

अंडमान और निकोबार प्रशासन
मुख्य अभियंता का कार्यालय
अंडमान लोक निर्माण विभाग
नगर तथा ग्राम योजना एकक
श्री विजया पुरम



ANDAMAN & NICOBAR ADMINISTRATION
OFFICE OF THE CHIEF ENGINEER
ANDAMAN PUBLIC WORKS DEPARTMENT
TOWN & COUNTRY PLANNING UNIT
E-MAIL: tcpdtcp@gmail.com

File No. TP-21/CE/2026/(e-142551)/ 3128 Sri Vijaya Puram, Dated 15 July, 2026

To

The Chief Editor,
Daily Telegrams,
Govt. Press, Sri Vijaya Puram

Sub: Request for publication of Draft Notification of the Proposal for Modification of Master Plan for Sri Vijaya Puram Planning Area for inviting Suggestions/Objections – reg.

Sir,

I am directed to forward herewith a hard and soft copy of the Draft Notification for inviting suggestions/objections in Form-III of the Proposal for Modification of Master Plan for Sri Vijaya Puram Planning Area in English for publishing in the Daily Telegrams for three consecutive days.

The invoice for settlement of payment for above publication may kindly be raised in the name of the undersigned and sent to this Office for settlement.

Yours faithfully,

Encl: As above

Copy to:-

1. PS to Chief Secretary, A & N Administration for kind information of Chief Secretary.
2. PS to Commissioner-cum-Secretary (PWD), A & N Administration for kind information of Commissioner-cum-Secretary (PWD).
3. PS to Secretary (PWD), A & N Administration for kind information of Secretary (PWD).
4. PS to Chief Engineer for kind information of Chief Engineer & Town Planner.
5. The Executive Engineer (E&M)(Plg), CE's Office, APWD alongwith a hard and soft copy of the Modification Proposal in Form-III for uploading in the APWD Website as announcement.
6. The Executive Officer, SOVTECH, DBRAIT Complex, Pahargaon, Sri Vijaya Puram alongwith a hard and soft copy of the Modification Proposal in Form-III for uploading in the A & N Administration website as announcement.

Town & Country Planner

Town & Country Planner

o/c

**ANDAMAN & NICOBAR ADMINISTRATION
SECRETARIAT**

FORM-III

**Notification of Modification to the Master Plan under Sub-Section-4 of Section-9 of the
Andaman and Nicobar Islands Town and Country Planning Regulation, 1994**

No..... F.No. M-170951(166)/2/2026-AT&CP-APWD-APWD_AN (Computer. No: 142551): F. No. TP-03/CE/2026/.....In exercise of the powers conferred under Sub-Section (2) 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) with the approval of **Central Government** to the Master Plan for Sri Vijaya Puram Planning Area, which was approved and published vide No.35 dated 01/03/2012 in the Andaman and Nicobar Gazette in the interest of General Public & others and to supplement the initiatives of Government of India under Ease of Doing Business (EoDB).

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 modifications within (forty five) 45 days from the date of publication of this notification in The Daily Telegrams and The Dweep Samachar.

MODIFICATION(S)

The proposed modifications in the report of Master Plan for Sri Vijaya Puram Planning Area-2030 (Report Volume-II) is 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	2	3	4												
1.	68 to 76	Clause No. 5.2.4	The following shall be substituted for the Clause under 5.2.4 Regulation for main landuse zones:- <u>5.2.4. REGULATION FOR MAIN LANDUSE ZONES</u> Uses and activities prohibited (Negative List) in different classifications of Land use zones are described below against each of the zones:- <table border="1"> <thead> <tr> <th>S. N O</th><th>Categorie s of land use activities</th><th>USES/ACTIVITIES PROHIBITED IN EACH MAIN LAND USE ZONE</th><th>REMARK S</th></tr> </thead> <tbody> <tr> <td>1.</td><td colspan="3">RESIDENTIAL LAND USE ZONE</td></tr> <tr> <td></td><td>Commerc ial</td><td>1. Commercial offices / Private and Government. 2. Retail Shopping Complexes. 3. Hotels, Restaurants and Lodging establishments 4. Cinemas theatres, Auditoriums, Preview theatres, Dubbing theatres, Recording studios,</td><td>Activities with floor area exceeding 500 sq.m. are prohibited.</td></tr> </tbody> </table>	S. N O	Categorie s of land use activities	USES/ACTIVITIES PROHIBITED IN EACH MAIN LAND USE ZONE	REMARK S	1.	RESIDENTIAL LAND USE ZONE				Commerc ial	1. Commercial offices / Private and Government. 2. Retail Shopping Complexes. 3. Hotels, Restaurants and Lodging establishments 4. Cinemas theatres, Auditoriums, Preview theatres, Dubbing theatres, Recording studios,	Activities with floor area exceeding 500 sq.m. are prohibited.
S. N O	Categorie s of land use activities	USES/ACTIVITIES PROHIBITED IN EACH MAIN LAND USE ZONE	REMARK S												
1.	RESIDENTIAL LAND USE ZONE														
	Commerc ial	1. Commercial offices / Private and Government. 2. Retail Shopping Complexes. 3. Hotels, Restaurants and Lodging establishments 4. Cinemas theatres, Auditoriums, Preview theatres, Dubbing theatres, Recording studios,	Activities with floor area exceeding 500 sq.m. are prohibited.												

Sl. No	Page No.	Clause No.	Description		
1	2	3	4		
				Multiplexes and Concert Halls. 5. Head Quarters of Banks/Financial institutions and Corporate Houses. 1. Wholesale market, Ware housing and Godowns 2. Agro mandis 3. Heavy goods markets. 4. Slaughterhouses	Fully Prohibited
			Industrial	All Industries categorized by Andaman & Nicobar Pollution Control Committee as Orange Industries except Fishing Industry and fishing related activities & Red Industries from time to time.	--
			Transportation & communication	1. Airports buildings Infrastructure 2. Shipping yards 3. Cargo Terminals 4. Containers storage / Ware houses, 5. Harbour	--
			Parks & Open Spaces	1. Water front Developments 2. Zoological Gardens 3. Botanical Gardens 4. Birds sanctuary 5. Memorial	--
		2.	COMMERCIAL		
			Industrial	All Industries categorized by Andaman & Nicobar Pollution Control Committee as Orange Industries except Fishing Industry and fishing related activities & Red Industries from time to time.	--
			Transportation & communication	1. Airports buildings Infrastructure 2. Shipping yards 3. Cargo Terminals 4. Containers storage / Ware houses, 5. Harbour	--
			Parks & Open Spaces	1. Water front Developments 2. Zoological Gardens 3. Botanical Gardens 4. Birds sanctuary 5. Memorial	--
		3.	INDUSTRIAL LAND USE ZONE		
			Public & Semi Public	Government Offices: 1. Offices of Government & Quasi Departments and Institution. 2. Postal services, Head Quarters, District post offices	All activities exceeding floor area 600 Sqm are prohibited.

Sl. No	Page No.	Clause No.	Description			
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				1. Wholesale market, Ware housing and Godowns 2. Agro mandis 3. Heavy goods markets. 4. Slaughterhouses	Fully Prohibited	
			Industrial	All Industries categorized by Andaman & Nicobar Pollution Control Committee as Orange Industries except Fishing Industry and fishing related activities & Red Industries from time to time.	--	
			Transportation & communication	1. Airports buildings Infrastructure 2. Shipping yards 3. Cargo Terminals 4. Containers storage / Ware houses, 5. Harbour	--	
			5.	TRANSPORTATION & COMMUNICATION LAND USE ZONE		
			Commercial	1. Wholesale market, Ware housing and Godowns 2. Agro mandis 3. Heavy goods markets. 4. Slaughterhouses of any size are prohibited		
			Public & Semi Public	Government Offices: 1. Offices of Government & Quasi Departments and Institution. 2. Postal services, Head Quarters, District post offices	All activities exceeding floor area 600 Sqm are prohibited.	
				Educational Institutions: 1. High Schools, Colleges, Technical Institutions & Universities 2. Research & Development Centres 3. Training Centres 4. Testing Laboratories		
				Health facilities: 1. Government and private Hospitals, Specialty Hospitals, Hospitals for mentally challenged Terminally ill Patients / Infectious Diseases 2. Veterinary Hospital	All activities exceeding floor area 600 Sqm are prohibited.	

Sl. No	Page No.	Clause No.	Description	
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			Religious and Community Services: 1. Places of Worship, Religious buildings exceeding 300 Sqm, Social welfare Institutions exceeding 600 Sqm. 2. Offices of Public Charitable Trusts 3. Auditoriums, Cultural complexes, Assembly Halls, Marriage Halls and Conference Halls exceeding 600 Sqm. Others: 1. Meteorological observatories 2. Memorials 3. Museums, Art Galleries & Archive 4. Police Head Quarters, Police Stations, Jails 5. Fire stations	
			Parks & Open Spaces 1. Exhibitions 2. Festival Grounds 3. Fair Grounds 4. Circus grounds 5. Camping grounds 6. Open-air Theatres 7. Entertainment and amusement parks 8. Places of Assembly (Maidans) 9. Water front Developments 10. Zoological Gardens 11. Botanical Gardens 12. Birds sanctuary 13. Memorial	
		7.	PARKS & OPEN SPACES LAND USE ZONE	
			Commercial 1. Commercial offices / Private and Government. 2. Retail Shopping Complexes. 3. Hotels, Restaurants and Lodging establishments 4. Cinemas theatres, Auditoriums, Preview theatres, Dubbing theatres, Recording studios, Multiplexes and Concert Halls. 5. Head Quarters of Banks/Financial institutions and Corporate Houses.	Activities with floor area exceeding 500 sq.m. are prohibited.
			1. Wholesale market, Warehousing and Godowns 2. Agro mandis 3. Heavy goods markets. 4. Slaughterhouses	Fully Prohibited
			Industrial All forms of Industrial Developments	
			Public & Semi Public Government Offices: 1. Offices of Govt. departments serving public except fire station.	Activities with Plinth area exceeding 300 sq.m. are prohibited.

Sl. No	Page No.	Clause No.	Description
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			Health facilities: 1. Government hospitals, Health Centres, private Nursing Homes and other Health facilities Religious and Community Services: 1. Places of Worship 2. Social Welfare and Cultural Institutions 3. Assembly Halls and Marriage Halls
			Government Offices: 1. Quasi Departments and Institution. 2. Postal services, Head Quarters, District post offices Educational Institutions: 1. High Schools 2. Higher Secondary Schools, Colleges, Technical Institutions & Universities 3. Research & Development Centres 4. Training Centres 5. Testing Laboratories Health facilities: 1. Specialty Hospitals, Hospitals for mentally challenged Terminally ill Patients / Infectious Diseases 2. Veterinary Hospital Religious and Community Services: 6. Offices of Public Charitable Trusts. 7. Auditoriums, and Conference Halls. Others: 1. Meteorological observatories 2. Memorials 3. Museums, Art Galleries & Archive 4. Police Head Quarters, Police Stations, Jails 5. Fire stations
			Transportation & communication 1. Fuel Filling station/ service stations exceeding 30HP 2. Transport offices 3. Goods Terminals 4. Trucks Terminals 5. Ware Houses connected with storage of whole sale trade in commodities 6. Godowns 7. Loading, unloading platforms, weigh bridges 8. Wireless stations 9. Radio, Television Station, Broadcasting Centres, Telecasting and Telecommunication stations

Sl. No	Page No.	Clause No.	Description
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			10. Helipads 11. Airports buildings Infrastructure 12. Shipping yards 13. Cargo Terminals 14. Containers storage / Ware houses, 15. Harbour
		8.	SUBMERGIBLE LANDS Commercial 1. Commercial offices / Private and Government. 2. Retail Shopping Complexes. 3. Hotels, Restaurants and Lodging establishments 4. Cinemas theatres, Auditoriums, Preview theatres, Dubbing theatres, Recording studios, Multiplexes and Concert Halls. 5. Head Quarters of Banks/Financial institutions and Corporate Houses. Activities with floor area exceeding 500 sq.m. are prohibited. 1. Wholesale market, Ware housing and Godowns 2. Agro mandis 3. Heavy goods markets. 4. Slaughterhouses. Fully Prohibited Industrial All Industries categorized by Andaman & Nicobar Pollution Control Committee as Orange Industries except Fishing Industry and fishing related activities & Red Industries from time to time. Public & Semi Public Government Offices: 1. Offices of Govt. departments serving public except fire station. Educational Institutions: 1. High Schools Health facilities: 1. Government hospitals, Health Centres, private Nursing Homes and other Health facilities Religious and Community Services: 1. Places of Worship 2. Social Welfare and Cultural Institutions 3. Assembly Halls and Marriage Halls Activities with Plinth area exceeding 300 sq.m. are prohibited. Government Offices: 1. Quasi Departments and Institution. 2. Postal services, Head Quarters, District post offices Educational Institutions: 1. Higher Secondary Schools, Colleges, Technical Institutions & Universities 2. Research & Development Centres 3. Training Centres

Sl. No	Page No.	Clause No.	Description
1	2	3	4
			4. Testing Laboratories Health facilities: 1. Specialty Hospitals, Hospitals for mentally challenged Terminally ill Patients / Infectious Diseases 2. Veterinary Hospital Religious and Community Services: 1. Offices of Public Charitable Trusts 2. Auditoriums, and Conference Halls. Others: 1. Meteorological observatories 2. Memorials 3. Museums, Art Galleries & Archive 4. Police Head Quarters, Police Stations, Jails 5. Fire stations
			Transportation & communication 1. Airports buildings Infrastructure 2. Shipping yards 3. Cargo Terminals 4. Containers storage / Ware houses, 5. Harbour
			<u>Note:</u> 1. In Parks & Open Spaces land use zone falling in the revenue villages Viper, Craikabad, Chouldari, Badmas Pahar, Dhanikhari, Sippighat and Wandoor which are identified as places for developing tourism and tourism support facilities and the parcels of the land of Haddo village abutting the foreshore road zoned under Parks & Open Space landuse and has potential for development of tourism activities such as Hotels, Restaurants, Retail Shopping Complexes may be permitted by the Authority.
2	60-67	Clause No. 5.2.3-A – 5.2.3-H	The Grouping of Land use in various Land use Zones prescribed under Clause No. 5.2.3-A to 5.2.3-H shall be deleted.

Lieutenant Governor
Andaman and Nicobar islands

By order and in the name of Lieutenant Governor:

Joint Secretary (PWD)