

CHAPTER 4

DEVELOPMENT REGULATIONS

4.1 TECHNICAL TERMS AND DEFINITIONS

1. **Access:** Way to a plot or a building other than a street or road.
2. **Agro Mandi:** Local farmers' markets held in village/town squares or open spaces and shopping centers for agro products.
3. **Amalgamation:** Combining two or more plots into a single plot.
4. **Amenity:** Includes road, water supply, street lighting, drainage, sewerage, public works and such other convenience as the Administrator may, by notification in the Official Gazette, specify to be an amenity for the purpose of this Regulation;
5. **Apartment:** Set of rooms forming an Individual home within a building block comprising more than three dwelling units.
6. **Balcony:** A horizontal projection, with a handrail or balustrade or a parapet, to serve as sitting out place not exceeding 1.2 m in depth and not continuous throughout the length or width of the building.
7. **Bifurcation:** Means bifurcation of a single plot into two.
8. **Building:** A house, hut, shed or other roofed structure, whatsoever purpose, and of whatsoever material constructed and every part thereof, and includes a wall and a well, but does not include a tent or other such portable and merely temporary shelter; and “part of building” includes any wall underground room or passage, verandas, fixed platform, plinth, staircase, or door steps attached to or within the compound of an existing building or a proposed building.
9. **Building Line:** The line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend. It includes the lines prescribed, if any, in any scheme. The building line may change from time to time as decided by the DTCP.
10. **Canopy:** Cantilever projections at lintel or roof level over an entrance of a building.
11. **Community Hall:** A hall for the purpose of community gathering and conducting social events.
12. **Continuous Building:** Buildings constructed without any side set back. Row type housing also falls into this category.
13. **Corner Site:** A site at the intersection of two roads and facing two or more roads/streets.
14. **Corridor:** A common passage or circulation space within a building.
15. **Covered Area:** Ground area covered by the building above the plinth level and includes parts of the building projecting out in the other storey.

16. **Development:** Means the carrying out of building, engineering, or other operations in, on, over or under land or the making of any material change in building or land and includes re-development.
17. **Development Area:** All Revenue Villages forming part of Havelock and Neil Islands
18. **Dharmashala:** Rest-house for pilgrims that are primarily created for a religious purpose.
19. **Dormitory:** A residence hall consisting of sleeping quarters or buildings primarily providing sleeping and residential quarters for large numbers of people, often associated with a boarding school, college or university.
20. **Drain:** Includes a sewer, pipe, ditch, channel or any other device for carrying off sullage, sewage, polluted water, rain water or sub soil water together with pail- depots, traps, sink cisterns, flush tanks and other fittings appertaining thereto.
21. **Dwelling Unit:** An independent housing unit with separates facilities for living, cooking and sanitary requirements, and may be a part of a building.
22. **Eco Corridor:** Road connecting Govindanagar boat jetty with Vijaynagar Beach and Radhanagar Beach at Havelock Islands and road connecting Neil Kendra boat jetty with Sitapur Beach and Lakshmanpur Beach at Neil Islands for provision of vegetative cover.
23. **Eco-Friendly material:** Building materials which leaves minimal carbon footprint, less energy consumptive, recyclable and reusable, not include materials such as cement concrete, solid/hollow brick etc.
24. **Eco Resort:** Resort, which is intended to be constructed with environmental friendly material and cause minimal impact over the Ecology in design, construction, operation and maintenance.
25. **Floor Area:** The built up area with roof above of all floors including the ground floor. It is measured at the floor level of the respective floors. Floor Area includes the area of the swimming pools having roof above.
26. **Floor Area Ratio (FAR):** The quotient obtained by dividing the multiple of the total floor area with 100 by the area of the plot.

$$\text{FAR} = \frac{\text{Total Floor Area}}{\text{Plot Area}} \times 100$$

27. **Godown:** A commercial building for storage of goods used by manufacturers, importers, exporters, wholesalers, transport businesses, customs, etc.
28. **Group Development:** Means accommodation of residential or commercial or combination of such activities housed in two or more blocks of buildings in a particular site irrespective of whether these structures are inter connected or not.

29. **Guest House:** Includes a building or a collection of buildings or part of a building used for the accommodation of guests of an institution.
30. **Height of Building:** The vertical distance measured, in the case of flat roofs from the average level of the ground around and contiguous to the building or as decided by the DTCP, to the top of the terrace of last livable floor of the building adjacent to the external walls; and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and in the case of gables facing the road, in the midpoint between the eaves level and the ridge.
31. **Hotel:** Includes a building or a collection of buildings having provisions for accommodation and boarding of travelers or tourists.
32. **Land:** Includes land which is being built upon or is built upon or covered with water benefits to arrive out of land, things attached to the earth or permanently fastened to anything attached to the earth and drives created by law or any street.
33. **Layout:** Division of land into plots exceeding eight in number formed by an individual or body or persons, whether incorporated or not.
34. **Local Body** means a Gram Panchayat or an Urban Local Body constituted under Andaman & Nicobar Islands (Panchayats) Regulation, 1994 or Andaman & Nicobar Islands (Municipal) Regulation, 1994.
35. **Lodging House:** Includes a building or a collection of buildings or part of a building used for the accommodation of travelers or tourists.
36. **Marriage Hall:** A function hall for the purpose of conducting social events like marriage / reception etc.
37. **Owner/Tenant:** Includes the person for the time being holding the license, permit or grant under the Andaman and Nicobar Islands Land Reform & Land Revenue Regulation, 1966 in respect of any land also the person for the time being receiving the rent of any land or building, whether on his own account or as agent or trustee for any person or society or for any religious or charitable purpose or who could so receive the same if the land or building were let to a tenant.
38. **Parking Space:** An area covered or open, sufficient in size to park vehicles together with a drive way connecting the parking lot with road or street and permitting ingress or egress of the vehicles.
39. **Plinth Area:** The built up cover area measured at the ground/stilt floor level of the building(s).
40. **Plot Extent:** Area of contiguous parcel of land enclosed by definite boundaries. Note: If the extent of plot differs as per site conditions form PLR extract /Patta and registered ownership document, then for application of FAR and plot coverage regulations, lowest of the same [excluding any encroachment] will be counted. For application of setback regulation the inner boundary arrived excluding any encroachment or the part of the land for which the applicant/developer does not have the right over it will be the basis.

41. **Plot Coverage:** The extent to which the plot is covered with a building or structure and this is expressed as percentage of the ratio of the built up area at ground level to the plot extent .
42. **Plot Frontage:** The width of the plot on the side of the site or plot abutting the access road.
43. **Private Street:** Any street, road square court alley, passage or riding path, which is not a public street but does not include a pathway made by the owner of the premises on his own land to secure access to or the convenient use of such premises.
44. **Public Space:** A place in a Planning area not being private property, which is open to the use or enjoyment of the public.
45. **Road/Street:** Any street, road, bridge, foot-way, lane, square alley or passage in the Planning Area along which the public or any portion of the public has a right to pass and includes the drains or gutters on either side, and the land up to the defined boundary of any abutting property notwithstanding the projection over such land of any veranda or other superstructure.
46. **Road/Street Width:** Means whole extent of space within the boundaries of the road/street measured at right angles to the course of direction of such road / street.
47. **Room Height:** Means the vertical distance measured from the finished floor surface to the finished ceiling surface. Where a finished ceiling is not provided, the underside of joists or beams or tie beams shall determine the upper point of measurement for determining the room height.
48. **Sanctioned Plan:** The set of plans and specifications submitted in connection with a building or development and duly approved with seal and sanctioned by the concerned Local Body / DTCP.
49. **Service Road:** A road /lane provided on any side of a plot for service purposes.
50. **Set Back Line:** A line usually parallel to the plot boundaries and laid down in each case by the Local Body / DTCP beyond which no building can be constructed towards the site boundaries.
51. **Site:** A contiguous parcel / piece of land including a plot enclosed by definite boundaries.
52. **Stilt:** Building raised above ground level with stilt area of height not exceeding 2.7m which is kept open on all sides with adequate structural elements and used for vehicles parking or services.
53. **Street Alignment** means a line dividing the lands comprised in and will be forming part of the street from the adjoining land.
54. **Sub Division:** Means division of land into plots not exceeding eight in number.
55. **Total floor area:** The sum of the floor area of all floors including the ground floor, but excluding areas of covered parking and parking in the stilt floor, staircase headroom, lift machine room, & architectural features.
56. **Villa:** Any large rural / suburban / urban house that is free-standing in a landscaped plot of ground.

57. **Ware House:** A commercial building for storage of goods. Warehouses are used by manufacturers, importers, exporters, wholesalers, transport businesses, customs, etc.

4.2 LAND USE ZONING REGULATIONS

4.2.1 SPATIAL EXTENT

These Regulations apply to the Development Area (all revenue villages forming part of Havelock and Neil Islands) notified under sub section (1) of section 11 of Andaman and Nicobar Islands Town and Country Planning Regulation, 1994. The provisions of this document are to be read in conjunction along with section 8 to 10 of the Andaman and Nicobar Island Town and Country Planning Regulation, 1994. **The Regulations proposed herewith are prospective.** The delineation of various Land use zones and the permissible developmental activities in them are intended to achieve orderly growth as per the Land use strategies enunciated in the development proposals.

4.2.2 LAND USE ZONES

The Master Plan for Havelock and Neil Islands has adopted the following seven main Land Use Zones:

- i) Residential (RE)
- ii) Commercial (CO)
- iii) Public and Semi Public (PSP)
- iv) Transportation and Communication (TC)
- v) Parks and Open Spaces (POS)
- vi) Agricultural (AG)
- vii) Special Reservation (SR)

4.2.3. GROUPING OF LAND USE IN VARIOUS LAND USE ZONES

The uses and activities permitted under each Land use zone are grouped in a hierarchy starting from activities of lower intensity to higher intensity, as given in Table 4.2.3. The permissibility of different groupings of other land uses in each Land use zone is covered in 4.2.4 under Regulations for Main Land use Zones.

**TABLE NO. 4.2.3 (A) USES AND ACTIVITIES PERMISSIBLE UNDER
RESIDENTIAL ZONE**

All forms of residential developments permissible under Residential Zone are grouped as under:	
GROUP-A	GROUP-B
<ul style="list-style-type: none"> ▪ Plotted Developments ▪ Villas & Detached Houses ▪ Semi Detached Houses ▪ Row Houses ▪ Apartments ▪ Group Housing 	<ul style="list-style-type: none"> ▪ Guest Houses ▪ Serviced Apartments ▪ Condominiums/Dormitories
<p>Note: i) All activities permissible under Group A are restricted to a total floor area of 300 sq.m. ii) Activities under Group A, exceeding 300 sq.m of total floor area are to be considered under Group B iii) All activities permissible under Group B are without any restriction of floor area. iv) All activities permissible under Group A & B are subject to Planning Norms applicable as mentioned in Table 4.3.2</p>	

**TABLE NO. 4.2.3 (B) USES AND ACTIVITIES PERMISSIBLE UNDER
COMMERCIAL ZONE**

All forms of commercial developments permissible under Commercial zone are grouped as under:		
GROUP-A	GROUP-B	GROUP-C
<ul style="list-style-type: none"> ▪ Petty Shops dealing with daily essentials not exceeding 30 sq.m. ▪ STD/FAX/Internet Centre/ ATM Centre not exceeding 30 sq.m. ▪ Hair Dressing & Beauty Parlours not exceeding 30 sq.m. ▪ Dry Cleaners / Tailoring Units / Bakery / Sweet Shop / Tea Stalls not exceeding 30 sq.m. ▪ Professional Consulting Offices, Tutorial Centres, Schools of Commerce and Electrical and Electronics Service Centre, Tourists Facilitation Centres not exceeding 50 sq.m. ▪ Restaurants / Coffee Shops not exceeding 100 sq.m. 	<ul style="list-style-type: none"> ▪ Banks, Insurance & Other Offices / Safe Deposit Vaults ▪ Hotels / Restaurants / Health Spas / Beauty Parlours ▪ Retail Shops/ Godown 	<ul style="list-style-type: none"> ▪ Offices ▪ Retail Shopping/Mall ▪ Cinemas theatres, Auditoriums & Concert Halls ▪ Restaurants, Health Spas, Beauty Parlours, Fitness Centres ▪ Convention Centre, Craft Bazaar, Handicrafts Emporiums & Tourists Pavilion ▪ Hotels, Holiday Resorts, Lodging Establishments ▪ Godowns
<p>Note: i) Activities under Group A, exceeding stipulated area, are to be considered under Group B. ii) All activities permissible under Group B are restricted to a total floor area of 300 sq.m. iii) Activities under Group A & B, exceeding 300 sq.m of total floor area will be considered under Group C. iv) All activities permissible under Group C are without any restriction of floor area. v) All activities permissible under Group A , B & C are subject to Planning Norms applicable as mentioned in Table 4.3.2.</p>		

TABLE NO. 4.2.3 (C) USES AND ACTIVITIES PERMISSIBLE UNDER INDUSTRIAL ZONE

<u>GROUP-A</u>	<u>GROUP-B</u>
<ul style="list-style-type: none"> • Cottage Industries using electrical power utilizing machinery not exceeding 5 HP & employing not more than 8 people • Poultry Farm, Dairy Farm, Agro based Cottage Industries not exceeding 100 Sq.m of floor area. • Automobile/Mechanical/Electrical/Electronic Repair Centers not exceeding 100 sqm of floor area. 	<ul style="list-style-type: none"> • Light Industries without restriction of floor area- All Industries using electrical power utilizing machinery not exceeding 10 HP or with employees not exceeding 15 in number. <p>Illustrative Industries:</p> <ul style="list-style-type: none"> • Food Products, Textile Products, Timber & Wood Products, Paper Product & Printing, Metal Works, Electrical Goods, Transport Equipment, Glass Works & Boat Repairing.

TABLE NO. 4.2.3 (D) USES AND ACTIVITIES PERMISSIBLE UNDER PUBLIC & SEMI PUBLIC ZONE

All forms of developments intended for the convenience and service to the public are classified under Public and Semi-Public zone and are grouped as under:		
<u>GROUP-A</u>	<u>GROUP-B</u>	<u>GROUP-C</u>
<p><u>Government Offices</u></p> <ul style="list-style-type: none"> ▪ Offices of the Govt., Dept. upto 300 sq.m. ▪ Bill Collection Centres (Water / Sewage, Electrical etc.) Police Station & Post Offices upto 300 sq.m. ▪ Fire Stations <p><u>Educational Institutions</u></p> <ul style="list-style-type: none"> ▪ Nursery & Primary Schools, Crèches ▪ Public Library <p><u>Health Facilities</u></p> <ul style="list-style-type: none"> ▪ Health Clinics, Pathological Laboratories, Diagnostics Centres not exceeding 300 sq.m. ▪ Nursing Homes, Polyclinics, Dispensaries, Physiotherapy Centres not exceeding 300 sq.m. ▪ Veterinary Clinics not exceeding 300 sq.m. <p><u>Religious & Community Services</u></p> <ul style="list-style-type: none"> ▪ Places of worship not exceeding 100 sq.m. ▪ Social Welfare & Cultural Institutions not exceeding 300 sq.m. ▪ Community Halls not exceeding 300 sq.m. <p><u>Others</u></p> <ul style="list-style-type: none"> ▪ Public Convenience ▪ Dhobi Ghats ▪ Storage of Domestic Gas Cylinders not exceeding 300 sq.m. 	<p><u>Government Offices</u></p> <ul style="list-style-type: none"> ▪ Offices of the Govt., Dept. upto 600 sq.m. <p><u>Educational Institutions</u></p> <ul style="list-style-type: none"> ▪ Middle, High, & Higher Secondary Schools ▪ Technical Training Institutes <p><u>Health Facilities</u></p> <ul style="list-style-type: none"> ▪ Pathological Laboratories, Physiotherapy Centres and Diagnostic Centres ▪ General Hospitals, Specialty Hospitals without restriction of floor area <p><u>Religious & Community Services</u></p> <ul style="list-style-type: none"> ▪ Places of worship not exceeding 200 sq.m. ▪ Social Welfare & Cultural Institutions/Museums not exceeding 600 sq.m. ▪ Community Halls not exceeding 600 sq.m. <p><u>Others</u></p> <ul style="list-style-type: none"> ▪ Water & Sewage Treatment Plants in land area not exceeding 0.25 hectares. 	<ul style="list-style-type: none"> ▪ 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. ▪ All lands which intended for accommodating social infrastructure such as burial grounds, crematoria etc..
<p>Note: i) Activities under Group A, exceeding stipulated area, are to be considered under Group B. ii) Activities under Group B, exceeding stipulated area, are to be considered under Group C. iii) All activities permissible under Group C are without any restriction of floor area and subject to norms prescribed by DTCP on a case to case basis from time to time. v) All activities permissible under Group A , B & C are subject to Planning Norms applicable as mentioned in Table 4.3.2.</p>		

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**TABLE NO. 4.2.3 (E) USES AND ACTIVITIES PERMISSIBLE UNDER
TRANSPORTATION & COMMUNICATION ZONE**

All forms of developments related to the transportation and communication are classified under Transportation and Communication zone and they are grouped as under: All forms of roads and streets are included in this zone		
GROUP-A	GROUP-B	GROUP-C
<ul style="list-style-type: none"> ▪ Bus bays, Auto / Taxi Stand, Bus Shelters, Information Booths ▪ Communication Towers, Booking Offices ▪ Fuel Filling Stations, Service Stations with Installations not exceeding 5 HP. ▪ Parking Lots 	<ul style="list-style-type: none"> ▪ Fuel Filling Stations, Service Stations with Installations not exceeding 30 HP. ▪ Motor Garage & Workshop not exceeding 100 sq.m. floor area ▪ Bus Terminal / Depots ▪ Boat Jetties ▪ Telephone Exchange Buildings 	<ul style="list-style-type: none"> ▪ Fuel Filling Stations, Service Stations without restriction on HP ▪ Motor Garage & Workshop ▪ Transport Offices ▪ Goods Terminals ▪ Ware Houses, Godowns, Cargo Transit Yards ▪ Loading, Unloading Platforms, Weigh Bridges ▪ Helipads
<p>Note: i) All activities permissible under Group A, B & C are without restriction of floor area, except motor garage & workshop under Group B.</p> <p>ii) All activities permissible under Group A, B & C are subject to Planning Norms applicable as mentioned in Table 4.3.2.</p>		

**TABLE NO. 4.2.3 (F) USES AND ACTIVITIES PERMISSIBLE UNDER
PARKS AND OPEN SPACES ZONE**

All lands which are not covered under any special reservation and intended for active and passive recreation including the building activities incidental to the designated uses are covered under this zone			
GROUP-A	GROUP-B	GROUP-C	GROUP-D
<ul style="list-style-type: none"> ▪ Neighbourhood Parks ▪ Playgrounds ▪ Plant Nurseries ▪ Swimming Pools ▪ Green Houses ▪ Herbariums 	<ul style="list-style-type: none"> ▪ Sports Clubs ▪ Sports Stadiums (indoor & outdoor) ▪ Recreational Complexes ▪ Sports Training Centres ▪ Social & Recreational Clubs ▪ Open Air Theatres ▪ Eco-Resorts 	<ul style="list-style-type: none"> ▪ Exhibition Grounds ▪ Festival Grounds ▪ Fair Grounds ▪ Circus Grounds ▪ Camping Grounds ▪ Entertainment & Amusement Parks ▪ Water / Adventure Sports ▪ Places of Assembly (Maidans) 	<ul style="list-style-type: none"> ▪ Water Front Development ▪ Zoological Gardens ▪ Botanical Gardens ▪ Birds Sanctuary
<p>Note: i) All activities permissible under Group A, B, C and D are without restriction of land area.</p> <p>ii) The Residential activities classified under Group-A, Commercial Activities classified under Group-A & Group-B, Public & Semi-Public activities classified under Group-A, Transport & Communication activities classified under Group-A may be permitted with the Special Sanction, provided the material used for construction shall be Eco friendly.</p> <p>iii) Poultry Farm, Dairy Farm, Agro based Cottage Industries not exceeding 100 Sq.m floor area may be permitted with the Special Sanction, provided the material used for construction shall be Eco friendly.</p> <p>iv) All activities permissible under Group A, B, C & D are subject to Planning Norms applicable as mentioned in Table 4.3.2.</p> <p>v) Authority may impose additional conditions for granting special sanction.</p>			

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TABLE NO. 4.2.3 (G) USES AND ACTIVITIES PERMISSIBLE UNDER AGRICULTURAL ZONE

All lands which are to be protected, reserved for promoting agricultural, plantation and farming activities are covered under this zone. No construction activities other than those which are incidental to the farming activities and those which cater to the needs of tourists, interested in witnessing and partaking in agricultural activities are generally permitted in this zone.
a) Construction activities incidental to farming activities include residential developments, (subject to the condition that such developments are limited to a maximum of 3 dwelling units, each not exceeding a floor area of 100 sq.m.), animal husbandry activities, seed / fertilizer depots, agricultural godowns and warehouses, provided that the total floor area of all such activities do not exceed 10% of the total land area.
b) Construction activities which cater to the needs of tourists interested in witnessing and partaking in agricultural activities; include eco-friendly cottages / resting rooms for tourists each not exceeding a floor area of 40 sq.m., and food bazaars, as per the guidelines specified under section 4.3.1 (I), provided that the total floor area of all such activities do not exceed 10 % of the total plot area and not spread in more than 1/3 rd of the total plot extent. Remaining 2/3 rd of the plot extent, to be retained under agriculture.
c) Construction activities which cater to Poultry / Dairy Farming and Agro based Industries not exceeding 20 % of the land area.
Note: i) Activities mentioned above are permissible in combination, provided that the total floor area of all such activities do not exceed 20% of the total plot area and also fulfill conditions stipulated under each case. ii) All activities are permissible only at the ground level or stilt + 1 floor level and expected to fulfill setback requirements as mentioned in section 4.3.1. and planning norms as mentioned in Table 4.3.2. iii) Maximum stilt height of 1m. is permissible. iv) All activities are permissible only with special sanction from DTCP. vi) Construction not permissible on sub divided lands, which were forming part of lands on which planning permission for construction has already been granted.

TABLE NO. 4.2.3 (H) LAND FORMS UNDER SPECIAL RESERVATION

All lands which are to be protected, preserved and reserved for Sustainable Development are covered under this zone. The land use categories under this zone are given as under.
a) Forest Lands: Generally include all lands under reserved forests which are covered under the Indian Forest Act and other forest under the jurisdiction of Revenue Department Felling of trees in the Forest Lands and any form of Construction Activities are totally prohibited.
b) Mangroves: Generally include trees and shrubs that grow in saline coastal habitats in the tropics and subtropics. The word most broadly refers to the habitat and entire plant assemblage or mangal, for which the terms mangrove swamp and mangrove forest are also used.
c) Water Bodies: Generally indicates all existing water bodies, back waters, estuaries, stream, lakes, ponds and tanks. The boundaries of water bodies relate to the maximum flood level. In Water Body Zone, no construction is permitted in the water spread and a buffer of 30 m., is to be left from the boundary. Activities such as fishing, boating and picnics only are permitted along banks. The only construction allowed is open to sky jetties for boating, platforms for Fishing and rain shelters and snack bars not exceeding 10 sq.m., in area, and not exceeding 4 in numbers around a water body.
d) Eco Corridor: Generally include all lands to a depth of 3 M on either side of the roads proposed in the development plan / regulation as eco corridor. The tenant shall develop vegetative cover in the Eco Corridor to act as a Green Buffer. The intent of creating this green buffer zone is to preserve the ecological character of the development area and the rich bio diversity prevalent which can be harnessed for promoting sustainable tourism. The buffer of 3m proposed is also meant to minimize the impact of development activities, likely to take place in due course of time. Though activities are generally not permissible in the green buffer zone, the access is permitted to the properties abutting the eco corridor through the green buffer zone with a passage width of 4m. for plots having frontage upto 20m., 7 m. passage for plots having frontage more than 20m. to 40m., and 10m. passage for plots having frontage more than 40m.
Note: Since Special Reservation zone is primarily intended to protect and preserve lands classified under this zone, no construction activity other than those which are incidental to the use alone are permitted, subject to Special Sanction from DTCP. The Department of Environment & Forests, A & N Administration shall be the competent Agency for development and management of Reserved Forests in accordance with the Indian Forest Act, 1927.

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4.2.4. REGULATIONS FOR MAIN LAND USE ZONES

‘Uses and Activities’ permitted Normally and permitted with Special Sanction from the DTCP and Prohibited in different classifications of land use zones are presented in Table 4.2.4 against each of the zones.

**TABLE NO. 4.2.4 PERMISSIBLE & PROHIBITED USES AND ACTIVITY GROUPS
IN DIFFERENT LAND USE ZONES**

Land Use Zones	Uses normally permitted						Uses Permitted with Special Sanction						Uses Prohibited						
	RE	CO	PSP	TC	POS	I	RE	CO	PSP	TC	POS	I	RE	CO	PSP	TC	POS	I	
Residential	A	A	A	A	A	--	B	B	B	B	B	A	----	C	C	C	C	D	B
Commercial	A	A B	A	A	A B	A	B	C	B C	B C	C	B	---	---	---	----	D	--	
Public & Semi-Public	----	A	A B	A	A	A	A B	B	C	B C	B C D	B	--	C	--	---	---	--	
Transportation & Communication	----	A	A	A B	----	A	A	B	B	C	A	B	B	C	C	----	B C D	--	
Parks & Open Spaces	----	----	----	---	A	--	A	A B	A	A	B C D	--	B	C	B C	B C	---	A B	
Agricultural	For permissible uses and activities refer Table No. 4.2.3 (G)																		
Special Reservation	For permissible uses and activities refer Table No. 4.2.3 (H)																		

RE – Residential, **CO** – Commercial, **I**- Industrial **PSP** – Public & Semi Public, **TC** – Transportation & Communication, **POS** – Parks & Open Spaces

Note: The uses permitted with special sanction by DTCP, are subject to additional conditions prescribed by the DTCP, on a case to case basis.

4.3 PLANNING NORMS FOR CONSTRUCTION ACTIVITIES

The Planning Norms prescribed below for all construction activities in different land use zones are applicable for all revenue villages of Havelock & Neil Islands.

The purpose of these Planning Norms is to ensure orderly and sustainable development without impacting the fragile ecology prevailing over the development area. The norms prescribed reflect the spirit of the development proposals conceived in the Master Plan.

The Planning Norms, specified for the construction activities are categorized under two groups; the first group contains norms which are common to all land use zones and the second contains those which are different for various land use zones. These two groups of norms are provided in section 4.3.1 and 4.3.2 respectively.

4.3.1 PLANNING NORMS COMMON FOR ALL LAND USE ZONES

A) Setback Requirement

Setback spaces in the front, rear and sides are mandatory for all forms of developments. The Setback requirements given below govern the minimum required spaces to be left in the front, rear and two sides of the plot.

Front Setback

The front setback is governed by the width of the road, the plot abuts and the minimum required space shall be as under.

Table A

Width of Abutting Road (R.O.W)	Minimum Front Setback	Balcony Projection Permissible within Front Setback
Upto 7 m.	1.5 m	--
More than 7 m.	2.5 m	1.2 m

Note: In case of roads under Eco Corridor (Map No.7), the setback shall be measured beyond the Eco Corridor

Rear Setback

The rear setback is governed by the depth of the plot and the minimum required space shall be as under.

Table B

Average Depth of Plot	Minimum Rear Setback	Balcony Projection Permissible within Rear Setback
Upto 20 m.	2.0 m	1.0 m
More than 20 m and upto 30 m	4.0 m	1.2 m
Above 30 m	6.0 m	1.2 m

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Side Setback

The side setbacks to be provided on either side are governed by the 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

Number of Floors	Average Width of the Plot	Side Setback Requirement / Balcony Projection Permission within Side setback (in m.)		
		For Detached Buildings		For Semi Detached Buildings
		On One Side	On Other Side	On any One Side
Ground Floor Only	Upto 10 m.	1.0 / 0.0	1.0 / 0.0	2.0 / 1.0
	Above 10 m, and upto 15 m.	1.5 / 0.0	1.5 / 0.0	3.0 / 1.2
	Above 15 m.	2.0 / 1.0	2.0 / 1.0	4.0 / 1.2
Stilt + 1 Floor	Upto 10 m.	1.5 / 0.0	1.5 / 0.0	3.0 / 1.2
	Above 10 m, and upto 15 m.	2.0 / 1.0	2.0 / 1.0	4.0 / 1.2
	Above 15 m.	2.25 / 1.2	2.25 / 1.2	4.5 / 1.2
Ground + 1 or Stilt + 2 Floors	Upto 10 m.	1.5 / 0.0	1.5 / 0.0	Not Applicable
	Above 10 m, and upto 15 m.	2.0 / 1.0	2.0 / 1.0	
	Above 15 m.	2.25 / 1.2	2.25 / 1.2	

Note:

- i) In all the setbacks spaces, unsupported sunshades, wardrobes and built-in cupboards are permissible to a depth of 0.6m.
- ii) Open single flight/double flight or spiral staircase is permissible in the rear and side setback spaces provided such structure do not fall within 0.5 m. from side boundary or 1.0 m. from the rear boundary

B) Parking Norms and Standards

Parking of two wheelers, four wheelers and heavy vehicles as the case may be, are governed by the total floor area and wherever required they shall be provided within the site as per the norms to the satisfaction of the DTCP for the use of the occupants and of persons visiting the premises as described below:

TABLE NO. 4.3.1 PARKING NORMS FOR DIFFERENT TYPES OF USES IN ALL LAND USE ZONES

SL. NO	TYPE OF USE	NORMS
1	Residential	
	For dwelling units with floor area upto 50sq.m.	1 two wheeler space for every dwelling unit.
	For dwelling units measuring more than 50 sq.m and upto75sq.m.	2 two wheeler space for every dwelling unit
	For dwelling units measuring more than 75 sq.m and upto 150 sq.m	1 car & 1 two wheeler space for every dwelling unit
	For dwelling units measuring more than 150 sq.m.	1 car parking space for every 150 sq.m or part thereof and 1 two wheeler space for every dwelling unit
	Note: For Apartments and Group housing, in addition to the parking spaces specified above, 10% of additional parking shall be reserved for visitors parking.	
2	Retail Business (shops, shopping complexes, departmental stores etc..)	
	Upto 50 sq.m.	2 two wheeler space
	Above 50 sq.m	1 car space for every 100 sq.m or part thereof & 2 two wheeler space for every 50 sq.m. or part thereof.
3	Offices (Government)	
	Upto 200 sq.m.	4 two wheeler space
	Above 200 sq.m.	1 car space for every 200 sq.m or part thereof & 1 two wheeler space for every 50 sq.m. or part thereof.
	Other Offices (including Banks)	
	Upto 500 sq.m.	1 car space for every 100 sq.m or part thereof & 1 two wheeler space for every 50 sq.m. or part thereof.
	Above 500 sq.m.	1 car space for every 150 sq.m or part thereof & 1 two wheeler space for every 50 sq.m. or part thereof.

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4	Restaurants	1 car space for every 100 sq.m. of floor area or part thereof with a minimum of 2 car parking space.
5	Lodging Establishments, Hotels, Tourist Homes and Resorts	1 car space for every 10 guest rooms and for the non room area 1 car space for every 200 sq.m. of floor area or part thereof.
6	Star Hotels	1 car space for every 5 guest rooms and for the non room area 1 car space for every 200 sq.m. of floor area or part thereof.
7	Theatres, Auditoriums, Concert Halls, Community Halls, Marriage Halls	1 car space for every 100 sq.m. or part thereof, subject to a minimum of 5 car parking space.
8	Hospitals and Nursing Homes	
	Nursing Homes	1 car space for every 200 sq.m. of floor area or part thereof.
	Hospitals	
	Upto 2000 sq.m.	1 car space for every 300 sq.m. area or part thereof.
	Above 2000 sq.m.	1 car space for every 400 sq.m. area or part thereof.
9	Health Clubs, Health spas, Fitness Centres, Recreation Clubs	1 car space for every 200 sq.m. area or part thereof with a minimum of 2 car parking space.
10	Industrial activities	
	Cottage Industries & Repair Centres	1 two wheeler for every 50sq.m. area
	For Light Industries	1 car space for every 300 sq.m. area or part thereof and two wheeler for every 50sq.m. area
11	Godowns, Wholesale and Warehouse Buildings	1 lorry space for every 1000 sq.m. of storage space or part thereof.
12	Religious Buildings	1 car space for every 200 sq.m. of floor area or part thereof.

Note:

- i) The dimension of the parking stall for different vehicles shall be 2.5 mx5 m for cars, 1.2m x 1.8m for two wheelers and 3.5 m. x 10 m. for lorries.
- ii) For group developments and apartments, 10% of the required car/two wheeler parking spaces subject to a minimum of one car space and 2 two wheeler spaces shall be reserved for the physically handicapped persons near the entrance.
- iii) The width of driveway shall be 3.5 m. for one way movement and 6 m for two way movement. The width of the entry and exit gates shall be a minimum of 3.5 m.
- iv) The minimum inner turning radius for cars in driveway and ramps shall be 3.5 m. For trucks and lorries the inner turning radius shall not be less than 7 m.

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- v) The gradient in ramps shall not be steeper than 1:8 and the slope of the parking spaces shall not be more than 4% in any direction.
- vi) The maximum height of stilt floor provided for Parking of vehicles shall not be more than 2.7 m. measured from the floor level to the bottom of the roof slab above, subject to the condition that a minimum of 2.4 m. is provided from the floor level to the bottom of the beam above. Parking spaces provided at the Stilt Floor are exempted from FAR calculations.
- vii) The width of aisle in parking lots shall be as described below:

Description	Parallel Parking	Angular Parking Upto 60 ^o	Angles Above 60 ^o and Perpendicular Parking
Two Wheelers	2.5 m	2.5 m	2.5 m
Four Wheelers	3.5 m	3.5 m	6.0 m
Trucks and Lorries	7.0 m	3.5 m	10.0 m

C) Planting of Trees

In order to compensate the loss of green cover on account of urban developments, the norms are prescribed for planting trees which are pre-requisite for according Planning Permission. The Local Body / DTCP having jurisdiction shall grant building permissions subject to the conditions that the prescribed number of trees of prescribed species are planted by the owner. The owner of the premises or house shall maintain the trees and they shall not be felled without the prior permission of the officer concerned. The norms for planting trees shall be as follows:

Residential Land Use		Commercial Land Use		Public & Semi Public Land Use	
Plinth Area (sq.m)	No. of trees to be planted	Plinth Area (sq.m)	No. of trees to be planted	Plinth Area (sq.m)	No. of trees to be planted
Below 50	Nil	Below 100	Nil	Below 200	2
51 – 100	1	101 – 200	1	201 – 500	4
101 – 200	2	201 – 300	2	501 – 1000	6
201 – 300	3	301 – 500	3	Above 1000	6 + 1 for increase of every 200 m ²
Above 300	3 + 1 for increase of every 200 m ²	Above 500	3 + 1 for increase of every 300 m ²		

Note:

The type of plants, the distance between trees/plants from the building and the distance between the plants shall be carefully worked out keeping in view the structural safety and aesthetic requirements of buildings.

D) Rainwater Harvesting

Effective measure shall be taken by the owner within each premises for conservation of rainwater through rainwater harvesting measures and use of recycled water to the maximum extent possible to the satisfaction of the DTCP. Collection of rainwater from roofs and terraces and directing the same either to storage tank or to recharging well may be insisted by the DTCP. Rainwater harvesting structures as prescribed in National building Code, 2005 (Part 9, Section 1, para 5.5.12) shall be provided and maintained by the owner.

E) Energy Augmentation

Ancillary Solar / Wind or any other form of non conventional energy system shall be provided for the following categories of building and same shall be shown in the plans submitted for Planning Permission. Such system shall be capable of meeting a minimum of 25 % of the estimated power requirements.

Applicable for Developments under various land use Zones		Total Floor Area
Residential	Group B	More than 2000 sq.m.
Commercial	Group C	More than 750 sq.m.
Public & Semi Public	Group B & Group C	More than 1000 sq.m.
Parks & Open Spaces	Group B & Group C (only Entertainment & Amusement Parks)	More than 1000 sq.m.

The Local body/ DTCP reserves the right to ensure that the facilities provided are installed and maintained to the satisfaction of the DTCP.

F) Wind Energy

Non- conventional energy resources like wind energy may be explored by the applicant wherever technically feasible in large scale developments exceeding 1000 m² of floor area. The DTCP may consider an incentive, in the form of additional FAR of upto 25 to such developments. The Local Body / DTCP reserves the right to ensure that the facilities provided are installed and maintained to the satisfaction of the DTCP.

G) Waste Management

All forms of commercial developments, exceeding 500 sq.m of floor area, Eco Resorts exceeding 1000 sq.m. of floor area shall provide for recycling & reuse of wastewater generated and the same shall be shown in the plans submitted for Planning Permission.

Likewise, accommodation facilities of any form, including Eco Resorts exceeding 500 sq.m of floor area, shall provide for environmentally sustainable methods of solid waste management, and the plan for the same shall be submitted while Planning Permission is sought.

H) Special Rules for Group Development

- i) Group Development will be permissible only if the road serving as access to the proposed development is not less than 6 m.
- ii) For group development involving more than one building block, the clear distance between any two blocks including balcony/sunshade projection shall be a minimum of 2.5 m.
- iii) Any interlink such as connecting corridors etc., between two buildings shall not be construed as making any two buildings into one block. However, if these blocks are connected solidly atleast for one third width of any one block on the connecting side, then such blocks shall be construed as a single block.
- iv) The width of the internal vehicular access way including passage if any shall be minimum of 6 m. Such vehicular access shall be available for every building block in the site within a distance of 50 m.

I) Guidelines for Construction of Eco Resorts / Cottages & Resting Rooms

The following guidelines shall apply for construction of eco friendly cottages / resting rooms in agricultural zone and eco resorts in other land use zones, where it is permitted.

a) ECO FRIENDLY COTTAGES & RESTING ROOMS IN AGRICULTURE ZONE

- i) Restricted to ground floor only. Maximum stilt height permissible is 1 m.
- ii) Coverage, FAR and height shall be followed as per the provisions applicable contained under Table No. 4.3.2.
- iii) Maximum floor area of a single unit of cottage / resting room not to exceed 40 sq.m.
- iv) Maximum number of units to be clubbed is restricted to 2 and the total floor area not to exceed 100 sq.m.
- v) Use of cement concrete is restricted to the level of sub-structure (plinth level) only.
- vi) Renewable and reusable materials other than cement concrete, hollow block/brick masonry with cement mortar are permissible for super structure including columns, beams and roof. However, to facilitate laying of service / plumbing lines in bathrooms / toilets, not more than two side walls are allowed to be constructed with conventional materials like hollow blocks / bricks etc. RCC roofing in this case is also permitted.
- vii) Only sloped roof is permissible for all developments.
- viii) The use of cement concrete shall be allowed in super structure for kitchen, dining and other common facilities and shall be restricted to 10% of the total floor area.
- ix) In case building constructed on stilts, the eco-friendly material other than cement concrete shall be used for flooring. However bathrooms /toilets are exempted.

b) ECO RESORTS IN OTHER LAND USE ZONE, WHERE PERMISSIBLE

- i) Restricted to G+1 floor only. Maximum stilt height permissible is 1m above ground level.
- ii) Coverage, FAR and height shall be followed as per the provisions applicable contained under Table No. 4.3.2.

- iii) Maximum floor area of a single unit of resort / cottage not to exceed 50 sq.m.
- iv) Maximum number of units to be clubbed is restricted to 3 and the total floor area not be exceed 170 sq.m.
- v) Use of cement concrete is restricted to sub-structure for single storied building. However, to facilitate laying of service / plumbing lines in bathrooms / toilets, not more than two side walls are allowed to be constructed with conventional materials like hollow blocks / bricks etc. RCC roofing in this case is also permitted.
- vi) In case of G+1 structure the use of cement concrete is permissible only for Columns and beams upto ground floor level and only renewable and reusable materials (other than cement concrete) are permissible for roof. However bath / toilets in the first floor can have cement concrete flooring & roofing.
- vii) At the first floor level all structures shall only be of renewable and reusable materials other than cement concrete.
- viii) In case building constructed on stilts, the eco-friendly material other than cement concrete shall be used for flooring.
- ix) Only sloped roof is permissible for all developments.
- x) The use of cement concrete shall be allowed in super structure for kitchen, waste water recycle plant & Rain Water harvesting tank etc. and shall be restricted to 10% of the total floor area permissible in the Eco- Resort.

4.3.2 PLANNING NORMS FOR DIFFERENT LAND USE ZONES

The Planning Norms, which are different for each land use zone are prescribed under the following Planning Parameters.

- i) Minimum Plot Size
- ii) Minimum Plot Frontage
- iii) Minimum Road Width
- iv) Maximum FAR
- v) Maximum Plot Coverage
- vi) Maximum Height
- vii) Maximum Number of Floors

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The Planning norms applicable to each of the land use zones are tabulated and provided in Table 4.3.2.

TABLE NO. 4.3.2 PLANNING NORMS FOR DIFFERENT LAND USE ZONES

PLANNING NORMS	LAND USE ZONE					
	RE	CO	PSP	TC	AG	POS
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Minimum Plot Size (sq.m)	100	200	300	1000	4000	300
Minimum Plot Frontage (m)	8	12 (for plots upto 1000 sq.m) 20 (for plots more than 1000 sq.m)		25	50	10
Minimum Road Width (m)	6	7 m for plots upto 1000 sq.m. 10 m for plots exceeding 1000 sq.m.		7 m for plots upto 10000 sq.m. 10 m for plots exceeding 10000 sq.m.	7	7
FAR Permissible	125	125	100	100	10 [#]	50
Maximum Plot Coverage (%)	60	60	40	50	10 [#]	25 (33.33% for Eco Resorts)
Maximum Height (m)	7 m. for G+1 or 10m for Stilt +2 floor	8 m. for G+1 or 11m for Stilt +2 floor			5	12
Maximum No. of Floors	G+1.or stilt +2 floors				G	G+1

RE – Residential, **CO** – Commercial, **PSP** – Public & Semi Public, **TC** – Transportation & Communication, **POS** – Parks & Open Spaces, **AG** – Agricultural

The maximum permissible FAR and Plot Coverage only for Poultry/Dairy farming and Agro-based industries is 20 & 20% respectively.

Norms for construction activities, incidental to the main land use shall be as per the governing standards / specification of such uses.

Note:

- i) Minimum Plot size, Road width & frontage shall be applicable for new subdivision/Layouts.
- ii) The Floor to Floor height shall not be less than 3 m and 3.2 m for activities permissible under Residential and Commercial Land Use Zones respectively. For Ground floor, the height is measured from the top of plinth beam to the finished floor level immediately above ground. For typical floors the height is measured from finished floor levels between two adjoining floors.
- iii) Special Reservation zone is primarily intended to protect and preserve lands classified under this zone. no construction activity other than those which are incidental to the use alone are permitted subject to sanction from the DTCP. The Department of Environment & Forests, A & N Administration shall be the competent Agency for development and management of Reserved Forests in accordance with the Indian Forest Act, 1927.
- iv) For uses permitted with special sanction, the DTCP may prescribe additional conditions on size of plot, frontage it possesses, and the width of the road that abuts the site. Further, the DTCP may also impose supplementary conditions relating to environmental factors including strengthening of the infrastructure.

4.4 LAYOUT AND SUBDIVISION REGULATIONS

These layout and sub division regulations are applicable for all such developments in the revenue villages in Havelock and Neil Islands.

4.4.1 DEFINITION

- i) Layout means division of land in plots exceeding eight in number.
- ii) Sub division means division of plots not exceeding eight in number for residential purposes.

4.4.2 PURPOSE OF LAYOUT AND SUBDIVISION REGULATIONS

The Purpose of these Regulations is to ensure that plots intended for developments are directly accessible from passages / streets / roads and the road network is designed with proper hierarchy with width depending on the length and anticipated intensity of development on the plots. The Regulations further ensure that proper open spaces for Playgrounds, Parks and common amenities intended for public use are provided.

4.4.3 APPLICABLE NORMS

A) Sub Division

The norms for subdivision of residential layouts are as follows.

Sub division of large plots up to a maximum of eight plots primarily for residential activities are covered under this category. For each of the sub divided plots, the minimum extent of plot, plot frontage and the minimum road width shall be as described in Col. 2 of Table 4.3.2. The road provided to give access to the sub divided plots shall be as per Table-C below. In addition to the same, for plots having an extent of 3000 sq.m., and above before subdivision, reservation of land for open space as stipulated. If the sub division proposed attracts provision of OSR, then the road/ passage leading to OSR shall be handed over to the Local Body by gift deed after proper development and fencing. The open spaces reserved shall be in a shape and location specified by the DTCP. The lands reserved shall be free from any construction by the layout owner, developer or promoter.

B) Residential Layouts

Layouts intended primarily for residential activities are covered under this category. The minimum extent of plot, plot frontage and the minimum road width shall be as described in Col. 2 of Table 4.3.2. .In addition to the same, reservation of land for open space, and civic amenities is an essential requirement in residential layouts. Also the width of passages, streets and roads are governed by the length of the same and intensity of development in the layout. Following are norms for residential layouts.

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i) Open Space Reservation Norms

Reservation of land for recreational purposes in a Layout or sub-division for residential Layout shall be as follows:

TABLE –A OPEN SPACE RESERVATION

Total Layout Area	Minimum Percentage of Layout Area to be reserved for OSR
Upto 0.3 ha.	Nil
More than 0.3 ha. To 3 ha.	5 %
More than 3 ha.	7.5 %

Note:

- i) While computing the area reserved for open space, public roads proposed in the layout which are to be handed over to the Local Body are to be excluded from the overall area of the Layout.
- ii) The areas under open space reservation shall be handed over by the developer free of cost by means of a gift deed to the Local Body after proper development and fencing.
- iii) The open spaces reserved shall be in a shape and location specified by the DTCP. The land so reserved shall be free from any construction by the layout owner, developer or promoter.

ii) Reservation of Land for Civic Amenities

Reservation of land for Civic amenities such as Health care facilities, commercial establishments, public utilities and offices of Government Departments shall be as follows:

TABLE –B RESERVATION OF LAND FOR CIVIC AMENITIES

Total Layout Area	Minimum Percentage of Layout Area to be reserved for Civic Amenities
Upto 1 ha.	Nil
More than 1 ha. To 3 ha.	5 %
More than 3 ha. To 5 ha.	7.5 %
More than 5 ha.	10 %

Note:

- i) Reservation for civic amenities would be applicable only in the case of layouts exceeding 1 hectare in extent. While computing the area reserved for civic amenities, Public roads and the OSR proposed in the layout which are to be handed over to the Local Body are to be excluded from the total extent of the Layout.
- ii) The owner or developer shall develop such civic amenities for the benefit of the residents within two years of approval of Layout or shall hand over the land to the Resident's Association for utilizing the reserved lands for providing civic amenities only.
- iii) In the event of Government Departments proposing to utilize the reserved lands for

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providing public utilities or for providing offices for the use of public they are entitled to purchase to a maximum extent of 50 % of such reserved lands within one year of the layout approval, from the developer at market price.

- iv) In the Residential Layouts promoted by the Government departments, the area reserved for Civic Amenities shall be retained and put to use only for the designated purposes.
- v) The land set apart for Civic Amenities shall be deemed to be zoned for commercial and public/semipublic land use zone as the case may be and planning norms as stipulated under these Regulations shall govern the developments in such plots.

iii) Width of Passages / Streets / Roads

The width of the streets/roads and passages is governed by the intensity of development, nature of development and length of the street/road/passage and the same shall be as per the table given below:

TABLE –C WIDTH OF PASSAGES / STREETS / ROADS

Sl. No.	Description	Width of Passages / Streets / Roads (m)
1	When it is intended to serve upto eight plots and length of passage/street/road does not exceed 120m.	4.0
2	When it is intended to serve upto 16 plots and length of street / road does not exceed 240m.	5.0
3	When it is intended to serve upto 32 plots and length of street/road does not exceed 400 m.	6.0
4	When the roads of length more than 400 m but below 1000 m.	7.0 (DTCP, reserves the right to increase this to 9 m., for road length beyond 1000 m.

Note:

- i) For the purpose of these rules, the maximum plot extent shall not exceed 500 sq.m.
- ii) For division of plots not exceeding 8 in number, the passages mentioned vide sl.no.1 can remain private. However, for division of plots exceeding 8 in number, the streets/roads mentioned vide sl.no.2, sl. no. 3 and sl. no. 4 above are to be necessarily handed over free of cost to the local body by a gift deed.
- iii) The DTCP reserves the right to ensure adequate linkages to the adjoining layouts / lands and the road network identified in the Master plan.
- iv) Cul-de-sacs: When the length of the road network proposed in the layout is within 60 metres of length, cul-de-sacs with a turnaround area of 9 m x 9 m at the closed end are permissible.
- v) Gradient & Turning radius: The gradient for roads shall not be steeper than 1 in 10 and the minimum inner turning radius for roads shall be 3.5 m.

- vi) Splay: A splay at the intersection of two roads shall be provided subject to the minimum dimensions given below:

TABLE –D WIDTH OF ROAD AND SPLAY REQUIRED

Width of Narrower Road	Minimum Splay Required
Upto 7.0 m.	1.5 m x 1.5 m
More than 7 m. and upto 10 m.	2.5 m x 2.5 m
More than 10 m.	3.5 m x 3.5 m

4.5 ADHERENCE TO OTHER NORMS AND STANDARDS

In addition to the norms prescribed under these regulations it is required to comply with the norms and standards prescribed by other organizations / institutions wherever applicable. They are prescribed as under:

4.5.1 PROTECTION AGAINST EARTHQUAKE

Havelock and Neil Islands fall under zone V which is seismically most active region where earthquakes of magnitude 8 or more in the Richter scale could occur. Therefore adequate precautions shall be taken in design of structures proposed in these islands. Every person who constructs, reconstructs, adds to or alters a building shall cause the design of the structure made safe for the components of earthquake vibrations as per the provision of the National Building Code of India 2005 for seismic zone V.

4.5.2 CIVIL AVIATION REQUIREMENTS FOR CONSTRUCTION IN THE VICINITY OF HELIPAD

The buildings, structures in the vicinity of existing / proposed helipads shall conform to the requirement of 'Civil Aviation Authority'. The requirements as given in the National Building Code of India 2005 have to be adhered in general.

4.5.3. COASTAL REGULATION ZONE

The Ministry of Environment and Forests, Government of India through its notification in 2011, restricts the uses of areas in the coastal stretches of Andaman and Nicobar Islands including Havelock and Neil Islands in order provide livelihood security for the local communities and protect the unique environment prevailing in the islands. Use coastal stretches needs to be in accordance with the provisions of Island Coastal Regulation Zone (ICRZ) / Integrated Islands Management Plans (IIMP).

The coastal areas of the islands are classified under ICRZ-I, ICRZ-II, ICRZ-III and ICRZ-IV, and norms for regulation of activities in the coastal areas have been laid in the notification of the Ministry of Environment and Forests, 2011. The proposal for consideration of issue of planning permission and Building Plan approval for any construction / reconstruction in the Havelock & Neil Islands shall be in compliance with the provisions of the above referred notification.

4.5.4. PROVISIONS FOR PERSONS WITH DISABILITIES

Provision for persons with disabilities is a mandatory provision as per the PERSONS WITH DISABILITY ACT 1995 and the intent of the Act is to provide and ensure barrier free environment in the buildings and premises used by public. Residential developments are not covered under this provision. Following are some of the important provisions to be made:

A) Site Planning:

Every building should have atleast one access to main entrance/exit to the disabled which shall be indicated by proper signage. This entrance shall be approached through a ramp together with stepped entry. The ramp should have a landing in front of the doorway.

B) Parking:

Surface parking for at least two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 m., from building entrance. The width of parking bay shall be minimum 3.6 m. The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

C) Building requirements:

- a) For approach to the plinth level, and in other levels where ramps with gradients are necessary or desired they shall conform to the following requirements. For approach to plinth level, the ramps slope shall not be steeper than 1:12 and its width shall be a minimum of 1.5 m and its length shall not exceed 9 m. The ramp shall be provided with handrails on either side and its surface shall not be slippery. For ramps connecting various floors, the slopes should not be greater than 1:20 and its width shall be a minimum of 1.5 m. The landing shall be a minimum of 1.5 m x 3 m and the length of the ramp shall not exceed 9 m/ between landings. The ramps shall be provided with hand rails on either side and its surface shall not be slippery.
- b) Among the lifts provided within the premises atleast one lift shall have the facility to accommodate the wheel chair size 80 cm x 150 cm.
- c) The doors and doorways shall be provided with adequate width for free movement of the disabled persons and it shall not be less than 90 cm.
- d) Stairs and ramps shall have the handrail facilities as prescribed in the National Building Code of 2005, Group 1.
- e) Minimum one special WC in a set of toilet shall be provided for the use of handicapped with essential provision of washbasin near the entrance for the handicapped.