

**ANDAMAN & NICOBAR
ADMINISTRATION
SECRETARIAT**

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 Swaraj & Shaheed Dweep-2034, which was approved and published vide No.20 dated 06.02.2015 in the Andaman and Nicobar Gazette in the interest of General Public & others and to supplement the initiatives of Government of India under Compliance Reduction & Deregulation- Phase-II of 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 Swaraj & Shaheed Dweep-2034 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.	56	Table No. 4.2.4 of Clause 4.2.4	The following shall be substituted for the Clause under 4.2.4 Regulation for main landuse zones:- <u>4.2.4. 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:-

Sl. No	Page No.	Clause No.	Description			
1	2	3	4			
			S. N O	Categorie s of land use activities	USES/ACTIVITIES PROHIBITED IN EACH MAIN LAND USE ZONE	REMAR KS
			1.	RESIDENTIAL		
				<u>Commer cial</u>	1. Offices. 2. Retail Shopping/Mall Cinemas theatres, Auditoriums & Concert Halls. 3. Restaurants, Health Spas, Beauty Parlors, Fitness Centers. 4. Convention Centre, Craft Bazaar, Handicrafts Emporiums & Tourists Pavilion. 5. Hotels, Holiday Resorts, Lodging Establishments. 6. Godowns. 7. Slaughterhouses of any size.	Activitie s with floor area exceedi ng 500 sq.m. are prohibit ed.
				<u>Public & Semi Public</u>	1. All lands intended for accommodating physical infrastructure required for Utilities such as Water Supply, Sewerage, Storm Water Drainage, Solid Waste Disposal System, Electricity, Telecommunication etc., are included in Public & Semi Public Zone. 2. All lands which intended for accommodating social infrastructure such as burial grounds, crematoria etc. 3. Water and sewage treatment plants in land area exceeding 0.25 hec	
				<u>Transpor tation & commun ication</u>	1. Fuel Filling Stations, Service Stations with installation exceeding 30 HP 2. Motor Garage & Workshop exceeding 100sqm floor area	

Sl. No	Page No.	Clause No.	Description			
1	2	3	4			
					3. Transport Offices 4. Goods Terminals 5. Ware Houses, Godowns, Cargo Transit Yards 6. Loading, Unloading Platforms, Weigh Bridges 7. Helipads	
				<u>Parks & Open Spaces</u>	1. Exhibition Grounds 2. Festival Grounds 3. Fair Grounds 4. Circus Grounds 5. Camping Grounds 6. Entertainment & Amusement Parks 7. Water / Adventure Sports 8. Places of Assembly (Maidans) 9. Water Front Development 10. Zoological Gardens 11. Botanical Gardens 12. Birds Sanctuary	
				<u>Industrial</u>	All Industries categorized by Andaman & Nicobar Pollution Control Committee as Orange Industries except Fishing Industry and all fishing related activities & Red Industries from time to time.	
			2.	COMMERCIAL		
				<u>Parks & Open Spaces</u>	1. Water Front Development 2. Zoological Gardens 3. Botanical Gardens 4. Birds Sanctuary	
			3.	PUBLIC & SEMI PUBLIC		
				<u>Commercial</u>	1. Offices. 2. Retail Shopping/Mall Cinemas theatres, Auditoriums & Concert Halls. 3. Restaurants, Health Spas, Beauty Parlors, Fitness Centers. 4. Convention Centre, Craft Bazaar, Handicrafts Emporiums & Tourists Pavilion. 5. Hotels, Holiday Resorts,	Activities with floor area exceeding 500 sq.m. are prohibited.

Sl. No	Page No.	Clause No.	Description			
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					Lodging Establishments. 6. Godowns.	
				<u>Industrial</u>	All Industries categorized by Andaman & Nicobar Pollution Control Committee as Orange Industries except Fishing Industry and all fishing related activities & Red Industries from time to time.	
			4.	TRANSPORTATION & COMMUNICATION		
				<u>Commercial</u>	1. Offices. 2. Retail Shopping/Mall Cinemas theatres, Auditoriums & Concert Halls. 3. Restaurants, Health Spas, Beauty Parlors, Fitness Centers. 4. Convention Centre, Craft Bazaar, Handicrafts Emporiums & Tourists Pavilion. 5. Hotels, Holiday Resorts, Lodging Establishments. 6. Godowns. 7. Slaughterhouses of any size are prohibited	Activities with floor area exceeding 500 sq.m. are prohibited.
				<u>Public & Semi Public</u>	1. All lands intended for accommodating physical infrastructure required for Utilities such as Water Supply, Sewerage, Storm Water Drainage, Solid Waste Disposal System, Electricity, Telecommunication etc., are included in Public & Semi Public Zone. 2. All lands which intended for accommodating social infrastructure such as burial grounds, crematoria etc. 3. Water and sewage treatment plants in land area exceeding 0.25 hec	
				<u>Parks & Open</u>	1. Sports Clubs 2. Sports Stadiums (indoor &	

Sl. No	Page No.	Clause No.	Description		
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				<u>Spaces</u> outdoor) 3. Recreational Complexes 4. Sports Training Centers Social & Recreational Clubs 5. Open Air Theatres 6. Exhibition Grounds 7. Festival Grounds 8. Fair Grounds 9. Circus Grounds 10. Camping Grounds Entertainment & Amusement Parks 11. Water / Adventure Sports Places of Assembly (Maidans) 12. Water Front Development 13. Zoological Gardens Botanical Gardens 14. Birds Sanctuary	
				<u>Industrial</u> All Industries categorized by Andaman & Nicobar Pollution Control Committee as Orange Industries except Fishing Industry and all fishing related activities & Red Industries from time to time.	
			5.	PARKS & OPEN SPACES	
				<u>Commercial</u> 1. Offices. 2. Retail Shopping/Mall Cinemas theatres, Auditoriums & Concert Halls. 3. Restaurants, Health Spas, Beauty Parlors, Fitness Centers. 4. Convention Centre, Craft Bazaar, Handicrafts Emporiums & Tourists Pavilion. 5. Hotels, Holiday Resorts, Lodging Establishments. 6. Godowns. 7. Slaughterhouses of any size are prohibited	Activities with floor area exceeding 500 sq.m. are prohibited.

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				<u>Public & Semi Public</u> Government Offices: 1. Offices of the Govt., Dept. exceeding 600 sq.m. Educational Institutions: 1. Middle School, High School & Higher Secondary Schools 2. Technical Training Institutes Health Facilities: 1. Pathological Laboratories, Physiotherapy Centres and Diagnostic Centres 2. General Hospitals, Specialty Hospitals exceeding 300 Sqm. Religious & Community Services: 1. Places of worship exceeding 200 sq.m 2. Social Welfare & Cultural Institutions / Museums exceeding 600 sq.m. 3. Community Halls exceeding 600 sq.m. Others: 1. Water & Sewage Treatment Plants in land area exceeding 0.25 hectares. 2. All lands intended for accommodating physical infrastructure required for Utilities such as Water Supply, Sewerage, Storm Water Drainage, Solid Waste Disposal System, Electricity, Telecommunication etc., are included in Public & Semi Public Zone. 3. All lands which intended for accommodating social infrastructure such as burial grounds, crematoria etc.	

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				<u>Transportation & communication</u>	1. Fuel Filling Stations, Service Stations with installation exceeding 30 HP 2. Motor Garage & Workshop exceeding 100sqm floor area 3. Transport Offices 4. Goods Terminals 5. Ware Houses, Godowns, Cargo Transit Yards 6. Loading, Unloading Platforms, Weigh Bridges 7. Helipads	
				<u>Industrial</u>	All Industries categorized by Andaman & Nicobar Pollution Control Committee as Green, Orange & Red Industries from time to time.	
2	51-54	Table No. 4.2.3-(A) to Table No. 4.2.3(F) of Clause No. 4.2.3	The Grouping of Land use in various Land use Zones prescribed under 4.2.3-(A) to Table No. 4.2.3(F) of Clause No.4.2.3 shall be deleted.			

Lieutenant Governor
Andaman and Nicobar islands

By order and in the name of Lieutenant Governor.

Joint Secretary (PWD)