

FORM- V

(Port Blair Planning Area)

(See Rule – 4 (1))

FORM FOR APPLICATION FOR DEVELOPMENT/RE-DEVELOPMENT

To

The Town Planner/ Authorized Officer,
Andaman and Nicobar Administration,
Port Blair.

Sir,

I/we hereby give application that I/We intend to develop/redevelop the land bearing survey No..... situated at..... (village/town) and in accordance with sub-rule (1) of rule 4 framed under the Andaman and Nicobar Islands Town and Country Planning Regulation, 1994 (No. 7 of 1994), I/we forward herewith the following plans and statement (items 1 to 4 in quadruplicate) duly signed by me/us and (Town Planner/Architect/Civil Engineer/Consultant) who will supervise the development, and a copy each of statement/documents (as applicable).

1. Key Plan :
2. Site Plan :
3. Layout Plan/Building :
4. Statement about the proposed development/redevelopment
5. Document of ownership and title, and
6. Record Entry Sketch
7. Receipt of payment of application fee

I/we request that the scheme/proposal may kindly be approved and permission accorded to me/us to develop/redevelop the land.

Yours faithfully,

Signature of applicant(s)
Name of Applicant(s)
(in full block capital)
Address.....

Place:

Date:

How to Apply

Definitions

Key plan- Location Plan of the site with reference to surrounding Buildings/ Roads/Land Marks. (4 copies to be submitted)

Site Plan – Layout of site showing the existing and proposed Buildings/ Structures/ features. (4 copies to be submitted)

Building Plan – “A plan or Plans (in quadruplicate) of the buildings to be constructed, reconstructed, altered or added legible manner(in the scale not less than 1:100) showing plan of all floors, elevation and one cross section of the buildings in compliance with the requirements specified at Appendix ‘C’ of PBMC *Building Byelaws 1999*. (4 copies to be submitted)

Note

1. Two types of permission / approvals required for any development viz. Planning Permission and Approval of Building Plan. Permission for layout of plots shall be obtained.
2. The issue of Planning Permission and Approval of Building Plan is delegated to the local bodies viz, PBMC & Gram Panchayats for construction of buildings on plots having area up to 500 sqm and for development of layout not exceeding 8 plots in number with total extent of layout not exceeding 1000 sqm. The Planning permission for Construction of building on plots exceeding 500 sqm and development of layout with plots exceeding 8 in number with total area of layout exceeding 1000 sqm in extent will be issued by the Port Blair Planning and Development Authority (PBPDA).
3. All applications for Planning Permission and the approval of Building Plan shall be submitted to the local bodies only after granting of Planning Permission Approval of Building Plan will be issued.
4. Requisite fee as per A&N Island Town & Country Planning Rules – 2005 for Planning Permission shall be paid by way of Demand Draft drawn in favour of “The EO to Chief Engineer, CE’s Office, APWD, Port Blair”. The fee details for Planning Permission are given below:

S.No	Area	Fee per square meter to Total land			
		Residential	Industrial	Commercial	Others*
1	Municipal Area/ Urban Area	Rs. 5.00	Rs. 7.00	Rs. 10.00	Rs. 2.00
2	Sub urban Area Within Developed Area	Rs. 4.00	Rs. 6.00	Rs. 8.00	Rs. 1.50
3	Rural Areas	Rs. 2.00	Rs. 5.00	Rs. 6.00	Rs 1.00

*Others include Institutional, Recreational, and Public & Semi Public, Parks and Open Spaces and Agriculture related uses

5. If the area falls under CRZ/CMZ, the applicant shall submit clearance form Environment and Forest Department.
6. If the area falls in the vicinity of Aerodrome, the applicant shall submit No Objection Certificate’ (NOC) from Airport Authority of India.
7. Submit legible copies of documents duly attested for process the Application.