

अण्डमान तथा  
Andaman And



निकोबार राजपत्र  
Nicobar Gazette

सत्यमेव जयते

असाधारण

EXTRAORDINARY

प्राधिकार से प्रकाशित

Published by Authority

सं. 113, श्री विजयपुरम, गुरुवार, 11 दिसम्बर, 2025  
No. 113, Sri Vijaya Puram, Thursday, December 11, 2025

अण्डमान तथा निकोबार प्रशासन  
ANDAMAN AND NICOBAR ADMINISTRATION  
सचिवालय / SECRETARIAT

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**NOTIFICATION**

Sri Vijaya Puram, dated the 11<sup>th</sup> December, 2025.

No. 107/2025/File No. 3- 53/2018-UD.— In exercise of powers conferred under Sub-Sections (3) of Section 202 of the Andaman and Nicobar Islands (Municipal) Regulation, 1994 the Hon'ble Lieutenant Governor has been pleased to propose the following amendments in the Sri Vijaya Puram Municipal Council Building (Amendment) Bye-Laws, 1999 namely :-

**1. Short title and commencement :**

- 1.1 These Bye-Laws may be called as Special Building Norms - Sri Vijaya Puram Building (Amendment) Bye-Laws 2025.
- 1.2 This shall be applicable to Sri Vijaya Puram Municipal Limits.
- 1.3 These Bye-Laws shall come into force from the date of its Publication in the Official Gazette of A & N Administration.

**2. After clause 14.3 of the Sri Vijaya Puram Municipal Council Building Bye-Laws, 1999 the following shall be inserted :-**

**“14. 4 GUIDELINES FOR SPECIAL BUILDINGS.**

Special Building are defined as the buildings to be constructed in the Development area, on plots abutting the RoW not less than 10m and have minimum plot area of 500 Sqm. The planning parameters for these special buildings are as below :-

- 14.4 (a)** These rules are applicable for the building structures exceeding 15m height from ground level.
- 14.4 (b)** Maximum permissible FAR allowed for Special Buildings under all landuse zones is 2.5.
- 14.4 (c)** The minimum open space to be left all around the Special Building shall be 3.5m and an additional open space of 0.5m beyond 3.5m shall be provided for every increase in height of 3m or part thereof beyond 18 m Height. The open space around the building shall be kept open to sky and free from any erection / projection such as sunshade / balcony of any building. The Open yards may be used for the provision of access ways to the building's parking facilities.
- 14.4 (d)** The maximum plot coverage permissible shall not exceed 50% and there is no restriction on the No. of floors and Height of the building, subjected to clearance from ANC. A minimum of 10 % plot area shall be reserved as Green area within the plot.
- 14.4 (e)** Special Buildings under Group Development is one which has two or more blocks of buildings in a particular site. In such cases, the Group development norms under Clause No. 5.3.6-I of the Master Plan for Sri Vijaya Puram Planning area shall be applicable.
- 14.4 (f)** In cases of Residential developments exceeding 50 dwelling units in Residential use zone, Commercial and Institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any Industrial use) as incidental uses required for the occupants within the premises.
- 14.4 (g)** In residential / predominantly residential developments with dwelling units exceeding 50 in number, the proposal shall provide for Sewerage Treatment Plant (STP) and recycling & reuse of wastewater generated and it shall be shown in the plans submitted for Planning Permission. Likewise, environmentally sustainable methods of Solid Waste Management plan shall be prepared and the same shall be shown in the layout plan.
- 14.4 (h)** The applicant shall install solar energy system capable of meeting 25% of the estimated power requirement for the building and it shall be shown in the proposal submitted for planning permission.
- 14.4 (i)** Premium FAR (Floor Area Ratio) is an additional FAR (Floor area) exceeding the base FAR limit that developers can acquire on a plot of land by paying a premium fee to the concerned Authority notified by the Administrator. A Premium FAR of maximum 20% of base FAR (2.5) is allowed on Chargeable Basis. The terms and conditions, the premium payable and illustrations for premium amount are as below : -
- i. The Authority for allowing Premium FAR notified by the Administrator has the right to grant or refuse to allow the premium FAR for the plot on the ground of topography of the site like slope & proneness to inundation and in the vicinity of Historical Buildings.
  - ii. The normally permissible FAR for Special Building is 2.5, for every square meter of additional floor area to be constructed by availing premium FAR, a proportionate land notionally required for the base FAR of 2.5 will be  $1/2.5=0.4$ Sqm.
  - iii. The amount to be paid by the applicant towards the premium FAR shall be equivalent to the cost of the proportionate notional land stated above at the rate as may be notified by the Administration from time to time.

- iv. The applicant shall remit the premium FAR charge in one lump sum to the Authority notified by the Administrator before getting the Planning Permission & building plan approval. All amounts collected towards the award of premium FAR shall be remitted in the Govt. Account to be allotted separately for the purpose.
- v. The premium FAR is applicable for individual plot or group of plots to be amalgamated in whole and proposed for development. Retention of undivided share of land will not be recognized for award of premium FAR.
- vi. The applicant shall at the time of submission of his / her Application for Planning Permission, state his / her willingness to avail the premium FAR and give an undertaking to remit the premium FAR charge at the above rate before getting the Planning Permission."

**Lieutenant Governor,  
Andaman and Nicobar Islands.**

**By order and in the name of the Lieutenant Governor,**

**Sd./-  
Assistant Secretary (UD)**