Government Directives under section 154(1) of Maharashtra Regional & Town Planning Act, 1966.

Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai-400 032.
Dated : 13/04/2017.

No. TPS-1816/CR-443/16/DP Directives/UD-13:-

The Government has sanctioned various Development Plans (hereinafter referred to as 'the said Development Plans') along with their Building Bye-laws and Development Control Rregulations (*hereinafter referred to as 'the said Development Control Regulations'*) to **All Municipal Corporations / Special Planning Authorities / Municipal Councils** and for all **Regional Plans** (*hereinafter referred to as 'the said Authorities'*)under the provisions of the **Maharashtra Regional & Town Planning Act, 1966** (*hereinafter referred to as 'the said Act*)

Land, Air, Noise, Water, Energy, Biological, Solid and other waste management are the main environment factors to be considered in relation to the pre-during-post building construction and for that the Environment Clearance is necessary for a few categories of construction projects and area development projects under EIA notification 2006 as amended from time to time .The **Ministry Of Environment, Forest and Climate Change** has decided to integrate the green norms/ environmental safeguards into building plans approval process and to empower the concerned local authorities / planning authorities to examine, stipulate and ensure compliance of the environmental requirements in their respective areas with an objective of "Ease of Doing Business".

And Whereas, The **Ministry Of Environment, Forest and Climate Change** has sanctioned the amendment for incorporating **Integration of Environmental condition in the building bye laws** vide MoEF notification No.**S.O.3999(E), dated 9th December 2016** (hereinafter referred to as the said notification) in which proposed that the State Government should incorporate the green norms/parameters (hereinafter referred to as the said **Proposed Environmental norms**) to be adopted for all buildings and constructions having built up area from **5000 sq mt to 1,50,000 sq mtr** in the said Development Control Regulations of the respective said Authorities as specifically mentioned in the said notification.

And whereas, **Ministry Of Environment, Forest and Climate Change vide their Office memorandum FNo19-159/2014-IA III/Dated 15.03.2017 has concurred with the state Government to adopt the said proposed Environmental Norms in the said DCR of the said Authorities;**

In view of the fact mention above, the Government found it expedient in the public interest to take recourse of the Section 154 of the said Act to start implementation of the said **proposed Environmental Green Norms** / parameters issued by MoEF (Climate Change) vide

notification, dated 09/12/2016 while sanctioning the building permissions along with their prevailing Development Control Regulations by all the said Authorities.

Now therefore, **in exercise of the powers conferred by Section 154(1) of the Maharashtra Regional and Town Planning Act, 1966** (Mah. XXXVII of 1966) and all other powers enabling in that behalf, the Govt. of Maharashtra hereby, issues **Directives** to all the said Authorities, **to start immediate implementation** of the proposed **Green Norms** as mentioned in the MoEF notification No.**S.O.3999(E), dated 9th December 2016** and more specifically mentioned at **Schedule-A** attached herewith while sanctioning the building permissions along with their prevailing Development Control Regulations **pending sanction** to the said proposed modification issued vide Notice No.TPS-1816/CR-443/16/DP Notice/UD-13, dated 13/04/2017 under section 37(1AA) (c) of the said Act.

These Directives shall also be published on the Government website www.maharashtra.gov.in (कायदे / नियम).

By order and in the name of Governor of Maharashtra,

(Sanjay Saoji)
Deputy Secretary to Government

Copy for information and necessary action to:-

1) Metropolitan Commissioner MMRDA
2) Managing Director CIDCO/MSRDC
3) Chairman NIT Nagpur
4) Commissioner Municipal Corporation (All)
5) The Director of Town Planning, Maharashtra State, Pune.
6) Chief Executive Officer MIDC/PCNDTA/PMRDA / All SPAs.
7) The Collector of concerned district (All)
8) Divisional Joint Director of Town Planning, Pune/Konkan/Amravati/Nagpur/ Aurangabad / Nashik.
9) Deputy Director of Town Planning, Urban Reserch Cell Pune
10) Assistant Director of Town Planning of concerned district.
11) All Municipal Commissioners.
12) Chief Officers Municipal Councils and Nagar panchayats. (All).

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ३७ (१ क क) अन्वये सूचना प्रसिध्द करण्याबाबत...
राज्यातील नियोजन / विशेष नियोजन प्राधिकरणांच्या **मंजूर** विकास नियंत्रण नियमावलीमध्ये **(Streamlining Building Plan Approvals and Environment Clearances)** संदर्भात नवीन विनियम अंतर्भूत करण्याबाबत.....

महाराष्ट्र शासन
नगर विकास विभाग,
मंत्रालय, मुंबई-३२
दिनांक : १३/०४/२०१७

शासन निर्णय क्रमांक: टिपीएस-१८१६/प्र.क्र.४४३/१६/विया/नवि-१३

शासन निर्णय :- सोबतची शासकिय सूचना महाराष्ट्र शासनाच्या **साधारण राजपत्रामध्ये** प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने.

(संजय सावजी)
उप सचिव, महाराष्ट्र शासन

प्रत,
१) मा.मुख्यमंत्री यांचे सचिव, मंत्रालय, मुंबई.
२) मा.राज्यमंत्री, (नगर विकास) यांचे खाजगी सचिव, मंत्रालय, मुंबई.
३) प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.

प्रति,
१) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
२) संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
३) सह संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
४) व्यवस्थापकीय संचालक, सिडको, सिडको भवन, बेलापूर.
५) आयुक्त, महानगरपालिका, वृहन्मुंबई / ठाणे / कल्याण-डोंबिवली / वसई-विरार / मिरा-भाईंदर / उल्हासनगर / भिवंडी-निजामपूर / पुणे / पिंपरी-चिंचवड / सोलापूर / कोल्हापूर / सांगली-मिरज-कुपवाड / नागपूर / चंद्रपूर / नाशिक / अहमदनगर / जळगाव / धुळे / मालेगाव / औरंगाबाद / नांदेड-वाघाळा / लातूर / परभणी / अमरावती / अकोला.

६) सह संचालक, नगर रचना, अंमलबजावणी कक्ष / मुल्यांकन : पुणे : कोकण / नाशिक / नागपूर / औरंगाबाद / अमरावती विभाग.

त्यांना विनंती करण्यात येते की, सोबतची सूचना शासनाच्या दि.१३/०९/२०१० रोजीच्या परिपत्रकातील निदेशानुसार व खाली्ल सुचनांप्रमाणे जाहिरात म्हणून प्रसिध्द करुन घेणेबाबत सत्वर कार्यवाही करावी तसेच विभागाच्या संकेतस्थळावर त्वरीत प्रसिध्द करावी.

१	जाहिरात देणा-या कार्यालयाचे नांव	नगर विकास विभाग, मंत्रालय, मुंबई-३२.
२	जाहिरात कोणत्या दिनांकापर्यंत द्यावयाची आहे.	तात्काळ
३	प्रसिध्दीचे स्वरुप	स्थानिक
४	कोणत्या जिल्ह्यामध्ये	संबंधित जिल्ह्यांमध्ये.
५	किती वृत्तपत्रात	एका मराठी व एका इंग्रजी वृत्तपत्रात
६	वृत्तपत्राचे नांव	सर्वाधिक खपाच्या वृत्तपत्रात
७	किती वेळा	एकदा
८	जाहिरात खर्चाचे देयक कोणत्या अधिकाऱ्याकडे पाठवावयाचे त्या कार्यालयाचे नांव व संपूर्ण पत्ता	संचालक, नगर रचना, महाराष्ट्र राज्य, मध्यवर्ती इमारत, पुणे-४११ ००१.

६) सहायक संचालक, नगर रचना / नगर रचनाकार, सर्व शाखा कार्यालये, नगर रचना विभाग.

७) अवर सचिव, नवि-११/नवि-३० / कक्ष अधिकारी,नवि-९/नवि-१२, नगर विकास विभाग, मंत्रालय, मुंबई.

८) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.

त्यांना विनंती करण्यात येते की, सोबतची शासकीय सुचना महाराष्ट्र शासनाच्या, साधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करुन त्याच्या ५० प्रती नगर विकास विभागास पाठवाव्यात.

९) कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सोबतची सूचना या विभागाच्या संकेतस्थळावर प्रसिध्द करावी.

१०) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदरची सुचना शासनाच्या संकेतस्थळावर प्रसिध्द करावी.

११) निवड नस्ती (कार्यासन-१३).

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Government Notice under section 37(1AA) of Maharashtra Regional & Town Planning Act, 1966 for all Planning Authorities

Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai-400 032.
Dated : 13/04/2017

NOTICE

No. TPS-1816/CR-443/16/DP Notice/UD-13:- Whereas, the Government has sanctioned various Development Plans (hereinafter referred to as 'the said Development Plans') along with their Building Bye-laws and Development Control Rregulations (*hereinafter referred to as 'the said Development Control Regulations'*) for **All Class of Municipal Corporations and Special Planning Authorities** / Municipal Council (*hereinafter referred to as 'the said Planning Authorities'*) under the provisions of the **Maharashtra Regional & Town Planning Act, 1966** (*hereinafter referred to as 'the said Act*) :

And whereas Land, Air, Noise, Water, Energy, Biological, Solid and other waste management are the main environment factors to be considered in relation to the pre-during-post building construction and for that the Environment Clearance is necessary for a few categories of construction projects and area development projects under EIA notification 2006 as amended from time to time :

And whereas the Ministry Of Environment, Forest and Climate Change has decided to integrate the environmental norms/ environmental safeguards into building plans approval process and to empower the concerned local authorities / planning authorities to examine, stipulate and ensure compliance of the environmental requirements in their respective areas with an objective of "Ease of doing business";

And whereas, The Ministry Of Environment, Forest and Climate Change has sanctioned the amendment for incorporating **Integration of Environmental condition in the building bye laws** vide MoEF notification No.**S.O.3999(E), dated 9 th December 2016** (hereinafter referred to as the said notification) in which proposed that the State Government should incorporate the environmental norms/ environmental safeguards (hereinafter referred to as the said Proposed **Environmental Norms**) to be adopted for all buildings and constructions having built up area 5000 Sq. mt. to 1,50,000 sq mtr in the said Development Control Regulations of the respective Planning Authorities as specifically mentioned in the said notification;

And whereas, **Ministry Of Environment, Forest and Climate Change vide their Office memorandum FNo19-159/2014-IA III/Dated 15.03.2017 has concurred with the state Government to adopt the said proposed Environmental Norms in the said DCR of the said Authorities;**

And whereas, the Government, found it expedient in the public interest to take recourse of the provision contained in Section 37(1AA)(a) of the said Act to incorporate the said Proposed Modifications in DCR of the said planning authorities;

Now therefore, in exercise of the powers conferred by Clause (a) of sub-section (1AA) of Section 37 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and all other powers enabling in that behalf, the Govt. of Maharashtra hereby, declares its intention to incorporate the Proposed **Environmental Norms** to be adopted as mentioned in the MoEF notification No.**S.O.3999(E), dated 9 th December 2016 and more specifically mentioned at Schedule-A** attached herewith while sanctioning the building permissions along with their prevailing Development Control Regulations of all the **said Planning Authorities** (hereinafter referred to as the said proposed modification) and for that purpose publishes a notice for inviting suggestions/objections from any person with respect to the said proposed regulations within a period of one month from the date of publication of this notice in the Maharashtra Government Gazette.

Any objections and suggestions to the said proposed modifications be forwarded before the expiry of one month from the date of publication of this notice in Maharashtra Government Gazette to the concerned Divisional Joint Director of Town Planning who is hereby authorised as an **officer** under section **162** of the said act on behalf of Government. The objections or suggestions, which may be received by the concerned Officer appointed, shall be considered and opportunity of being heard shall be given. Concerned Officer appointed under section 162 of the said act, is hereby authorized to give hearing and to submit his report to the Government. The Government will take final decision in accordance with the provision of the sub section (1AA) (c) of Section 37 of the said act.

This notice shall be kept open for inspection to the general public in the following offices for the above period on all working days.

(i) Office of the Director of Town Planning, Central Building, Pune;
(ii) Office of the Joint Director of Town Planning, Pune, Nashik, Nagpur, Konkan Aurangabad, Amravati Division;

This Notice shall also be published on the Government website www.maharashtra.gov.in (कायदे / नियम).

By order and in the name of Governor of Maharashtra,

(Sanjay Saoji)
Deputy Secretary to Government

Schedule-A

(Accompanied with Government Notice No. TPS-1816/ CR-443/16/DP Notice UD-13, Dated 13/04/2017)

Integration of environmental condition in building bye-laws -

(1) The Integrated Environmental conditions with the building permission being granted by the local authorities and the construction of buildings for the built up area as mention in Schedule item 8 of Environmental Impact Assessment Notification 2006 shall adhere to the objectives and monitorable environmental conditions as given at **Appendix-A.**

(2) The States adopting the objectives and monitorable environmental conditions referred to in subparagraph (1), in the building bye-laws and relevant State laws and incorporating these conditions in the approvals given for building construction making it legally enforceable shall not require a separate environmental clearance from the Ministry of Environment, Forest and Climate Change for individual buildings.

(3) The local authorities like Development Authorities, Municipal Corporations, may certify the compliance of the environmental conditions prior to issuance of Completion Certificate, as applicable as per the requirements stipulated for such buildings based on the recommendation of the Environmental Cell constituted in the local authority.

(4) The State Governments where bye-laws or rules are not framed may continue to follow the existing procedure of appraisal for individual projects and grant of Environmental Clearance for buildings and constructions as per the provisions laid down in this notification.

(5) For the purpose of certification regarding incorporation of environmental conditions in buildings, the Ministry of Environment, Forest and Climate Change may empanel through competent agencies, the Qualified Building Environment Auditors (QBEAs) to assess and certify the building projects, as per the requirements of this notification and the procedure for accreditation of Qualified Building Auditors and their role as given at **Appendix-B.**

(6) In order to implement the integration of environmental condition in building bye-laws, the State Governments or Local Authorities may constitute the Environment Cell (herein after called as Cell), for compliance and monitoring and to ensure environmental planning within their jurisdiction.

(7) The Cell shall monitor the implementation of the bye-laws and rules framed for Integration of environmental conditions for construction of building and the Cell may also allow the third part auditing process for oversight, if any.

(8) The Cell shall function under the administrative control of the Local Authorities.

(9) The composition and functions of the Cell are given at **Appendix-C.**

(10) The Local Authorities while integrating the Environmental Concerns in the building bye-laws, as per their size of the project, shall follow the procedure, as given below:

BUILDINGS CATEGORY '1' (5,000 to < 20,000 Square meters)

A Self declaration Form to comply with the environmental conditions (Appendix A) along with Form 1A and certification by the Qualified Building Environment Auditor to be submitted online by the project proponent besides application for building permission to the local authority along with the specified fee in separate accounts. Thereafter, the local authority may issue the building permission incorporating the environmental conditions in it and allow the project to start based on the self-declaration and certification along with the application. After completion of the construction of the building, the project proponent may update Form 1A online based on audit done by the Qualified Building Environment Auditor and shall furnish the revised compliance undertaking to the local authority. Any non-compliance issues in buildings less than 20,000 square meters shall be dealt at the level of local body and the State through existing mechanism.

OTHER BUILDINGS CATEGORIES (≥ 20,000 Square meters)

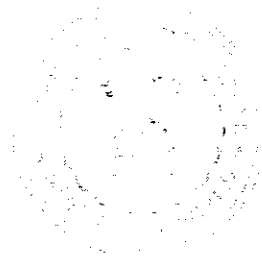
The project proponent may submit online application in Form 1 A alongwith specified fee for environmental appraisal and additional fee for building permission. The fee for environmental appraisal will be deposited in a separate account. The Environment Cell will process the application and present it in the meeting of the Committee headed by the authority competent to give building permission in that local authority. The Committee will appraise the project and stipulate the environmental conditions to be integrated in the building permission. After recommendations of the Committee, the building permission and environmental clearance will be issued in an integrated format by the local authority.

The project proponent shall submit Performance Data and Certificate of Continued Compliance of the project for the environmental conditions parameters applicable after completion of construction from Qualified Building Environment Auditors every five years to the Environment Cell with special focus on the following parameters:-

(a) Energy Use (including all energy sources).
(b) Energy generated on site from onsite Renewable energy sources.
(c) Water use and waste water generated, treated and reused on site.
(d) Waste Segregated and Treated on site.
(e) Tree plantation and maintenance.

After completion of the project, the Cell shall randomly check the projects compliance status including the five years audit report. The State Governments may enact the suitable law for imposing penalties for non-compliances of the environmental conditions and parameters. The Cell shall recommend financial penalty, as applicable under relevant State laws for non-compliance of conditions or parameters to the local authority. On the basis of the recommendation of the Cell, the local authority may impose the penalty under relevant State laws. The cases of false declaration or certification shall be reported to the accreditation body and

to the local body for blacklisting of Qualified Building Environment Auditors and financial penalty on the owner and Qualified Building Environment Auditors. No Consent to Establish and Operate under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 will be required from the State Pollution Control Boards for residential buildings up to 1,50,000 square meters.





(Sanjay Saoji)
Deputy Secretary to Government

Appendix- A
Environmental Condition for Building and Construction.

Category 1
(5000 to less than 20,000 sq.mt.)

Sr. No.	Medium	Environmental Condition
1	Topography and Natural Drainage	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bioswales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2	Water Conservation, Rain Water Harvesting, and Ground Water Recharge	Use of water efficient appliances shall be promoted. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bye-Laws, 2016. A rain water harvesting plan needs to be designed where the recharge bores (minimum one recharge bore per 5,000 square meters of built up area) is recommended. Storage and reuse of the rain water harvested should be promoted. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. All recharge should be limited to shallow aquifer.
2 a	--	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3	Waste Management	Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Sewage: In areas where there is no municipal sewage network, onsite treatment systems should be installed.

		Natural treatment systems which integrate with the landscape shall be promoted. As far as possible treated effluent should be reused. The excess treated effluent shall be discharged following the CPCB norms. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organisation (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013. The provisions of the Solid Waste (Management) Rules 2016 and the e-waste (Management) Rules 2016, and the Plastics Waste (Management) Rules 2016 shall be followed.
4	Energy	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be Light Emitting Diode (LED). Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building by-laws requirement, whichever is higher. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

5	Air Quality and Noise	Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. For indoor air quality the ventilation provisions as per National Building Code of India shall be made.
5 a	--	The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.
6	Green Cover	Minimum of 1 tree for every 80 square meters of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
6 (a)	--	Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e.planting of 3 trees for every 1 tree that is cut) shall be done and maintained.

Category 2

(20,000 to less than 50,000 sq.mt.)

Sr. No	Medium	Environmental Condition
1	Topography and Natural Drainage	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bioswales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
2	Water Conservation, Rain Water Harvesting, and Ground Water Recharge	A complete plan for rain water harvesting, water efficiency and conservation should be prepared. Use of water efficient appliances should be promoted with low flow fixtures or sensors. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bye-Laws, 2016. A rain water harvesting plan needs to be designed where the recharge bores (minimum one recharge bore per 5,000 square meters of built up area) is recommended. Storage and reuse of the rain water harvested should be promoted. In areas where ground water recharge is not feasible, the rain water should be harvested. And stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. All recharge should be limited to shallow aquifer.
2 a	--	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

3	Waste Management	Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Sewage: Onsite sewage treatment of capacity of treating 100% waste water to be installed. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per CPCB norms. Natural treatment systems shall be promoted. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organisation (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013. The provisions of the Solid Waste (Management) Rules 2016 and the e-waste (Management) Rules 2016, and the Plastics Waste (Management) Rules 2016 shall be followed.
3(a)	--	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
3(b)	--	Organic waste compost/ Vermiculture pit with a minimum capacity of 0.3 kg /person/day must be installed.
4	Energy	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be Light Emitting Diode (LED). Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

4(a)	--	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building by-laws requirement, whichever is higher.
4(b)	--	Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
4(c)	--	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include fly ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification of September, 1999 as amended from time to time.
5	Air Quality and Noise	Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

		All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. For indoor air quality the ventilation provisions as per National Building Code of India shall be made.
5 a	--	The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.
6	Green Cover	Minimum of 1 tree for every 80 square meters of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
6 (a)	--	Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e.planting of 3 trees for every 1 tree that is cut) shall be done and maintained.
7	Top Soil preservation and reuse	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
8	Transport	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. 1. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. 2. Traffic calming measures. 3. Proper design of entry and exit points. 4. Parking norms as per local regulation.

Category 3

(50,000 to 1,50,000 sq.mt.)

Sr. No	Medium	Environmental Conditions
1	Topography and Natural Drainage	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
2	Water Conservation, Rain Water Harvesting, and Ground Water Recharge	A complete plan for rain water harvesting, water efficiency and conservation should be prepared. Use of water efficient appliances should be promoted with low flow fixtures or sensors. The local byelaws provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bye-Laws, 2016. A rain water harvesting plan needs to be designed where the recharge bores (minimum one recharge bore per 5,000 square meters of built up area) is recommended. Storage and reuse of the rain water harvested should be promoted. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. All recharge should be limited to shallow aquifer.
2 a	--	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
2 b	--	Use of water efficient appliances should be promoted. Low flow fixtures or sensors be used to promote water conservation.

2 c	--	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3	Solid Waste Management	Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. The provisions of the Solid Waste (Management) Rules 2016 and the e-waste (Management) Rules 2016, and the Plastics Waste (Management) Rules 2016 shall be followed.
3(a)		All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
3(b)		Organic waste compost/ Vermiculture pit with a minimum capacity of 0.3 kg /person/day must be installed.
4	Sewage Treatment Plan	Sewage: Onsite sewage treatment of capacity of treating 100% waste water to be installed. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per CPCB norms. Natural treatment systems shall be promoted. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organisation (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
5	Energy	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be Light Emitting Diode (LED). Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient

		building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5(a)	--	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level local building by-laws requirement, whichever is higher.
5(b)	--	Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
5(c)	--	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include fly ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification of September, 1999 as amended from time to time.
6	Air Quality and Noise	Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Wheel washing for the vehicle used be done.

		Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. For indoor air quality the ventilation provisions as per National Building Code of India shall be made.
6 a	--	The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.
7	Green Cover	Minimum of 1 tree for every 80 square meters of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
7(a)	--	Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e.planting of 3 trees for every 1 tree that is cut) shall be done and maintained.
8	Top Soil preservation and reuse	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
9	Transport	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks.

		Road should be designed with due consideration for environment and safety of users. The road system can be designed with these basic criteria. 1. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. 2. Traffic calming measures. 3. Proper design of entry and exit points. 4. Parking norms as per local regulation.
10	Environment and management Plan	An environmental management plan (EMP) shall be prepared and implemented to ensure compliance with the environmental conditions specified in item number 1 to 9 above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, Water efficiency and conservation, Solid waste management, Renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.

(Sanjay Saoji)
Deputy Secretary to Government

APPENDIX - B

Accreditation of Environmental Auditors (Qualified Building Auditors)

The Ministry of Environment, Forest and Climate Change (MoEFCC), through qualified agencies shall accredit the Qualified Building Environment Auditors (QBEAs). The Qualified Building Environment Auditors could be a firm / organization or an individual expert, who fulfils the requirements. The Ministry will implement this process of accreditation through Quality Council of India (QCI), National Productivity Council or any other organization identified by the Government. The organizations like Indian Green Building Council, Bureau of Energy Efficiency etc. can also be associated in the process of accreditation, training, and renewal. The environmental consultants accredited by the QCI for building sector will be qualified as QBEAs. The QBEAs will meet the following criteria. The accrediting agency can improvise on these criteria.

Qualifications of the Auditor:

a. Education: Architect (Degree or Diploma), Town Planners (Degree), Civil Engineer / Mechanical Engineer (Degree or Diploma), PG in Environmental Science or any other qualification as per the scheme of the accreditation.

b. Training: Mandatory training to be given by the accreditation body or their approved training providers. This will be as per the scheme of the accreditation.

c. Experience: At least 3 years of work experience in the related field or building sector Environment Impact Assessment consultants accredited by QCI or any other experience criteria as per the scheme of the accreditation.

d. Infrastructure and equipment: As per the scheme of the accreditation Renewal:

e. Renewl : The accreditation will be valid for 5 years and will be renewed as per the process developed under the accreditation scheme.

Accountability/Complaint redressal mechanism: Any complaints regarding the quality of the work of QBEAs shall be made to the accreditation body. The accreditation body shall evaluate the complaint and take appropriate action including black listing or cancellation of the accreditation with wide public notice. This will be in addition to the action at the level of local authority for penalty and blacklisting. The Ministry can also take such action in case of specific complaint or feedback.

(Sanjay Saoji)
Deputy Secretary to Government

APPENDIX-C

Environmental Cell at the level of Local Authority:

An Environmental Cell shall be setup at the local authority level to support compliance and monitoring of environmental conditions in buildings. The Cell shall also provide assistance in environmental planning and capacity building within their jurisdiction. The responsibility of this cell would be monitoring the implementation of this notification and providing an oversight to the Third-Party Auditing process. The cell will operate under the local authority.

Constitution of the cell:

The cell will comprise of at least 3 dedicated experts in following fields:
a. Waste management (solid and liquid)
b. Water conservation and management
c. Resource efficiency including Building materials
d. Energy Efficiency and renewable energy
e. Environmental planning including air quality management.
f. Transport planning and management.

The Cell shall induct at least two outside experts as per the requirements and background of dedicated experts.
Existing environmental cells at the level of local authority can be co-opted and trained for this Cell.

Financial Support:

An additional fee may be charged along with processing fee for building permission for integrating environmental conditions and it's monitoring. The local authority can fix and revise this additional fee from time to time.

The amount of this fee shall be deposited in a separate bank account, and used for meeting the requirement of salary / emoluments of experts and running the system of online application, verifications and the Environmental Cell.

Functions of the Cell:

1. The cell shall be responsible for assessing and appraising the environmental concerns of the area under their jurisdiction where building activities are proposed. The Cell can evolve and propose additional environmental conditions as per requirements. These conditions may be area specific and shall be notified in advance from time to time. These additional conditions shall be approved following a due consultation process. These environmental conditions will be integrated in building permissions by the sanctioning authority.

2. Develop and maintain an online system for application and payment of fees. The Cell shall maintain an online database of all applications received, projects approved, the compliance audit report, random inspections made. The Cell shall maintain a portal for public disclosure of project details including self-certification and compliance audit reports filed by the Qualified Building Environment Auditors for public scrutiny of compliance of environmental conditions by the project.

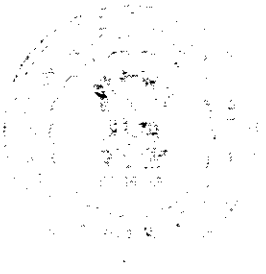
3. Monitoring the work of Environmental Audit process carried by the Qualified Building Auditors.

4. The Cell shall review the applications; finalize the additional environmental conditions if required within 30 days of the submission of the application to the local authority.

5. The Cell shall adopt risk based random selection of projects for verifying on site for certification of QBA, compliance of environmental conditions and five yearly audit report.

6. The Cell shall recommend to the local authority for financial penalty for non-compliance of environmental conditions by the project proponent.

7. The Cell shall recommend to the accrediting body and the local authority against any Qualified Building Environment Auditor, if any lapse is found in their work.





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