

FORM FOR APPLICATION FOR MDEVELOPMENT/REDEVELOPMENT

TO

The Authorized Officer
Gram Panchayat Sippighat
South Andaman

Sub: Revised Proposal for Construction of Double Storied Residential Building-
Reg.

Sir/Madam

I/we hereby given 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 frame under the Andaman and Nicobar Islands Town and country 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/re-develop 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 Building Reads/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 Plan (in qudricate of the buildings to be constructs, 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 / approval required for any development viz Planning Permission and Approval of Bulling plan. Permission for layout of plots shall be obtained.

2. The issue of Planning Permission and Approval of Building Plan in delegated to the local bodies viz, PBMC & Gram Panchayat for action of buildings on plots having arts up to 500 sqm and for development of layout not exceeding plots in number with total extent of layout not exceeding 1000 sqm. The Planning permission for Construction of building an plots exceeding 500 sqm and development of layout with plats exceeding 3 in number with total area of layout exceeding 1000 sqm an extent will be issued by the Port Blair Planning and Development Authority (PEPDA).

3. All applications for planning and the approval Bolding Plan shall be submitted to the local bodies only allow granting of Building 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 ED to Chief Engineer, CE's Office, APWP, 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) Pro Airport Authority of India.

7. Submit legible copies of documents duly attested for process the Application.

CHECK LIST

RESIDENTAL/COMMERCIAL/PUBLIC&SEMI PUBLIC/INDUSTRIAL/TRANSPORTATION&COMMUNICATION/PARKS/&OPEN SPACES/SUBMERGIBLE LAND

1. Name of the Applicant :
2. Ward No. / Village Name :
3. Plot no./Survey no :
4. Area of the Plot :
5. Date of receipt of Application :
6. Weather this converted for the project proposal:

I. Competent Authority for issue of Planning Permission

S.No	Particulars	Dose the application meet the requirement
1	Does the site extent exceed 500sq.mt?	Yes/No
	If "Yes" forward the application to Port Blair Planning Authority	
2	Is the proposed activity is in conformity with land use If "No" or permitted with special sanction forward the application to Port Blair Planning Authority or land use reclassification	Yes/No/With spl sanction

II. Enclosures to the Application

S.No	Particulars	Dose the application meet the requirement
1	Is Form-'V' duly filed in and signed by the owner	Yes/No/Na
2	Has 4 copies of all plans signed by Architect or Engineer been filed? Key Plan: Site Plan/Layout Plan: Building Plan/Layout Plan: Building Plan with elevation, Section:	Yes/No/Na
3	Statement about the proposed Development/redevelopment duly signed by the applicant	Yes/No/Na

4	2 Copies of Document of ownership and title	Yes/No/Na
5	2 Copies of Record entry sketch duly attested	Yes/No/Na
6	Receipt of payment of Application fee for Planning Permission Receipt No/DD No. Date:	Yes/No/Na
7	Is Far and coverage calculation sheet of Existing/Proposed construction enclosed	Yes/No/Na

III. Scrutinizing of Application for Plan Permission

S.No		Particulars	Does the application meet the requirement	Remarks
1	a	Is the applicant the owner	Yes/No/Na	
	b	If no, Any authorized document for Taking up the Development like power of Attorney etc is enclosed?	Yes/No/Na	
2	a	Is the area comes under CRZ	Yes/No	
	b	If yes, clearance Certificate from Environment and forest is enclosed?	Yes/No/Na	
3	a	If the area comes under vicinity of Aerodrome zone	Yes/No	
	b	Is 'Yes' No objection Certificate' from Airport Authority is enclosed?	Yes/No/Na	

4	a	Does the Applicant propose additions/alteration/changes of roof to existing structures?	Yes/No/Na	
	b	If Yes-is an attested copy of the earlier sanctioned plan enclosed?	Yes/No/Na	
	c	If answer to (b) is 'Yes' – Is the building constructed as per sanctioned plan?	Yes/No/Na	
	d	If answer to (b) Is 'No' are fresh plans as existing at site is enclosed?	Yes/No/Na	
	e	If answer to (d) Is 'Yes' is any evidence to prove the existence of the building?	Yes/No/Na	
5	a	Is any existing building to be related?	Yes/No/Na	
	b	If 'Yes' are detailed plans, elevation and section enclosed	Yes/No/Na	

IV. Scrutinizing of Application for-Planning Norms

S.No	Particulars	Clause No. As per master plan/Bye Law	Required / Permissible. As per master plan	Provided in the plan proposal by the applicant	Remarks
1	2	3	4	5	6
1	Proposed Land Use	PB/WARD/PROPI			

2	Is the Plot comes under Heritage/conservation area	Yes/No			
3	Is the area comes under continues building area	Yes/No			
4	Height of the Building	Clause 5.3.7	No		
5	Plot Frontage	Clause 5.3.7	No		
6	Width of Abutting Road	Clause 5.3.7	No		
7	Maximum FAR	Clause 5.3.7	No		
8	Maximum Plot Coverage	Clause 5.3.7	No		
9	Maximum No. of Floors				
10	Minimum Floor to floor height				
11	(a) Parking area for existing building is provided?	Clause 5.3.6 B	No		
	(b) Parking area for proposed building?				
	Has the space for parking set aside as per DCR? (a=b)				
12	Minimum Front set back	Table-A Clause 5.3.6 A	No.		
13	Minimum Side set back	Table-D Clause 5.3.6 A	No.		
14	Minimum Rear set back	Table-B Clause 5.3.6 A	No.		

15	Minimum Distance between the two blocks	Clause 5.3.6 I	No			
16	Have the rain water harvesting details shown in plan as per clause DCR?	Clause 5.3.6 E	No			
17	Have the ancillary solar assisted solar heating system Incorporated for Nursing Homes/Hospitals/Hotels/Lodges Tourist Homes/Cinema Theaters/Hall Marriage Hall/Shopping Complex	Clause 5.3.6 F	No			
18	Whether location of Planting of tree shown in the plan as per Master Plan?	Clause 5.3.6 D	No			