

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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |        |                                    |                                                       |          |    |                                  |  |  |  |                           |                                                                                                                                                                                                                                  |                                                                |
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| 1      | 2                                  | 3                                                                                                                                                                                                                                | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |                                    |                                                       |          |    |                                  |  |  |  |                           |                                                                                                                                                                                                                                  |                                                                |
| 14.    | 68 to 76                           | Clause No. 5.2.4                                                                                                                                                                                                                 | <p><b>The following shall be substituted for the Clause under 5.2.4 Regulation for main landuse zones:-</b></p> <p><b><u>5.2.4. REGULATION FOR MAIN LANDUSE ZONES</u></b></p> <p>Uses and activities <b>prohibited (Negative List)</b> in different classifications of Land use zones are described below against each of the zones:-</p> <table><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><tr><td>1.</td><td colspan="3"><b>RESIDENTIAL LAND USE ZONE</b></td></tr><tr><td></td><td><b><u>Commerc ial</u></b></td><td>1. Commercial offices / Private and Government.<br/>2. Retail Shopping Complexes.<br/>3. Hotels, Restaurants and Lodging establishments<br/>4.Cinemas theatres, Auditoriums, Preview theatres, Dubbing theatres, Recording studios,</td><td>Activities with floor area exceeding 500 sq.m. are prohibited.</td></tr></table> | S. N O | Categorie s of land use activities | USES/ACTIVITIES PROHIBITED IN EACH MAIN LAND USE ZONE | REMARK S | 1. | <b>RESIDENTIAL LAND USE ZONE</b> |  |  |  | <b><u>Commerc ial</u></b> | 1. Commercial offices / Private and Government.<br>2. Retail Shopping Complexes.<br>3. Hotels, Restaurants and Lodging establishments<br>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.     | <b>RESIDENTIAL LAND USE ZONE</b>   |                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |                                    |                                                       |          |    |                                  |  |  |  |                           |                                                                                                                                                                                                                                  |                                                                |
|        | <b><u>Commerc ial</u></b>          | 1. Commercial offices / Private and Government.<br>2. Retail Shopping Complexes.<br>3. Hotels, Restaurants and Lodging establishments<br>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 |                                           |                                                                                                                                                                                             |                                                             |  |
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| 1      | 2        | 3          | 4           |                                           |                                                                                                                                                                                             |                                                             |  |
|        |          |            |             |                                           | Multiplexes and Concert Halls.<br>5.Head Quarters of Banks/Financial institutions and Corporate Houses.                                                                                     |                                                             |  |
|        |          |            |             |                                           | 1. Wholesale market, Ware housing and Godowns<br>2. Agro mandis<br>3. Heavy goods markets.<br>4. Slaughterhouses                                                                            | Fully Prohibited                                            |  |
|        |          |            |             | <u>Industrial</u>                         | 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. | --                                                          |  |
|        |          |            |             | <u>Transportation &amp; communication</u> | 1. Airports buildings Infrastructure<br>2. Shipping yards<br>3. Cargo Terminals<br>4. Containers storage / Ware houses,<br>5. Harbour                                                       | --                                                          |  |
|        |          |            |             | <u>Parks &amp; Open Spaces</u>            | 1. Water front Developments<br>2. Zoological Gardens<br>3. Botanical Gardens<br>4. Birds sanctuary<br>5. Memorial                                                                           | --                                                          |  |
|        |          |            | 2.          | COMMERCIAL                                |                                                                                                                                                                                             |                                                             |  |
|        |          |            |             | <u>Industrial</u>                         | 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. | --                                                          |  |
|        |          |            |             | <u>Transportation &amp; communication</u> | 1. Airports buildings Infrastructure<br>2. Shipping yards<br>3. Cargo Terminals<br>4. Containers storage / Ware houses,<br>5. Harbour                                                       | --                                                          |  |
|        |          |            |             | <u>Parks &amp; Open Spaces</u>            | 1. Water front Developments<br>2. Zoological Gardens<br>3. Botanical Gardens<br>4. Birds sanctuary<br>5. Memorial                                                                           | --                                                          |  |
|        |          |            | 3.          | INDUSTRIAL LAND USE ZONE                  |                                                                                                                                                                                             |                                                             |  |
|        |          |            |             | <u>Public &amp; Semi Public</u>           | <b>Government Offices:</b><br>1. Offices of Government & Quasi Departments and Institution.<br>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      | 2        | 3          | 4           |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                |
|        |          |            |             |                                               | <p><b>Educational Institutions:</b></p> <ol style="list-style-type: none"> <li>1. High Schools, Colleges, Technical Institutions &amp; Universities</li> <li>2. Research &amp; Development Centres</li> <li>3. Training Centres</li> <li>4. Testing Laboratories</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                   |                                                                |
|        |          |            |             |                                               | <p><b>Health facilities:</b></p> <ol style="list-style-type: none"> <li>1. Government and private Hospitals, Specialty Hospitals, Hospitals for mentally challenged Terminally ill Patients / Infectious Diseases</li> <li>2. Veterinary Hospital</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                  | All activities exceeding floor area 600 Sqm are prohibited.    |
|        |          |            |             |                                               | <p><b>Religious and Community Services:</b></p> <ol style="list-style-type: none"> <li>1. Places of Worship, Religious buildings exceeding 300 Sqm, Social welfare Institutions exceeding 600 Sqm</li> <li>2. Offices of Public Charitable Trusts</li> <li>3. Auditoriums, Cultural complexes, Assembly Halls, Marriage Halls and Conference Halls exceeding 600 Sqm floor area.</li> </ol> <p><b>Others:</b></p> <ol style="list-style-type: none"> <li>1. Meteorological observatories</li> <li>2. Memorials</li> <li>3. Museums, Art Galleries &amp; Archive</li> <li>4. Police Head Quarters, Police Stations, Jails</li> <li>5. Fire stations</li> </ol> |                                                                |
|        |          |            |             | <b><u>Parks &amp; Open Spaces</u></b>         | <ol style="list-style-type: none"> <li>1. Water front Developments</li> <li>2. Zoological Gardens</li> <li>3. Botanical Gardens</li> <li>4. Birds sanctuary</li> <li>5. Memorial</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | --                                                             |
|        |          |            | 4.          | <b>PUBLIC &amp; SEMI PUBLIC LAND USE ZONE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                |
|        |          |            |             | <b><u>Commercial</u></b>                      | <ol style="list-style-type: none"> <li>1. Commercial offices / Private and Government.</li> <li>2. Retail Shopping Complexes.</li> <li>3. Hotels, Restaurants and Lodging establishments</li> <li>4. Cinemas theatres, Auditoriums, Preview theatres, Dubbing theatres, Recording studios, Multiplexes and Concert Halls.</li> <li>5. Head Quarters of Banks/Financial institutions and Corporate Houses.</li> </ol>                                                                                                                                                                                                                                          | Activities with floor area exceeding 500 sq.m. are prohibited. |

| Sl. No | Page No. | Clause No. | Description |                                                         |                                                                                                                                                                                                         |                                                             |
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| 1      | 2        | 3          | 4           |                                                         |                                                                                                                                                                                                         |                                                             |
|        |          |            |             |                                                         | 1. Wholesale market, Ware housing and Godowns<br>2. Agro mandis<br>3. Heavy goods markets.<br>4. Slaughterhouses                                                                                        | Fully Prohibited                                            |
|        |          |            |             | <b><u>Industrial</u></b>                                | 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.             | --                                                          |
|        |          |            |             | <b><u>Transportation &amp; communication</u></b>        | 1. Airports buildings Infrastructure<br>2. Shipping yards<br>3. Cargo Terminals<br>4. Containers storage / Ware houses,<br>5. Harbour                                                                   | --                                                          |
|        |          |            | 5.          | <b>TRANSPORTATION &amp; COMMUNICATION LAND USE ZONE</b> |                                                                                                                                                                                                         |                                                             |
|        |          |            |             | <b><u>Commercial</u></b>                                | 1. Wholesale market, Ware housing and Godowns<br>2. Agro mandis<br>3. Heavy goods markets.<br>4. Slaughterhouses of any size are prohibited                                                             | .                                                           |
|        |          |            |             | <b><u>Public &amp; Semi Public</u></b>                  | <b><i>Government Offices:</i></b><br>1. Offices of Government & Quasi Departments and Institution.<br>2. Postal services, Head Quarters, District post offices                                          | All activities exceeding floor area 600 Sqm are prohibited. |
|        |          |            |             |                                                         | <b><i>Educational Institutions:</i></b><br>1. High Schools, Colleges, Technical Institutions & Universities<br>2. Research & Development Centres<br>3. Training Centres<br>4. Testing Laboratories      |                                                             |
|        |          |            |             |                                                         | <b><i>Health facilities:</i></b><br>1. Government and private Hospitals, Specialty Hospitals, Hospitals for mentally challenged Terminally ill Patients / Infectious Diseases<br>2. Veterinary Hospital | All activities exceeding floor area 600 Sqm are prohibited. |

| Sl. No | Page No. | Clause No. | Description |                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                 |
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| 1      | 2        | 3          | 4           |                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                 |
|        |          |            |             |                                              | <b>Religious and Community Services:</b><br><br>1. Places of Worship, Religious buildings exceeding 300 Sqm, Social welfare Institutions exceeding 600 Sqm.<br>2. Offices of Public Charitable Trusts<br>3. Auditoriums, Cultural complexes, Assembly Halls, Marriage Halls and Conference Halls exceeding 600 Sqm.<br><br><b>Others:</b><br><br>1. Meteorological observatories<br>2. Memorials<br>3. Museums, Art Galleries & Archive<br>4. Police Head Quarters, Police Stations, Jails<br>5. Fire stations |                                                                 |
|        |          |            |             | <b><u>Parks &amp; Open Spaces</u></b>        | 1. Exhibitions<br>2. Festival Grounds<br>3. Fair Grounds<br>4. Circus grounds<br>5. Camping grounds<br>6. Open-air Theatres<br>7. Entertainment and amusement parks<br>8. Places of Assembly (Maidans)<br>9. Water front Developments<br>10. Zoological Gardens<br>11. Botanical Gardens<br>12. Birds sanctuary<br>13. Memorial                                                                                                                                                                                |                                                                 |
|        |          |            | 7.          | <b>PARKS &amp; OPEN SPACES LAND USE ZONE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                 |
|        |          |            |             | <b><u>Commercial</u></b>                     | 1. Commercial offices / Private and Government.<br>2. Retail Shopping Complexes.<br>3. Hotels, Restaurants and Lodging establishments<br>4. Cinemas theatres, Auditoriums, Preview theatres, Dubbing theatres, Recording studios, Multiplexes and Concert Halls.<br>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<br>2. Agro mandis<br>3. Heavy goods markets.<br>4. Slaughterhouses                                                                                                                                                                                                                                                                                                                                                                                               | Fully Prohibited                                                |
|        |          |            |             | <b><u>Industrial</u></b>                     | All forms of Industrial Developments                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                 |
|        |          |            |             | <b><u>Public &amp; Semi Public</u></b>       | <b>Government Offices:</b><br>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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|        |          |            |             |                                                  | <b>Health facilities:</b><br>1. Government hospitals, Health Centres, private Nursing Homes and other Health facilities<br><b>Religious and Community Services:</b><br>1. Places of Worship<br>2. Social Welfare and Cultural Institutions<br>3. Assembly Halls and Marriage Halls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |
|        |          |            |             |                                                  | <b>Government Offices:</b><br>1. Quasi Departments and Institution.<br>2. Postal services, Head Quarters, District post offices<br><br><b>Educational Institutions:</b><br>1. High Schools<br>2. Higher Secondary Schools, Colleges, Technical Institutions & Universities<br>3. Research & Development Centres<br>4. Training Centres<br>5. Testing Laboratories<br><br><b>Health facilities:</b><br>1. Specialty Hospitals, Hospitals for mentally challenged Terminally ill Patients / Infectious Diseases<br>2. Veterinary Hospital<br><b>Religious and Community Services:</b><br>6. Offices of Public Charitable Trusts<br>7. Auditoriums, and Conference Halls.<br><br><b>Others:</b><br>1. Meteorological observatories<br>2. Memorials<br>3. Museums, Art Galleries & Archive<br>4. Police Head Quarters, Police Stations, Jails<br>5. Fire stations |  |  |
|        |          |            |             | <b><u>Transportation &amp; communication</u></b> | 1. Fuel Filling station/ service stations exceeding 30HP<br>2. Transport offices<br>3. Goods Terminals<br>4. Trucks Terminals<br>5. Ware Houses connected with storage of whole sale trade in commodities<br>6. Godowns<br>7. Loading, unloading platforms, weigh bridges<br>8. Wireless stations<br>9. Radio, Television Station, Broadcasting Centres, Telecasting and Tele communication stations                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |

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| 1      | 2        | 3          | 4           |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                 |
|        |          |            |             |                                        | 10. Helipads<br>11. Airports buildings Infrastructure<br>12. Shipping yards<br>13. Cargo Terminals<br>14. Containers storage / Ware houses,<br>15. Harbour                                                                                                                                                                                                                                                                                         |                                                                 |
|        |          |            | 8.          | <b>SUBMERGIBLE LANDS</b>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                 |
|        |          |            |             | <b><u>Commercial</u></b>               | 1. Commercial offices / Private and Government.<br>2. Retail Shopping Complexes.<br>3. Hotels, Restaurants and Lodging establishments<br>4. Cinemas theatres, Auditoriums, Preview theatres, Dubbing theatres, Recording studios, Multiplexes and Concert Halls.<br>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<br>2. Agro mandis<br>3. Heavy goods markets.<br>4. Slaughterhouses.                                                                                                                                                                                                                                                                                                                                  | Fully Prohibited                                                |
|        |          |            |             | <b><u>Industrial</u></b>               | 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.                                                                                                                                                                                                                                                        |                                                                 |
|        |          |            |             | <b><u>Public &amp; Semi Public</u></b> | <b>Government Offices:</b><br>1. Offices of Govt. departments serving public except fire station.<br><br><b>Educational Institutions:</b><br>1. High Schools<br><b>Health facilities:</b><br>1. Government hospitals, Health Centres, private Nursing Homes and other Health facilities<br><b>Religious and Community Services:</b><br>1. Places of Worship<br>2. Social Welfare and Cultural Institutions<br>3. Assembly Halls and Marriage Halls | Activities with Plinth area exceeding 300 sq.m. are prohibited. |
|        |          |            |             |                                        | <b>Government Offices:</b><br>1. Quasi Departments and Institution.<br>2. Postal services, Head Quarters, District post offices<br><br><b>Educational Institutions:</b><br>1. Higher Secondary Schools, Colleges, Technical Institutions & Universities<br>2. Research & Development Centres<br>3. Training Centres                                                                                                                                |                                                                 |

| Sl. No | Page No. | Clause No.                   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
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| 1      | 2        | 3                            | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|        |          |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                  | 4. Testing Laboratories<br><b>Health facilities:</b><br>1. Specialty Hospitals, Hospitals for mentally challenged Terminally ill Patients / Infectious Diseases<br>2. Veterinary Hospital<br><b>Religious and Community Services:</b><br>1. Offices of Public Charitable Trusts<br>2. Auditoriums, and Conference Halls.<br><b>Others:</b><br>1. Meteorological observatories<br>2. Memorials<br>3. Museums, Art Galleries & Archive<br>4. Police Head Quarters, Police Stations, Jails<br>5. Fire stations |  |
|        |          |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b><u>Transportation &amp; communication</u></b> | 1. Airports buildings Infrastructure<br>2. Shipping yards<br>3. Cargo Terminals<br>4. Containers storage / Ware houses,<br>5. Harbour                                                                                                                                                                                                                                                                                                                                                                       |  |
|        |          |                              | <b>Note:</b><br>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)