premise having facilities for self-attainment, achieving higher quality of mind and body, spiritual and religious discourse etc.	Music, dance and drama training centre, watch and ward residence (up to 20 sqm.), canteen, auditorium.	4	Recreational Club	A premise having the facility for recreation with indoor sports, swimming pool, outdoor sports, socializing and gathering space for small functions with	Recreational club, watch & ward residence (upto 20 sqm.), Residential Component upto 15% total floor area subject to maximum of 300
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				restaurant.	sqm, library, swimming pool, indoor and outdoor games facilities club.			
			5	Exhibition-cum-Fair Ground	A premise having facilities for the exhibition and display and other cultural activities for a group of participants.	Fair Ground, Residential Flat (for maintenance staff) Exhibition Centre (Temporary in nature) Restaurant, Soft Drink & snack Stall, Police Post, Fire Post, bank Extension counter facility, Post Office counters facility.		
			6	Museum, exhibition centre and art gallery, auditorium and open air theatre, indoor & outdoor stadium	Combination of Museum, exhibition centre and art gallery, auditorium open air theatre, indoor & outdoor stadium.	Museum, Exhibition Centre and Art Gallery Auditorium and Open Air theatre, Watch & Ward Residence (upto 20 Sqm.)		
5(b)			Planning Norms					
			Sl. No.	Category	Maximum Permissible			
					Ground Coverage	FAR		
						No. of Floors		
						Height		
			1	Multipurpose Community Hall or Banquet Hall	30%	120	G+2/ Stilt+3 in Port Blair Municipal Area and G+3/ Stilt+4 in the Planning Area outside PBMC Area	13m in Port Blair Municipal Area and 15m in the Planning Area outside PBMC Area
			2	a) Community Recreational Club b) Recreational Club	25%	100		
			3	Socio-cultural activities such as auditorium, music, dance & drama centre / meditation & Ayush, spiritual centre etc.	35%	120		
			4	Social & Recreational Club	30%	110		
			5	Exhibition-cum-Fair Ground	20%	20		
			6	Museum, Exhibition Centre, Art Gallery, Science Centre, Sport Club, Recreational Complex, Sports Training Centre. Indoor & outdoor Stadium, Open Air Theatre.	30%	120		
6.	55	Sl. No. 7 under Technical terms & definitions under Clause No. 5.1	The Clause No. 5.1, the contents of the definition “7. Balcony” shall be substituted as below :- “A horizontal projection, with a handrail or balustrade or a parapet, to serve as sitting out place not exceeding 1.2m in depth and not continuous throughout the length or width of building”.					
7.	79	Clause No. 5.3.6-A-Table-A, Table-B and Side Setback &	The Clause No. 5.3.6-A, Table-A shall be substituted as below :-					
			SL. NO	WIDTH OF ABUTTING ROAD	MINIMUM FRONT SETBACK REQUIRED			
			1	Upto 7m	1.5 m			

Table –C & D with footnote

2	More than 7 m and upto 10 m	2.0 m
3	More than 10 m and upto 15 m	2.5 m
4	Above 15m	3.5 m

The Clause No. 5.3.6-A Table-B, shall be substituted as below :-

SL. NO	AVERAGE DEPTH OF THE PLOT	MINIMUM REAR SETBACK REQUIRED
1	Upto 15m	1.5 m
2	15 to 20 m	2.0 m
3	20 to 25 m	2.5 m
4	25 to 30 m	3.0 m
5	Above 30 m	4.0 m

The Clause No. 5.3.6-A under the caption “Side Setback & Table–C & Table-D with footnotes shall be substituted as below :-

“Side Setback

The side setbacks to be provided on either side are governed by the average width of the plot and the number of floors. For semi-detached buildings side setbacks are required on one side only. The minimum required space shall be as under:-

Table-C

SIDE SET BACK REQUIREMENT			
NO. OF FLOORS	AVERAGE WIDTH OF THE PLOT	SIDE SETBACK WITH BALCONY PROJECTION / SIDE SETBACK WITHOUT BALCONY PROJECTION	
		FOR DETACHED BUILDING	FOR SEMI-DETACHED BUILDING
		ON BOTH SIDES	ON ANY ONE SIDE
Ground floor	Upto 8 m	0.6	1.0
	8 to 10 m	0.75	1.5
	10 to 13 m	1.0	2.0
	Above 13 m	1.5	3.0
Stilt + 1floor	Upto 8 m	0.75	1.5
	8 to 10 m	1.0	2.0/1.5 [®]
	10 to 13 m	1.5/1.0 [®]	2.5/2.0 [®]
	Above 13 m	1.75/1.2 [®]	3.0/2.5 [®]
G+1 or Stilt +2 floor	Upto 8 m	1.0	2.0/1.5 [®]
	8 to 13 m	1.5/1.0 [®]	2.5/2.0 [®]
	Above 13 m	1.75/1.5 [®]	3.0/2.5 [®]
G+2 or Stilt +3 floor	Upto 13m	1.5/1.0 [®]	Semi-detached buildings are restricted to only
	13 to 18 m	2.0/1.2 [®]	

			<table border="1"> <tr> <td></td> <td>Above 18 m</td> <td>2.25/1.5[@]</td> <td rowspan="4">G+1.</td> </tr> <tr> <td rowspan="3">G+3 or Stilt +4 floor</td> <td>Upto 13 m</td> <td>1.75/1.20[@]</td> </tr> <tr> <td>13 to 18 m</td> <td>2.25/1.5[@]</td> </tr> <tr> <td>Above 18 m</td> <td>2.5/2.0[@]</td> </tr> </table> <p>@- Minimum setback required to be provided if no balcony is proposed.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. In Continuous Building Areas (CBA), no side setbacks are required. 2. In case of construction of building on plots having extent less than 50 sqm in the area other than CBA also, no side setback is required. This is not applicable for the plots sub-divided after the approval of the Master Plan i.e. 01/03/2012. 3. In all the setbacks spaces, unsupported sunshades, wardrobes and built-in cupboards are permissible to a depth of 0.6m. 4. Unsupported open Verandah is permissible only in single storied buildings and the maximum permissible width of verandah shall be in such a way that it does not fall within 1.5m, 0.5 & 1m from front, side & rear boundaries of the site for sunlight, ventilation & fire-fighting etc. 5. No balcony projection is permissible if the side setback provided is upto 1.0 m. 6. Unsupported open balcony projection of width not exceeding 1.2m is permissible subjected to the condition that such projection does not fall within 1.5m, 0.5 & 1.0m from front, side & rear boundaries of the site. 7. Open single flight/double flight or spiral staircase is permissible in the rear and side setback spaces provided such structure do not fall within 0.5m from side boundary or 1.0m from the rear boundary." 		Above 18 m	2.25/1.5 [@]	G+1.	G+3 or Stilt +4 floor	Upto 13 m	1.75/1.20 [@]	13 to 18 m	2.25/1.5 [@]	Above 18 m	2.5/2.0 [@]
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G+3 or Stilt +4 floor	Upto 13 m	1.75/1.20 [@]												
	13 to 18 m	2.25/1.5 [@]												
	Above 18 m	2.5/2.0 [@]												
8.	59	Clause No. 5.1 under Technical terms & definitions 53.Stilt	The Clause No. 5.1, the contents of definition of "53.Stilt" shall be substituted as below :- "Building raised above ground level with stilt area of height not less than 2.4 m between floor level to bottom of the beam above and it shall used for vehicle parking and Electrical installations & Generator set of the premises only".											
9	90	5.3.7-C	The footnote No. 1 under Table No.5.3.7-C: Commercial (C) zone of Clause No. 5.3.7 shall be substituted as below :- "The floor to floor height of typical floors used for Commercial activities permissible in all landuse zones shall be 3.2m. When Commercial activities are allowed in other landuse zones, the maximum permissible height of building in the respective landuse zones shall be adjusted/worked out based on the minimum floor to floor height of 3.2m".											

Any objection(s) or suggestion(s) with respect to the aforesaid modification(s) may be submitted to the Town Planner (Chief Engineer, APWD, Nirman Bhawan, Port Blair) in writing within the said period of forty five (45) days from the date of publication of this notification.

Lieutenant Governor
Andaman and Nicobar islands

By order and in the name of Lieutenant Governor.

Joint Secretary (PWD)