

अण्डमान तथा  
Andaman And



निकोबार राजपत्र  
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अण्डमान तथा निकोबार प्रशासन  
ANDAMAN AND NICOBAR ADMINISTRATION  
सचिवालय / SECRETARIAT

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**NOTIFICATION**

Sri Vijaya Puram, dated the 11<sup>th</sup> November, 2025.

No. 92/2025/File No 3-53/2018-UD.— In exercise of powers conferred under Sub-Sections (3) of Section 202 of the Andaman and Nicobar Islands (Municipal) Regulation, 1994 the Hon'ble Lieutenant Governor has been pleased to make the following amendments in the Port Blair Municipal Council Building Bye Laws 1999, namely :-

**1. Short Title and Commencement**

1.1 These Bye-Laws may be called as Sri Vijaya Puram Municipal Council Building (Amendment) Bye Laws 2025.

1.2 These shall be applicable in the Sri Vijaya Puram Municipal Area and shall apply to all those buildings which are categorized as low and medium risk buildings.

1.3 These Bye-Laws shall come into force from the date of its publication in the Official Gazette of A & N Administration.

2. In clause 1 of the Port Blair Municipal Council Building Bye Laws 1999 (hereinafter called Principal Bye laws) for the word "Port Blair" the word "Sri Vijaya Puram" shall be substituted.

3. (i) After clause 2.3(a) of the principal bye laws, the following shall be inserted :-

"2.3 (b) "Applicant" means the landowner, who wishes to construct, re-construct, or develop a two storied building."

4. After clause 2.11 of the principal bye laws, the following shall be inserted:-

"2.11(a) "Competent Authority" means the Secretary, Sri Vijaya Puram Municipal Council or the Authorized Officer."

5. After clause 2.32 of the principal bye laws, the following shall be inserted:-

"2.32(a) "High Risk Buildings" is a building other than the low risk and medium risk buildings.

6. After clause 2.35 of the principal bye laws, the following shall be inserted. -

**"2.35(a) "Low Risk Buildings"** having ground or ground plus one floor building (Residential, Mixed use, Commercial and Industrial) upto a maximum height of 07 Meters in a plot area upto 100 SqMtr."

7. After clause 2.37 of the principal bye laws, the following shall be inserted. -

**"2.37(a) "Medium Risk Buildings"** having ground or ground plus one floor building (Residential, Mixed use, Commercial and Industrial) upto a maximum height of 07 Meters in a plot extent from 101 SqMtr to 500 SqMtr."

8. After clause 2.39 of the principal bye laws, the following shall be inserted:-

**"2.39(a) "OBPAS"** means the Online Building Plan Approval System (OBPAS) in force through which the RTP and applicant shall apply for Self Certified Building Plans."

9. After clause 2.46 of the principal bye laws, the following shall be inserted:-

**"2.46(a) "Registered Technical Professional"** or (RTP) means an Architect / Engineer with a valid Registration in the Sri Vijaya Puram Municipal Council as per Competency Clause 3.5(b)(1) Sri Vijaya Puram Building Bye laws 1999 and empanelling as per the eligibility criteria mentioned at 3.5 (b)(III) of this Self Certification."

**"2.46(b) "Relevant Professional Field"** professionals engaged in the preparation, submission, and execution of building plans."

**"2.46(c) "Self-Certification"** refers to the declaration made by the applicant, along with the Registered Technical Professionals (RTP), confirming that the ownership documents and other related documentation for the construction or reconstruction of self-certified building plans are authentic, consistent with the on-ground situation and the Building Bye Laws and that the information submitted online is accurate."

10. After clause 3.4 of the principal bye laws, the following shall be inserted:-

**"3.4(a) "Self Certification"** shall apply to all the building which falls under the low Risk and Medium Risk Building Categories.

**3.4(b)** The Self Certification shall not be applicable to:

- i. Any other case except those mentioned in clause 3.4(a).
- ii. Group Development Schemes.
- iii. Building proposed in CRZ Areas.
- iv. Building proposed in encroached land.
- v. In land uses where uses are prohibited in Master plan."

11. After clause 3.5(b)(II) of the principal bye laws, the following shall be inserted:-

**"3.5 (b) (III) Criteria for Registered Technical Professional:"**

Sl. No.	Parameter	Requirement
1.	Educational Qualification	Graduates in B. Arch/ B.E./B. Tech. in Civil or Structural Engineering, as per Competency Clause 3.5(b)(I)(II) Sri Vijaya Puram Building Bye laws 1999.
2.	Experience	a. Graduates as mentioned in Sl. No. 1 of 3.5 (b)(III) should have Minimum 05 Years of experience in Relevant Professional Field. b. Licensed Supervisor should have a Minimum 10 Years of Experience in Relevant Professional Field.
3.	Registration Essentials	a. Registered with Council of Architecture. b. Registered With Institution of Engineers (IEI). c. Registered with Local Bodies (Sri Vijaya Puram Municipal Council).
4.	Desirable	a. Professionals Residing in Andaman and Nicobar Islands. b. Digital Proficiency to use OBPAS for uploads and Digital Signature.

12. After clause 3.5(c) of the principal bye laws the following shall be inserted:-  
"3.5(c)(I) Empanelment Process:

Mode of Registration:

- Publishing Expression of Interest (Eoi) or as decided by Sri Vijaya Puram Municipal Council.
- Submission of Application by the Interested Professionals.
- Scrutiny of Applications by the Empanelment Committee or Authority
- Issuance of ID and OBPAS Login."

13. In clause 3.10 of the Principal bye laws under sub rule (1)(b) shall be substituted and read as under:

"3.10(1)(b) Upon completion of plinth level in the form prescribed in Joint Declaration Proforma for Notification of plinth level construction stage Appendix-II- I"

14. After clause 3.21 of the principal bye laws, the following shall be inserted:-

**"3.22 Occupancy/Completion Certificate (Low and Medium Risk Building):**

(a) The RTP shall submit the Occupancy/Completion Certificate as per the proforma- Appendix-II G in OBPAS and the joint inspection along with RTP shall be made by the competent authority of the Building Inspection Department Staff of Sri Vijaya Puram Municipal Council as per the delegations and upload report in the OBPAS portal for issue of Occupancy/Completion Certificate by the Competent Authority instantaneously, if the construction is as per the approved plan.

(b) The Occupancy/Completion Certificate will be issued through online based on the Self Certification submitted by the Applicant or Builder in the prescribed proforma duly attested by the Registered Technical Professional, stating that the building has been constructed as per the sanctioned plan and as per rules and regulations in force."

15. After clause 14.2 of the principal bye laws the following shall be inserted:-

"14.3 "As the Master Plan for the Sri Vijaya Puram Planning Area is notified, the Development Control Rule stipulated in the Master Plan for respective typology of buildings shall be adhered to while preparing the design, which shall substitute the provisions in the principal bye-laws from clause 11 to 14.2."

16. After clause 30(v) of the principal bye laws, the NOTE mentioned shall be deleted:-

"NOTE: This Municipal Council Building Bye-laws based on the National building code, whatever is not covered in these bye-laws the relevant aspects / standards quoted in NBC is applicable."

17. After clause 35.2(b) of the principal bye laws the following shall be added :-

**"36. Procedure for Self Certification**

**36.1** Applicant shall submit building plan applications along with relevant documents and fees through Registered Technical Professional (RTP) in OBPAS portal as per the existing procedure in vogue with the addition of a signed Self Certification Proforma.

**36.2** The Self Certification Proforma-Appendix-II F shall be signed by both the applicant and RTP and uploaded in OBPAS portal.

**36.3** OBPAS portal will scrutinize the submission and the application will be forwarded to the Andaman and Nicobar Command / Airport Authority for obtaining No Objection Certificate. After obtaining the NOC, and after payment of necessary fee/charges as generated as per the fee structure mentioned at clause 3.9 of Sri Vijaya Puram Municipal Council Building Bye Laws 1999, the building permission will be generated accordingly.

**36.4** The applicant may commence construction from the date of obtaining the permission in OBPAS.

**37. Responsibilities of the Applicant and RTPs**

**37.1** It shall be the sole responsibility of the building owner to adhere to the approved building plan.

**37.2** The RTP shall submit the details as per clause 3.10 of the Sri Vijaya Puram Building Bye-Laws 1999 at different stages of the construction in the OBPAS.

**37.3** The Applicant and the Registered Technical Professional (RTP) shall jointly submit a joint declaration Proforma-Appendix-II H to the Authority, in the prescribed format, confirming that the construction up to that stage has been carried out strictly in accordance with the approved building plan and the provisions of these bye-laws, and that no deviations or violations have occurred.

The joint declaration proforma shall be submitted within thirty (30) days of reaching each specified stage of construction, as defined under Clause 3.10 of the Sri Vijaya Puram Municipal Council Building Bye laws, 1999. If either the Applicant or the RTP refuses to sign the joint declaration proforma due to any observed or suspected violation, they shall be duty-bound to inform the Competent Authority in writing, clearly stating the reasons for such refusal or non-compliance.

Failure to submit the joint declaration proforma or to notify the Competent Authority within the stipulated timeframe shall invite appropriate action against the deviated construction, as per the applicable provisions of the Sri Vijaya Puram Municipal Council Building Bye laws, 1999.

**37.4** It will be the responsibility of the Applicant to ensure that the building is constructed in accordance to the sanctioned building plan adhering to the provisions of Sri Vijaya Puram Building Bye laws 1999 and Master Plan for Sri Vijaya Puram 2030.

**37.5** RTPs shall ensure that they don't endorse any misrepresentation of documents or facts.

**37.6** RTPs shall ensure that master plan, zoning regulations and Sri Vijaya Puram Municipal Council Building Bye laws, 1999 are adhered to and no plan is approved in restricted zones in Master Plan.

**37.7** RTPs shall ensure that building permissions are not issued for sites under litigation, unless the case has been disposed of by the Hon'ble Court.

37.8 RTPs shall ensure that all fees/charges as per the published fee/Charges Gazette is Generated and paid by applicant.

37.9 RTPs are liable for misrepresentation of on Ground report and necessary action will be initiated against them as per the prevailing act provisions.

**39. Action for Wrong Information / Misrepresentation:**

The onus to ensure authenticity of self-declaration and compliance with the Self Certification lies with the Applicant and Registered Technical Professional.

39.1 If the permission accorded is found to be obtained through misrepresentation, then

(a) The permission shall be revoked by the Competent Authority.

(b) Construction made on such sites shall be treated as unauthorized construction and action shall be taken as per rules in vogue.

(c) Action will be taken against RTP and Applicant as per the prevailing provisions in the rules:

(i) The Applicant or the RTP will be held personally responsible and accountable in case of false declaration.

(ii) The Applicant and the Registered Technical Professional will be liable for punishment which includes:

a. RTP will be revoked from OBPAS for a period of 5 Years."

**40. Miscellaneous**

40.1 Enforcement shall be carried out in accordance with the provisions of the Sri Vijaya Puram Municipal Council Building Bye laws, 1999, as amended from time to time.

After Appendix-II E, the following shall be added :-

Appendix-II F: Self Certification Proforma

(See clause 30.2)

Date \_\_\_\_\_

From,

1. Name, Address & Phone No. of Applicant
2. Name, Official Address & Registration No. of RTP
3. Aadhar No. of the Applicant
4. Aadhar No. of the RTP(S).

To,  
The Secretary, Municipal Council  
Sri Vijaya Puram.

Sir/Madam,

**Sub: [Sri Vijaya Puram Municipal Council] - Self Certification of low/medium risk buildings - proposed building construction in Sy. No. \_\_\_\_ of \_\_\_\_ revenue Village in \_\_\_\_ Tehsil, joint Self Certification - Submitted - Regarding.**

It is to submit that I/we, \_\_\_\_\_ [mention names of all the owners], am/are owner(s), of site in Sy.No. \_\_\_\_ of \_\_\_\_ Revenue Village in \_\_\_\_ Tehsil, \_\_\_\_ limits to a site extent of \_\_\_\_ sq.m with a total built up area of \_\_\_\_ sq.m (sq.ft) for residential building having height of \_\_\_\_ meters. I am / We certify that the documents submitted in this permission are correct and complete. I am authorized to take up the proposed development in the site mentioned above. **I/we shall abide by the approved building plan in undertaking the construction and promptly intimate the RTP at all stages of completion.**

It is to submit that, I, \_\_\_\_\_ [mention RTP name] with registration number \_\_\_\_ agree to be the RTP for the proposed building construction in the site mentioned above till the completion of the project. **I shall guide and instruct the applicant to abide by the approved building plan in undertaking the construction and notify the authorities if any deviation comes to my notice.**

We certify that,

1. The documents submitted in this permission are correct and no vital information is withheld.
2. The site does not fall under any restricted zone.
3. Fees as per the Sri Vijaya Puram Building Bye Laws 1999 is remitted.
4. There are no litigations or court cases pending with respect to the site.
5. I am liable for any mis-representation made in the approved drawings / documents and action against me and the owner as per the prevailing Act provisions and consider the construction as unauthorized construction.

**Signature of Applicant**

Name: \_\_\_\_\_  
(Signature & Date)

Address: \_\_\_\_\_

**Signature of RTP**

Name: \_\_\_\_\_  
Reg. No.: \_\_\_\_\_  
(Signature & Date)

Address: \_\_\_\_\_

**Appendix-II G: Format for Occupancy / Completion Certification**

(See clause 3.22(a))

Certificate / Registration No. : \_\_\_\_\_

Date: \_\_\_\_\_

I, \_\_\_\_\_, Empanelled as Registered Technical Professional (RTP) under Sri Vijaya Puram Municipal Council, hereby certify that:

The building on survey No. \_\_\_\_\_ sanction by the Self Certification bearing No. \_\_\_\_\_ dated \_\_\_\_\_ is located at \_\_\_\_\_, constructed by Mr. / Ms. \_\_\_\_\_, has been inspected by me on \_\_\_\_\_.

The construction conforms to the approved building plan dated \_\_\_\_\_.

The site meets all building bye-law norms and there is no unauthorized deviation.

Signature: \_\_\_\_\_

Name & Registration No.: \_\_\_\_\_

Stamp & Date: \_\_\_\_\_

**Appendix-II H: Format for Joint Declaration Proforma**

(See clause 37.3)

**JOINT DECLARATION PROFORMA FOR  
NOTIFICATION OF CONSTRUCTION STAGE**

We, the undersigned:

**1. Applicant**

Name: \_\_\_\_\_

S/D/W of: \_\_\_\_\_

Address: \_\_\_\_\_

Contact No.: \_\_\_\_\_

**2. Registered Technical Professional (RTP)**

Name: \_\_\_\_\_

Registration No.: \_\_\_\_\_

Address: \_\_\_\_\_

Contact No.: \_\_\_\_\_

**Notification of Construction Stage as per Clause 3.10 of Sri Vijaya Puram Municipal Council Building Bye-laws, 1999**

Building Permit No.: \_\_\_\_\_

Date of Issue: \_\_\_\_\_

Property Address / Plot No.: \_\_\_\_\_

Ward: \_\_\_\_\_

We hereby notify the Authority that the construction of the above-mentioned building has reached the following stage:

Please tick (✓) the applicable stage of construction at the time of submission

(1) Commencement of work

(2) Total completion of the building and before occupancy

We solemnly affirm and declare that:

1. The construction executed up to the stage mentioned above is strictly in accordance with the building plan conditions.
2. There is no deviation or violation from the Sri Vijaya Puram Municipal Council Building Bye-laws, 1999 or any other applicable regulations.
3. All work up to this stage has been verified by the undersigned Registered Technical Professional.
4. We undertake full responsibility for any discrepancy or violation found at this or any previous stage.
5. This joint declaration proforma is being submitted jointly in compliance with the Sri Vijaya Puram Municipal Council Building Bye-laws, 1999.
6. Any other Remarks \_\_\_\_\_

We, the above-named declarants, hereby declare that the contents of this declaration are true and correct to the best of our knowledge and belief and that nothing material has been concealed.

Place: \_\_\_\_\_

Dated: \_\_\_\_\_

**Signature of Applicant**

Name: \_\_\_\_\_

(Signature & Date)

Address: \_\_\_\_\_

**Signature of RTP**

Name: \_\_\_\_\_

Reg. No.: \_\_\_\_\_

(Signature & Date)

Address: \_\_\_\_\_

**Appendix-II I: Format for Joint Declaration proforma for Notification of plinth level construction stage**  
(See clause 3.10(1)(b))

Report BA. No. : \_\_\_\_\_ Dt.: \_\_\_\_\_

Work of..... (Title of the project) at ..... [Site Address]

Name of the Applicant:

Location \_\_\_\_\_ (Sy. No., Village, Ward No.) in \_\_\_\_\_

Date of inspection : \_\_\_\_\_

Stage of Construction at site: \_\_\_\_\_

**Plinth level inspection details**

Sl. No.	Item	Provided as per approved plan	Provided actually at site	Remarks
1	Front setback			
2	Rear setback			
3	Side 1 setback			
4	Side 2 setback			
5	Plinth area			

Any other remarks: \_\_\_\_\_

Is the construction up to plinth level as per the approved plan : Yes / No

Remarks: \_\_\_\_\_

Recommendation : As the construction is (NOT) as per approved plan so far, the plinth level inspection is cleared / NOT cleared.

**Signature of Applicant**

Name: \_\_\_\_\_  
(Signature & Date)  
Address: \_\_\_\_\_

**Signature of RTP**

Name: \_\_\_\_\_  
Reg. No.: \_\_\_\_\_  
(Signature & Date)  
Address: \_\_\_\_\_

.....  
Lieutenant Governor,  
Andaman and Nicobar Islands.  
By order and in the name of the Lieutenant Governor,

Sd./-  
Assistant Secretary (UD)