

अण्डमान तथा निकोबार प्रशासन
Andaman and Nicobar Administration
सचिवालय/Secretariat

Port Blair, dated the 21st February, 2019.

NOTIFICATION

No..... /F. No. 3-53/2018-UD-Whereas, the draft “Port Blair Municipal Council Building Bye-Laws” was published in the Daily Telegram in its issue dated 13-10-2018 inviting suggestions/objections from those likely to be effected before the final publication of the said Building Bye-Laws, giving a period of 30 days for filing suggestions and objections.

AND WHEREAS, received suggestions /objections have been examined and given due consideration.

Now, therefore, in exercise of powers conferred under section 202 of the A&N Islands (Municipal) Regulation, 1994, the Lt. Governor (Administrator), A&N Islands hereby make the following amendment in “Port Blair Municipal Council Building Bye-Laws” with immediate effect namely.

1. Short titled and Commencement:

- (i) These Byelaws shall be called Port Blair Municipal Council Building Bye-Laws (Amendment) 2018.
 - (ii) They shall come into force from the date of the Publication in the Official Gazette.
2. After Clause 4.7 of the Port Blair Municipal Council Building Bye-Laws, 1999 hereinafter called Principal Bye-laws, the following Bye-laws shall be added.

Clause 4.8 “Every person who constructs, re-constructs, adds to a building or alters it, shall provide a proper spout/tank for collection of rain water which shall be utilized for various domestic purpose other than drinking, as provided at the following clauses.

Clause 4.8(a) All the buildings in plots having area more than 100 Sqm shall have Rain Water Harvesting Structures. **(As indicated in Appendix L)**

Clause 4.8(b) A refundable deposit of fixed sum, in the form of Fixed Deposit Receipt (FDR), based on the floor area of different slabs as detailed below in required to be deposited by the individuals while obtaining the Approval of Building Plan:-

Sl. No	Floor area range	FDR for residential* building	FDR for other# building
1	Upto 50 sqm	No deposit	Rs. 15000
2.	50 to 100 sqm	Rs. 15000	Rs. 30000
3.	100 to 200 sqm	Rs. 30000	Rs. 60000
4.	200 to 300 sqm	Rs. 45000	Rs. 90000
5.	300 to 500 sqm	Rs. 60000	Rs. 120000
6.	500 sqm and above	Rs. 100000	Rs. 200000

Based on 40% of the construction cost of Rain Water Harvesting Tank.

The size of tank is arrived to store for minimum 10 days water requirement of households.

#Based on 80% of the construction cost of Rain Water Harvesting Tank.

Clause 4.8 (C) the FDR with admissible interest would be returned to the party concerned on successful completion and functioning of RWH system in their building.

Clause 4.8 (d) In all residential building where RWH system is not installed, penalty @ 2 times of the prevailing water charges on the piped supply by PBMC shall be imposed.

Clause 4.8 (e) In all commercial building where RWH system is not installed, penalty @ 4 times of the prevailing water charges on the piped supply by PBMC shall be imposed.

Clause 4.8 (f) All such public open spaces viz parks, public ground, school playground, stadium and other public open space above the extent of 500 sqm. Open area shall have system to capture storm water/rain water.

Clause 4.8(g) The lawns/Open spaces of Govt. bungalows /Building/ Institutions shall construct Surface/Sub surface Tanks for storage of Rain Water and reuse for other usage except drinking and cooking.

New Rooftop Solar Water heating System

Clause 4.9 (1)

1. Definitions

- i) "Solar Assisted Water Heating A device to heat water using solar energy System" as heat source.
- ii) "Auxiliary back-up" Electricity 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 buildings of above said categories for which construction plans have been submitted to the Authority for clearance.
- iv) "Existing building" Such building, which are licensed to perform their respective business.

Clause 4.9 (2): Installation of Solar Water Heating System

- a) New Building: Clearance of plan for the construction of new building of the aforesaid categories shall only be given if in the building design itself is made for an insulated pipeline 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 by 50 Kg. per sq m. 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 systems in the existing building shall be made mandatory at the time of change of use to above said category provided there is a system or installation for supplying hot water.

Clause 4.9 (3)

Capacity: The capacity of solar water heating system 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.

Clause 4.9 (4)

Specifications: Installation of Solar Assisted Water Heater Systems shall conform to BIS specification IS 12933. The solar collectors used in the system shall have the BIS certification mark.

Clause 4.9 (5)

Auxiliary System: Whenever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.

Clause 4.9 (6) Every person who constructs, reconstructs, adds to or alter building of the following categories shall have a system of installation for supplying hot water, having an auxiliary solar assisted water heating system:-

- a. Hospitals and Nursing Home including Govt. Hospital.
- b. Hotels, Lodges, Guest Houses, Group Housing with a plot area of 200 sqm or more.
- c. Hostels of Schools, Colleges and Training Centers with more than 100 Students.
- d. Barracks of armed forces, paramilitary forces and police.
- e. Individual residential building/flats having more than 100 sqm plinth area.
- f. Community Centers, Banquet Halls, Marriage halls and buildings of similar use.

[Admiral Devendra Kumar Joshi]
(PVSM, AVSM, YSM, NM, VSM) (Retd)
Lt. Governor, Andaman and Nicobar Islands

By order and in the name of the Lt. Governor (Administrator)
A&N Islands

Deputy Secretary (UD)

APPENDIX ‘L’

The provisions of rainwater harvesting in various building types are:

Provisions for Rainwater harvesting by building types

Category/Use	Area of Plot (sq.m.)	Provisions to be made	Other conditions
New proposals	100 and above	Construction of Rain water Harvesting Structure	Shall have emphasis on both storage and Reuse.
Group Housing			
New Proposals	All plot sizes	i. Construction of Rain Water Harvesting Structure. ii. Concrete paving to be avoided and permeable materials are to be used for all open parking spaces.	Should indicate the system of Storm Water Drainage, Rain Water Harvesting Structure and Recharging Well
Public and semi Public buildings			
All proposals	All plot sizes	i. Shall have Rain Water Harvesting Structure and storage ii. Shall have Recharge pits	Shall have emphasis on both storage and reuse.
Commercial/Mixed use			
All proposals	All plot sizes	i. Construction of Rain Water Harvesting Structure. ii. Soft landscape provisions and open Spaces with Percolation pits. iii. Common treatment plant to be made part of the integrated development funded by sale of commercial space.	Should indicate the system of Storm Water Drainage, Rain Water Harvesting Structure and Recharging Well. Shall have emphasis on both storage and reuse.
Industrial			
All proposals	All plot sizes	i. Construction of Rain Water Harvesting Structure. ii. Soft landscape provisions and open spaces with Percolation pits. iii. Common treatment plant to be made part of the integrated development funded by sale of commercial space.	Should indicate the system Storm Water Drainage, Rain Water Harvesting Structure and Recharging Well. Provision should be made not to inject contaminated water into recharge structure in industrial areas and care is to be taken to keep such structures away from sewer lines, septic tanks, soak pits, landfill and other sources of Contamination.
Other proposals	All plot sizes	Similar as above	Similar as above

APPENDIX-‘M’

QUANTUM OF RAIN WATER COLLECTED:

Average Annual rainfall	3000mm (3.0 m)
Average Plot size	100 sqm
Average Roof catchment @60% coverage	60sqm
Annual collection of rainwater from rooftop	60X3 =180 cum

SIZE OF STORAGE TANK

Family size	05
Daily requirement of water	135 lpcd
Quantum of water requirement per household per day	5X135 = 675 litres
No. of day storage proposed for arriving the capacity of tank	10 days
Quantum of water to be stored for each household	10X675 =6750 litres
Size of the tank required for household including freeboard and dead storage (8000 litres approx.)	2m X 2m X 2m = 8cum
Construction Cost of tank	Rs. 37500/-