

Chart Showing of 14 Features of MBBL, 2016 in CGBVN

S.No.	14 Features of MBBL,2016	CGBVN (Chhattisgarh Bhumi Vikash Niyam) Rule No.
1	Provisions for Segregated Sanitation facilities for visitors in public Buildings.	Rule 89-A
2	Provisions of High-Rise Buildings.	Rule 42-A
3	Provisions of Structural Safety.	Rule 84 & 84-A
4	Provisions for Differently abled, elderly and children.	Rule 82-A
5	Rainwater Harvesting.	Rule 78 (4)
6	Green Buildings and Sustainability provisions.	Rule 79-C
7	Water Re-use and Re-cycling.	Rule 79-C (5)
8	Rooftop Solar Energy installation.	Rule 79-B
9	Installation of Solar assisted water heating systems.	Rule 86-A
10	Sustainable Waste Management.	Rule 79-C (6)
11	Green Rating systems.	Rule 79-D
12	Streamlining of Building Plan Approvals Single window system with on line BP approvals to be given in 30 days by obtaining all the clearances.	Rule 79-E, and Order no. 2341/2133/2017/18 Dt. 30-03-2017, of UADD, GoCG.
13	Risk based classification of building proposals	Rule 79-F
14	Climate resilient construction – integration of environmental clearance with building sanction.	Rule 79-G, and Order no. 2343/2132/2017/18, Dt. 30-03-2017 of UADD, GoCG.

N.B. The Urban Administration and Development Department, Govt. of Chhattisgarh Vide Order No.2345/2131/2017/18, Dated 30th March,2017 has taken in-principle decision to adopt MBBL, 2016 of GoI as a Guideline document and commit to implement the 14 features as required under AMRUT Reforms (Year 2016-17).

GOVERNMENT OF CHHATTISGARH
HOUSING AND ENVIRONMENT DEPARTMENT
:: MANTRALAYA ::
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NOTIFICATION

Naya Raipur, Date 30/02/2017

F 7-15/2016/32: The following further draft amendment in the Chhattisgarh Bhumi Vikas Niyam, 1984, which the State Government proposes to make in exercise of the powers conferred by sub-section (3) of Section 24 read with sub-section (1) of Section 85 of the Chhattisgarh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973), is hereby, published as required under sub-section (1) of section 85 of the said Adhiniyam, for the information of all persons likely to be affected thereby and notice is hereby given that the said draft shall be taken into consideration after the expiry of thirty days from the date of publication of this notification in the Official Gazette:

Any objection or suggestions regarding the said draft received from any person before the specified period during office hours by office of the Principal Secretary, Department of Housing and Environment, Government of Chhattisgarh, Room No. M-5/11, Mantralaya, Mahanadi Bhawan, Naya Raipur, shall be considered by the Government of Chhattisgarh.

DRAFT AMENDMENT

In the said rules,-

1. After rule 79-B, the following shall be inserted, namely:-

"79-C. Green Buildings.- (1) All buildings on various plot sizes above 100 sq.m. shall comply with the green norms and conform to the requirements mandatory for sanction as mentioned in this rule.

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(2) Provisions and Applicability:-The green building provisions on various plot sizes (residential and non-residential) shall be as follows,-

Plot Category	Applicable plot area (sq.m)	Provisions for Residential	Provisions for Non-Residential
(1)	(2)	(3)	(4)
I	Up to 100	Nil	Nil
II	100 to 200	1(a), 2(b), 4(a)	1(a), 2(b), 4(a)
	200 to 500	1(a), 2(a), 2(b), 4(a)	1(a), 2(b), 4(a)
	500 to 1,000	1(a), 1(c), 2(b), 3(c), 4(a)	1(a), 1(c), 2(a), 2(b), 3(c), 4(a)
	1,000 to 3,000	1(a), 1(c), 1(d), 2(a), 2(b), 3(b), 3(c), 4(a)	1(a), 1(c), 1(d), 2(a), 2(b), 3(b), 3(c), 4(a)
III	Above 3,000	1(a), 1(b), 1(c), 1(d), 2(a), 2(b), 3(a), 3(b), 3(c), 4(a), 4(b)	1(a), 1(b), 1(c), 1(d), 2(a), 2(b), 3(a), 3(b), 3(c), 4(a), 4(b)

***Note:** Provisions marked 1(a), 2(b) etc are as per Rule 79-C (3). Related guidelines of Central and State Government shall be followed.

(3) Provisions for Sanction:-

1. Water Conservation and Management

- Rain Water Harvesting
- Low Water Consumption Plumbing Fixtures
- Waste Water Recycle and Reuse
- Reduction of Hardscape

2. Solar Energy Utilization

- Installation of Solar Photovoltaic Panels (Ref. Rule 79-B)

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← (b) Installation of Solar Assisted Water Heating Systems
(Ref. Rule 86-A and Table 10A)

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3. Energy Efficiency

- (a) Low Energy Consumption Lighting Fixtures
(Electrical Appliances - BEE Star and Energy Efficient Appliances)
- (b) Energy Efficiency in HVAC systems.
- (c) Lighting of Common areas by Solar energy/ LED devices.

4. Waste Management

- (a) Segregation of Waste
- (b) Organic Waste Management

(4) Provisions for City and Site level greening.- In alignment with National Sustainable Habitat Mission, the Authority shall encourage augmentation of green cover in the city/plot, by following the Urban Greening Guidelines, 2014 and other provisions as given below -

- i. Provision of planting of TreeS as per rule 64.
- ii. Compensatory Plantation for felled/transplanted tress in the ratio 1:3 within the premises under consideration.
- iii. Choice of species for plantation in site and abutting the road to be adopted as per Section 8 of the Urban Green Guidelines, 2014.
- iv. The unpaved area shall be more than or equal to 20% of the recreational open spaces.

(5) Water Re-use and Recycling.- All building having a minimum discharge of 10,000 liters and above per day shall incorporate waste water recycling system. The recycled water should be used only for horticultural purposes.

(6) Sustainable Waste Management.- Sustainable waste

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management is to be achieved by adopting following approach, namely:-

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- (i) The collection is made from house to house and some segregation is done at household level;
- (ii) Separate wet and dry bins must be provided at the ground level;
- (iii) The recycling is done at decentralized, including ward or even lower levels.

79-D. Green Rating System.- For green rating system and energy efficient buildings, directions of the State Government shall be followed.

79-E. Streamlining the building approval/sanction.- Online Sanction of Building Plan shall be adopted.

79-F. Risk based classification of building proposals.- (1)
Residential Buildings.- For approval of the residential plotted and group housing buildings, risk based classification shall be as follows,-

Risk Matrix for different Residential buildings

Risks		Very Low	Low	Moderate	High
Criteria	Parameters				
(1)	(2)	(3)	(4)	(5)	(6)
Size of the Plot	Square Meters	Below 105 m ²	105 - 500 m ²	500 - 1000m ²	Above 1000 m ²
Height of building	Meters	Below 15 m	Below 15 m	Below 15 m	15 m and above
Use of the premise	Various Categories	Residential Plotted	Residential Plotted	Residential Plotted	Group Housing

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(2) Storage/Warehouse Buildings. - For approval of the buildings meant for use as storage buildings/ warehouses/godowns, risk based classification shall be as follows: -

Risk Matrix for Storage/Warehouses

Risks	Very Low	Low	Moderate	High
(1)	(2)	(3)	(4)	(5)
Covered Area on all floors/ Built-up area	Up to 250 m ²	Above 250 m ² and up to 2000 m ²	1m ² and up to 2000 m ²	Above 2000 m ²
Height of building	Below 15 m	Below 15 m	Below 15 m	Below 15 m
Abutting Road width	Min. 12 m	Min. 12 m	Min. 12 m	Min. 12 m
Type of Material storage	Category A	Category A	Category B (Stacking height - Medium)	Category B (Stacking height - High)

Note: The level of Risk is classified according to the material stored in the warehouse/storehouse. Material shall be classified according to the Categories defined in Appendix P.

(3) Industrial Buildings. - For approval of the buildings meant for use as storage buildings/ warehouses/ godowns, risk based classification shall be as follows:

Risk Matrix for Industries

Risks		Low	Moderate	High
Criteria	Parameters			
(1)	(2)	(3)	(4)	(5)
Size of the Plot	Square Meters	upto 350 m ²	Above 350 m ²	All sizes
Height of building	Meters	Less than 15 m	Less than 15 m	15 m and above
Abutting Road width	Meters	Min. 12 m	Min. 12 m	Min. 12 m



- Notes:** i- The Urban Local Body/ Town and Country Planning shall empanel professionals as per "Appendix C.
- ii- Procedure for approval of building plan shall be as per rule no. 27.

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79-G. Climate resilient construction - integration of environmental clearance with sanction.- (1) Climate resilient building construction shall be adopted.

(2) Environmental clearance guidelines of the Central and the State Government shall be followed."

2. After rule 84, the following shall be inserted, namely:-

"84-A. Review of structural design.- (1) The Competent Authority shall create a Structural Design Review Panel (SDRP) consisting of registered senior structural engineers or a group of senior registered structural engineers, whose task will be to review and certify the design prepared by registered engineers whenever referred by the Competent Authority.

(2) The Reviewing Agency shall submit addendum to the certificate or a new certificate in case of subsequent changes in structural design.

(3) Table-10B lays down requirements of SDRP for different seismic zones namely III, IV and V and for structures of different complexities.

(4) In seismic Zone II, buildings and structures greater than 40m in height will require proof checking by SDRP as per detail at Serial number 3 below,-

Proof Checking Requirements for Structural Design

Sl. No.	Type of Structure	Submission from registered Structural engineer	To be Proof Checked
(1)	(2)	(3)	(4)
1.	Load Bearing Buildings upto three storeys	SDBR*	Not to be checked
2.	Building upto 7 storeys (R.C.C./Steel framed structure)	SDBR	To be checked
		Preliminary design	To be checked

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3.	Building greater than seven storeys (R.C.C/Steel framed structure)	SDBR	To be checked
		Preliminary design	To be checked
		Detailed structural design and structural drawings	To be checked
4.	Special Structures	SDBR	To be checked
		Preliminary design	To be checked
		Detailed structural design and structural drawings	To be checked

*SDBR – Structural Design Basis Report

Notes:

1. Table 9 may be referred for Occupant Load/Live load for different building types.

2. At the preliminary proposal stage of a project, the objective is to undertake feasibility study/comparison of a number of possible alternatives of structural schemes and determine the most cost effective one, detailed structural calculations are not necessary for each alternative scheme. However, it is necessary to determine the member sizes and reinforcement content in order to determine the cost. By making conservative assumptions it is possible to derive simplified calculations for both analysis and design.

This is called "Preliminary or approximate analysis, and design". After the most cost effective scheme is selected and signed-off by the Client, the detailed calculations are performed on the selected scheme to determine the precise structural members and composition (size, dimension and stress behavior), and this is called the **"Detailed structural design"**.

3. Special structure means large span structures such as stadium, assembly halls, or tall structures such as water tanks, TV tower, chimney, etc. It is apparent in Table 10B above, that there is a wide range of structure typology,

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and the requirement by the Competent Authority for third party verification will depend on the type of structure."

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3. In table 11 under Rule 88, after serial number 13 and entries relating thereto, the following shall be inserted, namely:-

(1)	(2)	(3)
"14	Segregated toilet facilities for visitors in Public Buildings.	
	a. Each use of toilet (including washing hands and floors)	7
	b. Flushing urinals	0.20"

4. After rule 89, the following shall be inserted, namely:-

"89-A. Segregated sanitation for visitors in public buildings.—(1)

Segregated sanitation for visitors shall be provided in all public buildings as follows,-

S. No	Sanitary Unit	For Male Personnel	For Female Personnel
(1)	(2)	(3)	(4)
1.	Public toilet near Railway Stations (24x7)		
	(a) Water Closet(W.C)	(a) One for 100 users One unit per 300-500	a) One for 50 users
	(b) Urinals	(b) users	b) --
	(c) Ablution taps	(c) One in each W.C.	c) One in each W.C.
2.	Public Toilet near market place/offices (for working hours)		
	(a) Water Closet	(a) One for 100 users One unit per 200-300	a) One for 50 users
	(b) Urinals	(b) users	b) --
	(c) Ablution taps	(c) One in each W.C.	c) One in each W.C.
3.	Public toilets near Public Buildings		
	(a) Water Closet	(a) One for 100 users One unit per 200-300	(a) One for 50 users
	(b) Urinals	(b) users	(b) --
	(c) Ablution taps	(c) One in each W.C.	(c) One in each W.C.

Note: Per Capita Volume of Water required may be referred at serial number 14, Table 11 and Area and sizes of seats/units shall be according to sub-rule (2).

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(2) The area and size of the sanitation facilities shall be provided as follows,-

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Area and sizes of seats/units

S. No.	Description	Optimum (mm)	Minimum (mm)*
(1)	(2)	(3)	(4)
1.	Water Closet enclosures	900x1200	750x900
2.	Urinals (divided by partition walls)	575x675	500x600

Note: In case of space constraint, the minimum sizes may be adopted."

5. After Appendix O, the following shall be inserted, namely:-

"Appendix P

(Rule 79-F)

Categories of Materials of storage for Warehouses as per combustion risk

A. Non combustible materials:

Articles (which are Non- Combustible, Non -Flammable, Non - Corrosive, Non -toxic, Non-poisonous, Non-Explosive) such as Cement, brick, mortar, hardware items, metals in solid bar/metal goods (excluding those having melting point below 1000° C)

B. Combustible Materials in following 4 sub categories

Category	Material Specifications	Stacking Height	
		Medium (in m)	High (in m)
Category I	Articles such as Carpets, Non synthetic/synthetic yarn and fabrics. Mechanical and electrical goods (dominantly metal parts), Glassware and crockery, fiberboards, groceries, metal	4	6.5

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	goods, Papers other than those listed under categories Moderate and High, Powdered and canned foods, Plastic/glass bottles containing non-flammable liquids, etc.		
Category II	Articles such as Batteries, Baled cotton/synthetic fibers, Books, Baled cork, Baled waste paper, Cartons containing alcohols (in cans/bottles), Cartons of canned lacquers which dry by solvent evaporation, Chipboard, Cardboard rolls (horizontally Stored), Cereals/Grains/Foodstuff/Flour /Sugar in sacks, Cellulose /Cellulose pulp, Electrical goods other than those stated in Category low, Flammable liquids in non- combustible containers, Leather goods, Palletized liquor stocks, Plastics (non-foamed, other than cellulose nitrate), Rolled pulp and paper and asphalted paper (Horizontal storage), Veneer sheets, Wooden patterns, Metal/wooden furniture with plastic seats, etc.	3	5.5
Category III	Articles such as Bitumen/Wax coated paper, Candles, Carbon black, Card board rolls (vertically stored), Charcoal, Coal, cellulose nitrate, Foamed plastic and foam rubber products, Flammable liquids in combustible containers, Linoleum products, Matches, Plastics other than those stated in Category Moderate, Rolled	2	4.5

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	pulp and paper and asphalted paper (vertical storage), Rubber goods including tyres and tubes, Sawn timber, Ventilated wood stacks, Waxed and asphalt coated papers and containers in cartons, Wood wool, wooden pallets and flats (idle), Oil materials having wrapped or pre-formed containers of foamed plastics, etc.		
Category IV	Offcuts and random pieces of foamed plastic or rubber rolls of sheets of foamed plastic or foamed rubber, Foam mattress, Expanded polystyrene packaging, Foam upholstery, etc	1.25	3.5

Explanations.-

#	The deflector of the sprinkler fitted in the ceiling shall be at more than 1.5 m from the goods stored below. However, in case of jute storage, no jute stock shall reach within 2 m of the deflectors of the sprinkler heads.	Goods stored not higher than what is stated above for the appropriate category or not higher than the eaves height of the roofs or within
#	In case of storage in racks or shelves, if the height of storage is more than what is specified, intermediate sprinklers shall be provided for each shelf/rack in addition to the ceiling sprinklers and overall design density and AMAO shall be maintained as per Table 5 of IS: 15105.	1 m of a flat ceiling whichever is the lowest Shall be regarded as moderate hazard storage. If the above conditions are not met, the risk shall be regarded as high hazard storage.
#	The aisle width between the storage stacks shall not be less than 2.5 m and the maximum area of each storage stack shall not be more than 15.0 m ² . If these parameters are exceeded, the design density applicable shall be loaded by 2.5 L/min/m ² .	

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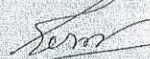
# In case of mixed storage (both moderate and high hazard storage) in buildings, the parameters will be governed by the most hazardous occupancy	
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Note: 1. Any new use which increases the number of occupants to a figure comparable with other classes of occupancy shall change the classification of the building to that of the new use (for example, Warehouse used for office purposes).

2. Ware house buildings shall not include any article which is highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or which may produce poisonous fumes or explosions for storage, handling and which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes and explosive, poisonous, irritant or corrosive gases; and for the storage, handling of any material producing explosive mixtures of dust which result in the division of matter into fine particles subject to spontaneous combustion such as buildings, fall in Hazardous Building Category."

By order and in the name of the
Governor of Chhattisgarh,



(Regina Toppo)

Joint Secretary

Government of Chhattisgarh
Housing and Environment Department