GOVERNMENT OF MAHARASHTRA

No.SEIAA-2020/C.R.03/SEIAA
Environment and Climate Change Department
Room No. 217, 2nd Floor, Mantralaya,
Mumbai- 32.
Date:. 28/01/2021

Subject: Guidelines for SEACs to Appraise 'Building and Construction' and 'Township and Area Development' projects

MoEF&CC has issued circulars dated 19.06.2013 and 10.11.2015 in order to meet the stipulated timelines, to avoid duplication of work, and to speed-up the process of scrutiny. SEACs shall strictly adhere to thrust areas of environmental sustainability mentioned in aforementioned the circulars (copy enclosed) while appraising the 'Building and Construction' and 'Township and Area Development' projects. SEACs need not focus on the other issues which are normally looked after by the concerned local bodies/ State Government Departments/SPCBs and CFO authorities.

Further SEACs need not insist IOD/CC and other approvals issued by local planning authorities during the appraisal of the projects. SEACs should apprise the proposal on full potential available as per the prevailing development control rules or as per proposal/ conceptual plan submitted by project proponent which is in consonance of with prevailing DCR.

Enclosed:
MOEFCC circulars dt. 19.06.2013 and 10.11.2015.

(Manisha Patankar-Mhaiskar)
Principal Secretary (E&CC) &
Member Secretary, SEIAA

Copy to
Member Secretary, SEAC-I, II, III

No.21 -270/2008-IA.III
Government of India
Ministry of Environment & Forests

Dated: June 19, 2013

OFFICE MEMORANDUM

Subject: Environment Clearance for buildings and real estate projects.

Ministry of Environment & Forests vide OM dated 11.12.2012, had constituted a Committee under the Chairmanship of Dr. K. Kasturirangan, Member, Planning Commission to review the provisions of the Environment Impact Assessment Notification (EIA), 2006, relating to granting environment clearances for roads, buildings, SEZ projects and the provisions under the OM dated 7.2.2012 related to high-rise buildings. The Committee has since submitted its report to the Ministry.

2. One of the terms of reference (ToR) of the aforesaid Committee was to review the requirement of environment clearance for buildings and real estate projects to avoid duplication considering that such projects will be covered by the local civic authorities and under the provisions of the relevant master plan, building control regulations and safety regulations. The recommendation of the Committee on this ToR has been accepted and the following has been decided:

i. Timelines stipulated in the EIA Notification, 2006 shall be strictly adhered to by SEIAA and SEAC while processing the proposals for TOR/EC for the building and construction projects and township and area development projects. SEAC will make appropriate recommendations within sixty days of the receipt of the complete proposal from the project proponents. SEIAA shall consider the recommendations of the SEAC and convey its decision to the applicant within forty five days of the receipt of the recommendations. MoEF will regularly review the progress in disposal of cases by SEIAAs with the view to ensuring meeting of these timelines.

ii. With the view to avoiding delay in processing of proposals, project proponents should provide complete information at the first instance only while submitting documents for TOR/EC so that the processing of proposals is not held up in the absence of requisite details. Incomplete proposals not tallying with the check -list should not be accepted by the SEIAA/SEAC.

iii. In order to meet the stipulated timelines, to avoid duplication of work, and to speed-up the process of scrutiny, SEIAA/SEAC may only focus on the following thrust areas of environmental sustainability while appraising the 'Building and Construction' and 'Township and Area Development' projects.

   a. **Brief Description of the Project** in terms of location and surroundings.
   b. **Environmental Impacts on Project Land** and its surrounding developments and vice-versa.

c. **Water** Balance Chart with a view to promote waste water treatment, recycle, reuse and water conservation.
d. **Waste Water Treatment** and its details including target standards.
e. Alterations in the natural slope and **drainage pattern** and their environmental impacts on the surroundings.
f. **Ground water** potential of the site and likely impacts of the project.
g. **Solid Waste Management** during construction and post construction phases.
h. **Air Quality and Noise Levels;** likely impacts of the project during construction and operational phases.
i. **Energy** requirements with a view to minimize power consumption and promote use of renewal energy sources.
j. **Traffic Circulation System and connectivity** with a view to ensure adequate parking, conflict free movements, Energy efficient Public Transport.
k. **Green Belt/Green cover** and the Landscape Plan.
l. **Disaster/Risk Assessment and Management Plan.**
m. **Socio Economic Impacts** of the project and CSR.
n. **EMP** during construction and operational phases.
o. **Any other** related parameter of the project which may have any other specific impact on environmental sustainability and ecology.

The SEIAA/SEAC need not focus on the other issues which are normally looked after by the concerned local bodies/ State Government Departments/SPCBs.

iv. In case of a large pendency in a State and in case the concerned State Government feels that there is a need for another SEAC, the State Government may accordingly send the proposal to MoEF for setting up/ notifying another SEAC and MOEF may consider the same.

3. Necessary action in the matter may be taken by the State Governments, SEIAAs and SEACs.

4. This issues with the approval of the Competent Authority.

(Lalit Kapur)
Director
Telefax: 24368592

To
1. All the Officers of IA Division
2. Chairpersons/Member Secretaries of all the SEIAAs/SEACs
3. Chairman, CPCB
4. Chairpersons / Member Secretaries of all SPCBs / UTPCCs

Copy to:
1. PStoMEF
2. PPS to Secretary (E&F)
3. PPS to JS(AT)
4. Website of the MoEF
5. Guard File

No.22-154/2015-1A.III
Government of India
Ministry of Environment, Forest and Climate Change
Impact Assessment Division
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Indira Paryavaran Bhavan
Jorbag Road, Aliganj,
New Delhi-110003

Dated: 10th November2015

OFFICE MEMORANDUM

Subject: Environment Clearance by State Level Environmental Impact Assessment Authority/ State Level Expert Appraisal Committee with special reference to buildings and construction sector projects under Item 8 (a) and 8(b) of the Environment Impact Assessment Notification, 2006- regarding.

The EIA Notification, 2006 provides for Scoping of project as one of the stages of the prior environmental clearance process, under which the Expert Appraisal Committee(EAC) in the case of Category 'A' projects or activities, and State Level Expert Appraisal Committee(SEAC) in the case of Category 'B1' projects or activities determine detailed and comprehensive Terms of Reference (TORs) addressing all the relevant environmental concerns, for the preparation of EIA and EMP report, so as to improve the quality of EIA and EMP. Pursuant to streamlining the process of environment clearance, the Ministry of Environment, Forest and Climate Change had issued Standard Terms of Reference for different sectors including buildings and construction sector projects.

2. It has been emphasized time and again, in the past that all the relevant information relating to a particular project should be raised in one go, while consideration of the project for scoping and seeking piece meal information during appraisal of the project should be avoided. It has been clarified that in appraisal of building and construction sector projects, information relevant to environmental concern should only be raised. However, it has come to the notice of the Ministry that the practice of seeking piece meal information is still continued and every time some new issues are raised, which directly do not pertain to environmental concern, while appraising the project, which result in delay in processing of cases, particularly at the level of SEIAA and SEAC.

3. The Ministry is in receipt of information about delay in processing of cases at the level of SEIAA and SEAC on account of (i) additional information sought on issues not directly related to environment and (ii)

process adopted for listing such cases at the end of the queue after submission of information by the project proponents. In order to bring uniformity in dealing with such cases across the country and to streamline the process, it has been decided to follow the following procedure:

4. The requirement of environment clearance for buildings and construction projects should focus on environmental concerns and avoid duplication of efforts considering that such projects will be covered by the local civic authorities and under the provisions of the relevant master plan, building control regulations and safety regulations. The instructions issued vide this Ministry's earlier Office Memorandum No.21-270/2008-1A.III dated 19th June, 2013 should be followed in letter and spirit.

(i) Timelines stipulated in the EIA Notification, 2006 shall be strictly adhered to by SEIAA and SEAC while processing the proposals for TOR/EC for the building and construction projects and township and area development projects. SEAC will make appropriate recommendations within sixty days of the receipt of the complete proposal from the project proponents. SEIAA shall consider the recommendations of the SEAC and convey its decision to the applicant within forty five days of the receipt of the recommendations. MoEF will regularly review the progress in disposal of cases by SEIAAs with the view to ensuring meeting of these timelines.

(ii) In order to meet the stipulated timelines, to avoid duplication of work, and to speed-up the process of scrutiny, SEIAA/SEAC should only focus on the following thrust areas of environmental sustainability while appraising the 'Building and Construction' and 'Township and Area Development' projects.

a. Brief Description of the Project in terms of location and surroundings.

b. Environmental Impacts on Project Land and its surrounding developments and vice-versa.

c. Water Balance Chart with a view to promote waste water treatment, recycle, reuse and water conservation.

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f. Ground water potential of the site and likely impacts of the project.

g. Solid Waste Management during construction and post construction phases.

h. Air Quality and Noise Levels; likely impacts of the project during construction and operational phases.

i. Energy requirements with a view to minimize power consumption and promote use of renewal energy sources.

j. Traffic Circulation System and connectivity with a view to ensure adequate parking, conflict free movements, Energy efficient Public Transport.

k. Green Belt/Green cover and the Landscape Plan.

1. Disaster/Risk Assessment and Management Plan,

m. Socio Economic Impacts of the project and CSR.

n. EMP during construction and operational phases.

o. Any other related parameter of the project which may have any other specific impact on environmental sustainability and ecology.

5. In case, where additional information has been sought and the project proponent is not in a position to provide the same during the appraisal by the SEAC, and he can provide it on next date or on any date during the meeting of the SEAC, he can submit the requisite information and his case be considered for appraisal accordingly.

6. In case the additional information sought cannot be presented by the project proponent during the same meeting days, and the Project Proponent can provide the requisite information before the next meeting, the case will be taken up for consideration in the next SEAC meeting for appraisal. So cases in which additional information has been sought will be taken up for appraisal in very next meeting scheduled after filing of the requisite information.

7. The Project Proponent approach the Ministry in case of Category 'B' projects by applying online for obtaining prior environment clearance in case the SEIAA / SEAC of any State or UT is not constituted. The cases are returned to the SEIAA / SEAC after its reconstitution. It is clarified that the date of online application to Ministry's portal will be taken as the date for deciding the chronology / seniority for that case by the SEIAAs / SEACs.

8. The SEIAA/SEAC need not focus on the other issues which are normally looked after by the concerned local bodies/ State Government Departments/SPCBs.

This issues with the approval of the Competent Authority.

10/11/2015

(Satish C. Garkoti)
Scientist 'F'

To

1. All the Officers of IA Division
2. Chairpersons/Member Secretaries of all the SEIAAs/SEACs
3. Chairman, CPCB
4. Chairpersons / Member Secretaries of all SPCBs / UTPCCs

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5. PS to JS (MKS)
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