

## ‘Regulation for Hotel -2011’

ગુજરાત સરકાર

શહેરી વિકાસ અને શહેરી ગૃહ નિર્માણ વિભાગ

પ્લોક નં.૧૪, ૯મો માળ,

સચિવાયલ, ગાંધીનગર.

હુકમ ક્રમાંક:પરચ-૧૦૨૦૦૯-૬૦૦૨-૯

તા. 25 APR 2011

આમુખ :

રાજ્યમાં વેગથી થઈ રહેલ સર્વાંગી વિકાસ, વાયવ્રન્ટ ગુજરાતના માધ્યમ દ્વારા દેશ , વિદેશના રોકાણકારો દ્વારા ઔદ્યોગિક વિકાસ માટે થઈ રહેલ રોકાણ, કૃષિ ઉત્પાદનોમાં થઈ રહેલ વધારો વિશ્વ વ્યાપી આરોગ્યલક્ષી સેવાઓની થનાર ઉપલબ્ધી તેમજ પ્રવાસ/પર્યટન પ્રવૃત્તિ વેગવાન બનવાને લઈ, રાજ્યમાં પધારનાર અતિથિઓને સુવિધાયુક્ત સગવડો વાળી હોટેલોમાં રોકાણ કરવાની વ્યવસ્થા થાય તે માટે હાલ અદ્યતન સગવડવાળી હોટેલની ઉપલબ્ધી સામાન્યતઃ છે પરંતુ, નવી અદ્યતન સગવડવાળી હોટેલની જે જરૂરીયાતો ધ્યાને લેતાં અને અદ્યતન સગવડવાળી હોટેલની સેવાઓ ઉપલબ્ધ બનાવવા તથા જગ્યાનો કરકસરયુક્ત ઉપયોગ, જાહેર સલામતી, પાર્કિંગ વિગેરે જેવા મુદ્દાઓ ધ્યાને લેતાં શહેરી વિસ્તારોમાં પ્રવર્તમાન લાગુ નિયમોમાં ફેરફાર કરવા માટે જરૂરીયાત ઉપસ્થિત થયેલ છે અને આથી પ્રવર્તમાન જી.ડી.સી.આર. અન્વયે હોટેલ માટેના વિશિષ્ટ નિયમો તૈયાર કરવાની બાબત સરકારશ્રીની વિચારણાઘીન હતી. સબબ બાબતે સરકારશ્રીની પુખ્ત વિચારણાના અંતે હોટેલ માટેના “હોટેલ વિનિયમો -૨૦૧૧” ઘડીને અમલ કરવા આથી હુકમ કરવામાં આવે છે.

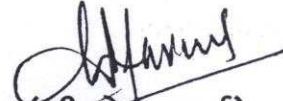
**:હુકમ:**

આથી ગુજરાત નગર રચના અને શહેરી વિકાસ અધિનિયમ.૧૯૭૬ ની કલમ.૧૨૨ ની પેટા કલમ.(૧) હેઠળ મળેલ સત્તાની રૂએ સરકાર “Regulation for Hotel-2011” ને મંજૂર કરે છે. આ સાથે સામેલ સદર નિયમો તમામ સત્તામંડળોની મંજૂર/અમલી વિકાસ યોજનાના જી.ડી.સી.આર.માં સમાવેશ કરવા ગુજરાત નગર રચના અને શહેરી વિકાસ



અધિનિયમ.૧૯૭૬ ની કલમ.૧૯ હેઠળની કાયદાની નિયમોનુસારની દરખાસ્ત તુરંત જ રાજ્ય સરકારશ્રીને મોકલી આપવા અને જ્યાં સુધી કલમ. ૧૯ હેઠળનો આવો ફેરફાર મંજૂર/અમલી ન બને ત્યાં સુધી ગુજરાત નગર રચના અને શહેરી વિકાસ અધિનિયમ.૧૯૭૬ ની કલમ.૧૨૨ હેઠળ આ હુકમનો અમલ કરવા તમામ સમુચિત સત્તામંડળોને આથી, હુકમ કરવામાં આવે છે.

ગુજરાત રાજ્યપાલશ્રીના હુકમથી અને નામે,

  
(પી.એલ. શર્મા)

ખાસ ફરજ પરના અધિકારી અને સંયુક્ત સચિવ  
શહેરી વિકાસ અને શહેરી ગૃહ નિર્માણ વિભાગ

પ્રતિ,

- માન.મુખ્ય મંત્રીશ્રીના સચિવશ્રી, માન.મુખ્ય મંત્રીશ્રીનું કાર્યાલય, બ્લોક નં.૧,૫ મો માળ, સચિવાલય, ગાંધીનગર.
- સર્વે માન.મંત્રીશ્રીઓના અંગત સચિવશ્રી, સચિવાલય,ગાંધીનગર.
- મુખ્ય સચિવશ્રીના અંગત સચિવશ્રી, બ્લોક નં.૧, ૪ થો માળ, સચિવાલય, ગાંધીનગર.
- અગ્ર સચિવશ્રીના રહસ્ય સચિવશ્રી, શહેરી વિકાસ અને શહેરી ગૃહ નિર્માણ વિભાગ , સચિવાલય,ગાંધીનગર.
- સચિવાલયના તમામ વિભાગો તરફે
- મ્યુનિ.કમિશ્નરશ્રી, અમદાવાદ, વડોદરા, રાજકોટ, ભાવનગર, સુરત, જામનગર, જુનાગઢ.
- મુખ્ય કારોબારી અધિકારી, તમામ શહેરી/વિસ્તાર વિકાસ સત્તામંડળ
- સર્વે કલેક્ટરશ્રીઓ/ સર્વે જિલ્લા વિકાસ અધિકારીશ્રીઓ
- નગરપાલિકા નિયામકશ્રી ગુજરાત રાજ્ય, ગાંધીનગર તરફે દરેક નગરપાલિકાઓને જાણ કરવાની વિનંતી સહ.
- મુખ્ય નગર નિયોજકશ્રી, ગુજરાત રાજ્ય,ગાંધીનગર.
- સિસ્ટમ મેનેજરશ્રી, શહેરી વિકાસ અને શહેરી ગૃહ નિર્માણ વિભાગ, ગાંધીનગર તરફે વિભાગની વેબસાઈટ પર પ્રસિધ્ધી અર્થે.
- નાયબ સેક્શન અધિકારીશ્રીની સિલેક્ટ ફાઈલ (૨૦૧૧)
- લ-શાખા સિલેક્ટ ફાઈલ (૨૦૧૧)



# Regulation for Hotel-2011

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## 1) SHORT TITLE, EXTENT AND COMMENCEMENT

- a) These regulations may be called "Regulations for Hotel - 2011"
- b) These regulations shall be applicable within the jurisdiction of the appropriate authority constituted under Gujarat Town Planning & Urban Development Act 1976.
- c) It shall come into force on such date as decided by order of the State Government.

## 2) APPLICABILITY

These regulations shall apply to any Hotel buildings proposed under these regulations.

## 3) DEFINITION

- a) **"Act"** means the Gujarat Town Planning & Urban Development Act 1976.
- b) **"Appropriate Authority"** means authority as defined under Act
- c) **"Competent Authority"** means any person/persons or authority or authorities; authorized, as the case may be, to perform such functions as may be specified under these regulations.
- d) **"Developer"** means and include a owner/person/persons/ registered society/ association/ firm/ company/ joint ventures/ institution/ trusts entitled to make an application to develop any hospitality project;
- e) **"Escape routes"** means any well ventilated corridor, staircase or other circulation space, or any combination of the same having, provided at various levels or floors in the building as per requirements in NBC and designed for the purpose of evacuation and by means of which, the occupants can reach to safe place in the open air at ground level.
- f) **"Fire escape stairways and routes"** means escape routes, provided at various levels or floors in the building as per requirements in NBC, and designed and placed as advised and approved by the fire officer;
- g) **"Fire Officer"** means the Chief fire officer of the Municipal corporation;
- h) **"GDCR"** means the prevalent General Development Control Regulations applicable for the relevant appropriate authority.
- i) **"Guest Drop Off Canopy"** means the canopy at the main entrance.
- j) **"Hotel"** means any building or group of buildings under Single Management, in which sleeping accommodation is provided, with or without dining facilities, activity relating to recreation, entertainment, tourist shopping, lobby/lounge,



restaurants, bar, shopping area, banquet/ conference halls, health club, dedicated business centre area, swimming pool, parking facilities attached food services, restaurant.

- k) **"Refuge Area"** means an area designed and provided at various levels or floors in the building as per requirements in NBC, to hold occupants during a fire or any other emergency and design for safety.
- l) **"Service Floor"** means a floor not exceeding 2.2mt height, which shall be buffer to take care of structural transit, laying and looping of the service lines, and other purposes.
- m) **"Atrium"** means a large open space, generally give the building a feeling of space and light, often several stories high and having a soft roofing / glazed roof and/or roofing of any material for safety from weather, but not to give a space/ support for any activity to be carried above it.
- n) **"Zone"** means the zone as designated in the prevalent sanctioned development plan of the appropriate authority

#### 4) DUTIES OF THE COMPETENT AUTHORITY:

- a) The competent authority shall;
  - i) within 30 days from the receipt of the application, recommend to the State Government to approve or refuse the proposal;
  - ii) Part any proposal if forms a part of any notified water body or any other area which the authority decides for not being appropriate may after an inquiry deny with reasons in writing.

#### 5) PROCEDURE FOR SECURING THE PERMISSION:

- a) Subject to the provisions of these regulations and GDCR, any developer intending to develop under these regulations shall apply, along with the required documents and drawings as per GDCR, to the competent authority under section 26 of the Act, and the competent authority shall forward with its opinion to the State Government.
- b) The State Government shall under section 29(1)(ii) take decision and make necessary orders. The competent authority shall grant permission in accordance to such Government orders.



## 6) PLANNING PROVISIONS

- a) The hotel under these regulations shall be permitted on a plot:
- on 30 mts wide road or
  - in case if it's not on 30 mtr wide road than such plot should have an approach 30 mtr width from 30 mt. road.

- b) Minimum Nos. of Rooms shall be as under;

Plot area	Rooms
a) Equal to or above 5000 & up to 8000	100
b) Above 8000 & up to 10000	150
c) Above 10000	200

### c) Floor Space Index:

- i) Irrespective of any zone, maximum permissible Floor Space Index (FSI) shall be as under:

Plot area	Permissible FSI
a) Equal to or above 5000 & up to 8000	3.0
b) Above 8000 & up to 10000	3.5
c) Above 10000	4.0

- ii) The permissible FSI mentioned above shall be the sum of the Global FSI and Premium FSI. The Global FSI & Premium FSI shall be as under;

(1) Global FSI (GFSI) means FSI which permitted irrespective of zone. Such GFSI shall be higher of 0.6 or the FSI permitted in respective zone as per GDCR,

(2) Premium FSI means, FSI available on payment. Payment on such FSI shall be at 40% of land jantri rates.

- iii) For the computation of the FSI the area used for the following shall be excluded.

- Basement/other floors used for the parking;
- Refuge area required as per NBC;
- Atrium, Entrance Porch /Guest Drop Off Canopy;
- Fire escape stairways and escape routes;
- Service floor;
- Ramps leading to parking;
- Swimming pool on any floor
- Control room for security and Fire.
- Sewerage Treatment Plant/ Effluent Treatment Plant



(10) Equipment/Air Handling Rooms (AHU) for air conditioning and ventilation.

- d) Guest Drop-Off Canopy/ Porch/ Lift for access to parking shall be permitted at ground level in the margin leaving 3.5 mts side margin and 9.0 mts front margin of the boundary of the plot. The plinth level of such Guest Drop-off Canopy /Porch may be raised maximum by 2.5 mts,
- e) The escape routes and refuge areas, shall designed in a manner to hold occupants during a fire or terror attack or any other emergency until rescued. The refuge area shall be shall be regulated as under:
  - i) one or more refuge spaces, not necessarily be contiguous but connected with escape routes;
  - ii) minimum area of 15 sq.mts and a minimum width of 3.0 mts
  - iii) at least one refuge space be provided for every 6 floors or part thereof;
  - iv) the refuge and the escape area shall be designed for safety of the occupants;
- f) **Margins and Built-up area:**
  - i) **Margins**

Notwithstanding anything contained in GDCR, margins shall be regulated as under:

- (1) Nothing except cabin and structures related to security may be permitted in the margins;
- (2) Swimming pool shall be permitted in the marginal spaces. However such swimming pool shall:
  - (a) not be permitted in the circulation spaces for the vehicles;
  - (b) in 2.0 mts wide periphery of the plot and the buildings.

ii) **Built-up Area:**

- (1) On all floors maximum up to 45 % in case of low-rise building and 30 % in case of High-rise building shall be permitted.
- (2) Area under the atrium shall not be considered while calculating the ground coverage and built-up area as per the following conditions;
  - (a) area under the atrium shall not exceed 40% of the ground coverage;
  - (b) no intermediate covered spaces at any floor shall be permitted within atrium;
  - (c) only elevators, reception counter, guest lounge, sitting and circulation lobbies shall be permitted under the atrium;
  - (d) provisions for projection in GDCR shall apply mutatis mutandis to projections within the atrium;



**g) Height of building:**

- i) Total height of the building shall not exceed 70 mts.
- ii) Additional height (AH) means height more than that permitted in GDCR. Such additional height shall be permitted on payment. Such payment shall be calculated by multiplying the total floor area included in the additional height by 15% of the land jantri rates.
- iii) In case of plant rooms, banquets, ball rooms, restaurant, entrance canopy/porch, entrance lobby, basements, floor height more than that available in GDCR shall be permitted on payment. Such payment shall be calculated by multiplying the floor area for which additional height is required by 15% of the land jantri rates.

**h) Basements:**

- i) The following may be permitted in the basements:
  - (1) Parking on more than one levels;
  - (2) Security cabins, electric cabin, substation, a.c. plant room, generator room, boiler room, hotel laundry, housekeeping, stores, lockers and rest room for the reserve staff. Such services shall only be permitted on basement at 1<sup>st</sup> level below the ground level only. The area for such facility shall not exceed 20% of the total basement at that level.
- ii) Basements may be permitted in the marginal spaces leaving 3.5 mts margin from the boundary of building unit the

**i) Swimming Pool, Cooling Towers, Communication Equipments**

- i) Swimming pool shall be permitted at any floor.
- ii) Cooling towers, communication equipments shall be permitted on terraces. The developer shall, at his cost, get an audit of the Structural Stability and Safety from a Structural expert of adequate experience and registered with the competent authority.

**j) Parking, Movement and Mobility shall be regulated as under**

- i) Parking shall be permitted on any floor/ basements at any level. Parking for physically challenged people shall have to be provided on ground level.
- ii) Ramp leading to parking place may be permitted in margins after leaving, minimum 3.5 mts wide margin from the boundary of the building unit.
- iii) Minimum parking equivalent to 50 % of the consumed FSI shall be provided;
- iv) The parking may be provided in one or more lots and such lots shall have to be provided within the same building unit;
- v) Access for private cars, cyclists, pedestrians, service vehicles, emergency vehicles and public utility vehicles shall be designed for safety and convenience;



- vi) Access Points onto public roads should be located and designed in such a manner so as to minimise traffic hazards, queuing on public roads.
- vii) 10 % of the parking provided shall be reserved for taxi stand.
- viii) Room of minimum 25 sq.mt area shall be provided for drivers along with Water Closet and bath facilities.

## 7) STRUCTURE SAFETY

Structure safety shall be provided as per the provisions in annexure - 1.

## 8) MISCELLANEOUS PROVISIONS

- a) Lifts: The planning and design of lifts shall be in accordance with National Building Code of India.
- b) Eco-friendly Practices for, Sewage Treatment Plant & waste management as well as energy saving devices shall be adopted.
- c) Yoga Centre of minimum 50 sq. mtr. should provided.
- d) Provisions reuse of water (annexure-2), solar water heating (annexure-3) shall be applicable.
- e) The building shall preferably be designed as per Energy Conservation Building Code.
- f) For public safety, in consultation with a security expert, CCTV Cameras, Night vision devices, Motion sensors, Control Room, Refuge Areas, escapes routes, etc. shall be included in building planning & design and be installed on completion
- g) De-salinity charge @ 5% of the jantri rates for the entire floor space shall have to be paid to the competent authority at the time of issue of issue of development permission
- h) Where ever not mentioned, the provision GDCR shall apply mutatis mutandis.
- i) Hotel under this provision shall be permitted in any zone in the development plan. However such permission can be denied on account of safety.
- j) Even after approval under these regulations, permissions from Airport Authority of India, Department of Forest and Environment for EIA clearance, and all other relevant department, as required, shall be mandatory.
- k) The structural safety of the building shall be the responsibility of the developer. The developer shall, at his cost, get an audit of the Structural Stability and Safety through any independent Competent Authority or a Structural expert of adequate experience and good reputation and registered to the competent authority.
- l) Fire safety provision shall be made in accordance to GDCR

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## Annexure - I

### 1. STRUCTURAL DESIGN

The structural design of foundations, elements made of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall conform to the provisions of part VI Structural Design Section-1 Loads, Section-2 Foundation, Section-3 Wood, Section-4 Masonry, Section-5 Concrete, Section-6 Steel, National Building Code of India, taking into consideration the Indian Standards and Guidelines for hazard safety as given below:

- a. For Earthquake Protection
  - i. IS:1893-1984 "Criteria for Earthquake Resistant Design of Structures (Fourth Revision)"
  - ii. IS:13920-1993 "Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces - Code of Practice"
  - iii. IS:4326-1993 "Earthquake Resistant Design and Construction of Buildings - Code of Practice (Second Revision)"
  - iv. IS:13828-1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines"
  - v. IS:13827-1993 "Improving Earthquake Resistance of Earthen Buildings - Guidelines",
  - vi. IS:13935-1993 "Repair and Seismic Strengthening of Buildings - Guidelines"
  - vii. "Improving Earthquake Resistance of Buildings - Guideline", by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council, 1998.
- b. For Cyclone/Wind Storm Protection
  - i. IS 875 (3)-1987 "Code of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads"
  - ii. "Improving Wind/Cyclone Resistance of Buildings - Guideline", by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council, 1998.

Note: Wherever an Indian Standard including those referred in the National Building Code or the National Building Code is referred, the latest version of the same shall be followed.

- iii. In pursuance of the above, a certificate as indicated in Form-2(C) shall be submitted along with building plans/drawings and other building information schedule annexed thereto.

### 2. QUALITY CONTROL REQUIREMENTS

- (i) The quality of all materials and workmanship shall conform to accepted standards and Indian Standard Specifications and Codes as included in Part V Building Materials and Part VII Constructional Practices and Safety, National Building Code of India.
- (ii) All borrow pits dug in the course of construction and repair of buildings, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stepped for discharge into a river, stream, channel or drain, and no person shall create any isolated borrow pit which is likely to cause accumulation of water that may breed mosquitoes.



(iii) Alternative materials, method of design and construction and tests:-

The provisions of the Regulations are not intended to prevent the use of any material or method of design of construction not specifically prescribed in them provided any such alternative has been approved. Nothing of the provisions of these Regulations is intended to prevent the adoption or architectural planning and layout conceived as an integrated development scheme. The Competent authority may approve any such alternative if it conforms to the provisions of the relevant parts of the National Building Code, regarding material, design and construction, and the material, method, or work offered is, for the purpose intended, at least equivalent to that prescribed in these Regulations in quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety.

(iv) All buildings shall be constructed on a quality control requirement.

(v) In case of existing building under construction based on approved building permission, structural safety requirements shall have to be observed. However, due to such structural work of strengthening/retrofitting if certain setbacks and margin get reduced, special permission may be granted on case to case basis.

**(3) TESTS:**

Whenever there is insufficient evidence of compliance with the provisions of the Regulations or evidence that any material or method of design or construction does not conform to the requirements of the Regulations, in order to substantiate claims for alternative materials, design or methods of construction, the Competent Authority may require tests, sufficiently in advance, as proof of compliance. These tests shall be made by an approved agency at the expense of the owner as follows :-

- (i) **TEST METHODS:-** Test methods shall be as specified by the Regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the Regulations, the Competent Authority shall determine the test procedure. For methods or tests for building materials, reference shall be made to the relevant Indian Standards as given in the National Building Code of India published by the Bureau of Indian Standards.
- (ii) **TEST RESULT TO BE PRESERVED:-** Copies of the result of all such tests shall be retained by the Competent Authority for not less than two years after the acceptance of the alternative material

The testing of the materials as per Indian Standards shall be carried out by laboratories approved by the competent authority on this behalf.

The laboratory/agency shall work out in consultation with the construction agency a testing programme of materials such as cement, steel and quality of concrete including its mixing, laying and strength at site as well as in the laboratory.

This should cover various stages of construction from foundation to completion as per Regulation. The laboratory shall maintain a duly authenticated report in a bound register, copy of which will be submitted to the construction agency, which will in turn forward the testing report to the competent authority.



(5) Structural Stability and Fire Safety of Existing Buildings

- i. The Competent Authority shall have the assessment of structural and/or fire safety of an existing building/structure damaged/undamaged carried out at stipulated periodical intervals through expert(s) chosen from a panel of experts identified by the Competent Authority.
- ii. The owner/developer/occupant on advise of such expert(s) shall carry out such repair/restoration and strengthening/retrofitting of the building found necessary so as to comply with the safety standards laid down in the National Building Code and the Indian Standards as specified.

In case, the owner/developer/occupant does not carry out such action, the competent authority or any agency authorized by the competent authority may carry out such action at the cost of owner/developer/occupant.

- iii. The Competent Authority shall specify the period within which such compliance is to be carried out.
- iv. The Competent Authority may also direct the owner/developer/occupant, whether the building could be occupied or not during the period of compliance.
- v. In case of existing building under construction based on approved building permission, structural safety requirements shall have to be observed. However, due to such structural work of strengthening/retrofitting if certain setbacks and margin get reduced, special permission.



## Annexure-2

### Regulation for Re-use of water

#### 1. Definitions

- 1.1. 'domestic waste water' means either waste water that is typically discharged from premises that are used solely for residential activities or waste water of the same character discharged from other premises.
  - 1.2. 'grey water' means involving non-potable water from sinks, tubs, showers and washing.
  - 1.3. 'pre-treatment' means any processing of industrial waste or waste designed to reduce any characteristic in waste, before discharge to the waste water system.
  - 1.4. 'premises' means either
    - a. A property which is held under a separate card of title or for which a separate title card may be issued and in respect to which a building plans have been or may be issued, or a building which is in possession as an individual unit by a cross-lease, unit title or company lease and for which a certificate of title is available. or
    - b. Land held in public ownership, for a particular purpose, or
    - c. Separately assessed to local authority taxes, individual unit within building.
  - 1.5. 'Non-potable water' means the use of water for non-contact uses, non domestic consumption like car washing, toilet flushing, gardening, construction purposes, landscaping, drip irrigation of trees/shrubs, sub surface irrigation of lawns and recharge of ground water & uses is for bidden by virtue of powers vested with government.
  - 1.6. 'Prohibited industrial waste' means a industrial waste having physical and chemical characteristics in excess as decided by GPCB.
2. **Applicability:** Re-use of water shall be provided in case of following categories of buildings.
- 2.1. All new buildings under the following use
- a. Any low rise / high rise building having number of units 10 or more or having total built up area more than 750 sq meters
  - b. Hospitals and Nursing homes
  - c. Hotels, Lodges and guest houses
  - d. Hostels of schools, Colleges, Training centres
  - e. Barracks of armed forces, paramilitary forces and police
  - f. Individual residential buildings having more than 150 sq meters plinth area



- g. Functional buildings of Railway stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units
- h. Community centres, Banquet halls, and buildings of similar use
- i. Commercial establishments having totalled built up area of 2000 sq meters or more.
- j. All hazardous / water polluting / Chemical industries

**Note: In case of category of mentioned in "b, c, g, h & j" above it shall not be mandatory to provide the solar assisted heating system.**

2.2. Exemptions could be accorded under following circumstances, as decided by the authority;

- a. In case the existing premises cannot permit the provision of additional overhead tank for the purpose of the use of treated water.
- b. If, in the existing structure, there is no space for installation of treatment facility and collection chamber.
- c. In exceptional cases due to dearth of land or water logged areas, with the approval from competent authority, exemption may be given from providing facility for recycling the grey water.

### **3. Installation of the system for the Re-use of water**

**3.1. New Buildings:** Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for:

- 3.1.1. Every developer/builder shall provide with the provision of down take plumbing for grey water, recycling water plant, storage and reuse fittings in purple colour.
- 3.1.2. Provide additional arrangements for carrying the excess grey water to the sewerage system may also be provided.
- 3.1.3. No nuisance of foul gases/public hazard or any other aspect endangering life.
- 3.1.4. There shall not be cross-connection of fitting of the potable and not potable water at any point. The recycled water system shall be maintained at a lower operating pressure than that of the potable water system. Precautions should be taken at the make-up connection to prevent cross contamination.

**3.2. Old buildings:** in case of additions and alterations, systems for the Re-use of water shall be provided in accordance to these regulations.



**4. Quality of water, treatment & specifications:**

- 4.1. The water quality shall conform to standards of non potable water. The recycled water shall be tested once in six months and results shall be made available to competent authority whenever demanded.
- 4.2. Every existing building/residential structure shall provide with the provision of recycled water plant and relevant adequate separate plumbing for grey water and reuse fitting.
- 4.3. The testing of wastes and the submission of the results shall be done in a manner in accordance with the terms and conditions prescribed by the competent authority or the Gujarat pollution control board.
- 4.4. Installations for Re-use of water shall conform to relevant codes of practises

**5. General provisions:**

- 5.1. **Mandatory disclosure:** An occupier/owner of premises shall inform the competent authority of any change in the quality, nature of the wastes discharged from his plant or premises, the manner of their discharge of water likely to cause variations or violation under these regulations.
- 5.2. **Corrective action.** In the event it is found any person violating the provisions of these regulations, the competent authority shall issue notice and after inquiry and personal hearing take necessary corrective action.
- 5.3. **Rebate:** The competent authority may satisfy itself on the performance of recycling of the water and thereafter can give rebate on the taxes / fees leviable for the development. The competent authority may give such rebate on the capital or recurring recoveries which the developer is liable to pay.
- 5.4. **Dispute Resolution** All the disputes arising in the enforcement of this by these rules shall be referred to the competent authority who in turn will resolve the disputes in advise with his authorized technical officer or any experts and intimate to the occupier / builder / developer. The decision of the competent authority will be final and binding on the occupier.
- 5.5. **List of Authorized Laboratories** shall be as authorised by Gujarat State Pollution Control board or the Municipal corporation



## Annexure-3

### Regulation Regarding Installations Of Solar Assisted Water Heating System.

- (1) Solar assisted water heating system shall be provided incase of following categories of buildings.
- Hospital & Nursing Homes.
  - Hotel's, Lodges and Guest Houses.
  - Hostels of schools, colleges, training centres.
  - Barracks of armed forces, paramilitary forces and police.
  - Individual residential buildings having more than 150.00 sq. Mt. plinth area.
  - Functional buildings of railways stations and airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
  - Community centres, Banquet Hall, Barat Ghars, Kalyan mandaps, and buildings for similar use.

**Note: In case of category of mentioned in "e" above it shall not be mandatory to provide the solar assisted heating system.**

- (2) "No new buildings in the category mentioned in "1" above in which there is a system or installation for supplying hot water shall be built unless the system or the installation is also having an auxiliary solar assisted water heating systems.

### SCHEDULE

#### **1 Definitions :**

- |  |   |   |
|--|---|---|
| i) Solar Assisted Water Heating System | : | a device to heat water using solar energy as heat source.   |
| ii) "Auxiliary back up"                | : | electrically operated or fuel fired boilers/systems to heat water coming out from solar water heating system to meet continuous requirement of hot water. |
| iii) "New Building"                    | : | Such building of above said categories for which construction plans have been submitted to competent authority for clearance.                             |
| iv) "Existing Building "               | : | Such building which are licensed to perform their respective business.  |



## 2. **Installation of Solar Water Heating System.**

- a) **New Buildings:** Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distributions from the rooftop in the building to various distribution points where hot water is required. The building must have a provision for continuous water supply to the solar water heating system. The building should also have open space on the rooftop, which receives direct sun light. The load bearing capacity of the roof should at least be 50 kg. per sqm. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary license to commence their business.
- b) **Existing Buildings:** Installation of Solar Assisted Water Heating system in the existing building shall be made mandatory at the time of change of use referred in the category provided there is a system or installation for supplying hot water.
- 2.1 **Capacity:** The capacity of solar water heating system to be installed on the building of different categories as decided in consultation with the local bodies. The recommended minimum capacity shall not be less than 25 litres per day for each bathroom and kitchen subject to the condition that maximum of 50 % of the total roof area is provided with the system.
- 2.2 **Specification:** Installation of Solar Assisted Water Heating Systems shall conform to BIS (Bureau of Indian Standards) specification IS 12933. The solar collectors used in the system shall have the BIS certification mark.
- 2.3 **Auxiliary System:** Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity may be provided.