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**புதுச்சேரி மாநில அரசிதழ்**  
**La Gazette de L'État de Poudouchéry**  
**The Gazette of Puducherry**

**PART - II**

**சிறப்பு வெளியீடு EXTRAORDINAIRE EXTRAORDINARY**

அதிகாரம் பெற்ற  
வெளியீடு

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**GOVERNMENT OF PUDUCHERRY**  
**CHIEF SECRETARIAT (HOUSING)**

(G. O. Ms. No. 15/2017-Hg., Puducherry, dated 20th July 2017)

**NOTIFICATION**

In exercise of the powers conferred by section 47 of the Puducherry Town and Country Planning Act, 1969 (No. 13 of 1970), the Lieutenant-Governor, Puducherry in consultation with the Town and Country Planning Department, hereby makes the following amendment to the Puducherry Building Bye-Laws and Zoning Regulations, 2012 issued in the notification *vide* G. O. Ms. No. 5/2012- Hg., dated

5th March, 2012 of the Chief Secretariat (Housing), Government of Puducherry and published in the Part-I of Extraordinary Official Gazette No. 21, dated 8th March, 2012 namely:-

(1) These Bye-laws and Regulations may be called the Puducherry Building Bye-Laws and Zoning Regulations (Amendment), 2017.

(2) The provisions of these bye-laws and zoning regulations shall apply to the planning area declared *vide*:-

(i) G. O. Ms. No. 79/84/F6, dated 17th August 1984, notified in the Gazette No. 35, dated 28th August 1984;

(ii) G.O. Ms. No. 93/85/F6, dated 8th July 1985, notified in the Gazette No. 31, dated 30th July 1985; and

(iii) G.O. Ms. No. 68/89/F6, dated 26th July 1989, notified in the Gazette No. 83, dated 31st July 1989 of Housing Secretariat, Puducherry and such other areas in the Union territory of Puducherry notified from time to time.

(3) They shall come into force on and from the date of their publication in the Official Gazette.

In the Puducherry Building Bye-laws and Zoning Regulations, 2012 after Annexure-XXI, the following Annexure-XXII shall be inserted,

"ANNEXURE- XXII

1. INTEGRATION OF ENVIRONMENTAL CONDITION IN  
SANCTION OF BUILDING PLANS

(1.1) The environmental conditions to be integrated with building permission being granted by the Planning Authority concerned and the construction of buildings as per the size, shall adhere to the objectives and monitorable environmental conditions are given in the Table-1, Table-2 and Table-3.

(1.2) For building plans with a total Built-up Area (BUA) between 5,000 Sq.m. and 1,50,000 Sq.m. no separate environment clearance will be required from the Ministry of Environment, Forest and Climate Change (MoEF&CC) for individual buildings provided that the incorporating different set of environmental conditions are being integrated in the building permission conditions to address environmental concerns making it legally enforceable.

(1.3) As per the final notification *vide* No. S.O. 3999 (E), dated 9-12-2016 of the Ministry of Environment, Forest and Climate Change (MoEF&CC), Government of India, the concerned Planning Authority, which is authorized to sanction building plans, shall ensure at the time of sanctioning a building plan that the environmental requirements stipulated in Table-1 (for BUA above 5,000 Sq.m. and upto 20,000 Sq.m.), Table-2 (for BUA above 20,000 Sq.m. and up to 50,000 Sq.m.) and Table-3 (for BUA above 50,000 Sq.m. and upto 1,50,000 Sq.m.), as the case may be, are complied with.

(1.4) The Planning Authority concerned 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 Planning Authority.

(1.5) In order to implement the integration of environmental condition in building Bye-laws, the Planning Authority concerned may constitute the Environment Cell (herein after called as Cell), for compliance and monitoring and to ensure environmental planning within their jurisdiction.

(1.6) For the purpose of certification regarding incorporation of environmental conditions in buildings, the Ministry of Environment, Forest and Climate Change (MoEF&CC) shall accredit the Qualified Building Environment Auditors (QBEAs) through a qualified agencies 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-I.

(1.7) 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.

(1.8) The Cell shall function under the administrative control of the Planning Authorities.

(1.9) The composition and functions of the Cell are given at Appendix-II.

(1.10) The Planning 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 (Table-1) 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 Planning Authority along with the specified fee in separate accounts. Thereafter, the Planning 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 Planning Authority. Any non-compliance issues in buildings less than 20,000 square meters shall be dealt at the level of Planning Authority through existing mechanism.

**OTHER BUILDINGS CATEGORIES ( $\geq$  20,000 Square meters)**

The project proponent may submit online application in Form 1A along with 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 Planning 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 Planning 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 Planning Authority. On the basis of the recommendation of the Cell, the Planning 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.";

CLASSIFICATION/TYPE OF BUILDINGS :

**Building/Construction projects/Area Development projects and Townships**

| (1) | (2)                                     | (3) | (4)   | (5)   |
|-----|---|-----|---|---|
| 1   | (a) Building and Construction projects. |     | ≥ 20,000 sq.mtrs. and 1,50,000 sq.mtrs. of built up area. | The term "built up area" for the purpose of this notification is the built up or covered area on all floors put together including its basement and other service areas, which are proposed |

| 1)    | (2)                                      | (3)   | (4)   | (5)  |
|-------|--|---|---|--|
|       |  |   |   | <p>in the buildings and construction projects.</p> <p><i>Note 1.</i> The projects or activities shall not include industrial shed, universities, college, hostel for educational institutions, but such buildings shall ensure sustainable environmental management, solid and liquid and implement environmental conditions given at Table-1, Table-2 and Table-3.</p> <p><i>Note 2.</i> General condition shall not apply.</p> <p><i>Note 3.</i> The exemptions granted at Note 1 will be available only for industrial shed after integration of environmental norms with building permissions at the level of local authority.</p> |
| 2 (b) | Townships and area development projects. | $\geq 3,00,000$ sq.mtrs. of built up area or<br><br>covering an area $\geq 150$ ha. | $\geq 1,50,000$ sq.mtrs. and $< 3,00,000$ sq.mtrs. built up area or<br><br>covering an area $\geq 50$ ha. and $< 150$ ha. | Note.-General Condition shall not apply.   |

TABLE-1  
**ENVIRONMENTAL CONDITIONS FOR BUILDINGS AND  
 CONSTRUCTIONS**

(Category '1' : 5,000 to less than 20,000 square meters)

| Medium  | Sl.<br>No. | Environmental conditions  |
|---|------------|---|
| (1)   | (2)        | (3)   |
| Topography<br>and<br>Natural<br>Drainage  | 1 (a)      | 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.   |
| Water<br>conservation<br>Rain water<br>Harvesting,<br>and Ground<br>water recharge. | 2          | <p>Use of water efficient appliances shall be promoted. The provision for rainwater conservation as in annexure-VII (A) of the Puducherry Building Bye-Laws and Zoning Regulations, 2012 should be followed.</p> <p>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.</p> <p>All recharge should be limited to shallow aquifer.</p> |

| (1)              | (2)           | (3)  |
|------------------|---------------|--|
| Waste management | 2(a)<br><br>3 | <p>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 <i>etc.</i> would be considered as pervious surface.</p> <p>Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste.</p> <p>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.</p> <p>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.</p> <p>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.</p> |
| Energy           | 4             | Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured as  |



| (1)    | (2) | (3)  |
|--------|-----|--|
| Energy | 4   | <p>per the provisions under chapter-IV of clause 68, Energy Conservation Buildings of the Puducherry Building Byelaws and Zoning Regulations, 2012.</p> <p>Outdoor and common area lighting shall be Light Emitting Diode (LED).</p> <p>Solar, wind or other Renewable Energy shall be installed to meet electricity generation as per the provisions under chapter-IV of clause 68, Energy Conservation Buildings of the Building Bye-laws and Zoning Regulations, 2012.</p> <p>Solar water heating system shall be provided as per the provisions under Chapter-IV of clause 68, Energy Conservation Buildings and as in the Annexure-XVIII of the Puducherry Building Byelaws and Zoning Regulations, 2012 to meet the hot water demand of the commercial and institutional building. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.</p> <p>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 <i>etc.</i> shall be incorporated in the building design.</p> <p>Wall, window, and roof u-values shall be as per ECBC specifications.</p> |

| (1)                   | (2) | (3)  |
|-----------------------|-----|--|
| Air quality and noise | 5   | <p>Dust, smoke and 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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.</p> <p>Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.</p> <p>Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.</p> <p>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.</p> <p>For indoor air quality the ventilation provisions as per National Building Code of India shall be made.</p> |

| (1)         | (2)   | (3)  |
|-------------|-------|--|
| Green cover | 5 (a) | The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.   |
|             | 6     | A 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>i.e.</i> , planting of 3 trees for every 1 tree that is cut) shall be done and maintained.                          |

TABLE-2

**ENVIRONMENTAL CONDITIONS FOR BUILDINGS AND CONSTRUCTIONS**

*(Category '2' : 20,000 to less than 50,000 square meters)*

| Medium                          | Sl. No. | Environmental conditions   |
|---------------------------------|---------|--|
| (1)                             | (2)     | (3)  |
| Topography and Natural Drainage | 1       | <p>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.</p> <p>Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.</p> |

| (1)   | (2)   | (3)  |
|---|-------|--|
| Water conservation<br>Rain water Harvesting, and Ground water recharge. | 2     | <p>A complete plan for rain water harvesting, water efficiency and conservation should be prepared.</p> <p>Use of water efficient appliances should be promoted with low flow fixtures or sensors.</p> <p>Use of water efficient appliances shall be promoted. The provision for rainwater conservation as in annexure- VII (A) of the Puducherry Building Bye-Laws and Zoning Regulations, 2012 should be followed.</p> <p>A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. 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.</p> <p>All recharge should be limited to shallow aquifer.</p> |
|   | 2 (a) | <p>At least 20% of the open spaces as required by the Building Bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape <i>etc.</i> would be considered as pervious surface.</p>   |
| Waste management  | 3     | <p>Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste.</p>   |

| (1)    | (2)   | (3)  |
|--------|-------|--|
|        |       | <p>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.</p> <p>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.</p> <p>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.</p> |
|        | 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 composter/Vermiculture pit with a minimum capacity of 0.3 kg./tenement/day must be installed.  |
| Energy | 4     | <p>Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured as per the provisions under the clause 68, Chapter-IV, Energy Conservation Buildings of the Puducherry Building Bye-laws and Zoning Regulations, 2012.</p> <p>Outdoor and common area lighting shall be LED.</p>   |

| (1) | (2)   | (3)   |
|-----|-------|---|
|     |       | <p>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.</p> <p>Wall, window, and roof u-values shall be as per ECBC specifications.</p>  |
|     | 4 (a) | <p>Solar, wind or other Renewable Energy shall be installed to meet electricity generation as per the provisions under the clause 68, chapter-IV, Energy Conservation Buildings of the Puducherry Building Bye-laws and Zoning Regulations, 2012.</p>   |
|     | 4 (b) | <p>Solar water heating system shall be provided as per the provisions under the clause 68, chapter-IV, Energy Conservation Buildings and as in the Annexure-XVIII of the Puducherry Building Bye-laws and Zoning Regulations, 2012 to meet the hot water demand of the commercial and institutional building. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.</p> |
|     | 4 (c) | <p>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.</p>  |

| (1)                   | (2) | (3)  |
|-----------------------|-----|--|
| Air quality and noise | 5   | <p data-bbox="730 577 1220 745">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.</p> <p data-bbox="730 768 1220 1216">Dust, smoke and 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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.</p> <p data-bbox="730 1238 1220 1339">Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.</p> <p data-bbox="730 1361 1220 1496">Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.</p> <p data-bbox="730 1518 1220 1789">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.</p> |

| (1)                             | (2)   | (3)   |
|---------------------------------|-------|---|
|                                 |       | <p>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.</p> <p>For indoor air quality the ventilation provisions as per National Building Code of India.</p> |
|                                 | 5 (a) | The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.  |
| Green cover                     | 6     | A minimum of 1 tree for every 80 sq.mt. 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>i.e.</i> planting of 3 trees for every 1 tree that is cut) shall be done and maintained.   |
| Top soil preservation and reuse | 7     | <p>Top soil should be stripped to a depth of 20 cm. from the areas proposed for buildings, roads, paved areas, and external services.</p> <p>It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.</p>  |
| Transport                       | 8     | A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks.   |



| (1) | (2) | (3)  |
|-----|-----|--|
|     |     | <p>Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.</p> <ol style="list-style-type: none"> <li>1. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.</li> <li>2. Traffic calming measures.</li> <li>3. Proper design of entry and exit points.</li> <li>4. Parking norms as per local regulation.</li> </ol> |

TABLE-3

**ENVIRONMENTAL CONDITIONS FOR BUILDINGS AND CONSTRUCTIONS**

(Category '3' : 50,000 to less than 1,50,000 square meters)

| Medium                          | Sl. No. | Environmental conditions  |
|---------------------------------|---------|---|
| (1)                             | (2)     | (3)   |
| Topography and Natural Drainage | 1       | <p>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.</p> <p>Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.</p> |

| (1)  | (2) | (3)   |
|--|-----|---|
| Water conservation<br>Rain water Harvesting,<br>and Ground water recharge. | 2   | <p>A complete plan for rain water harvesting, water efficiency and conservation should be prepared.</p> <p>The provision for rainwater conservation as in annexure- VII (A) of the Puducherry Building Bye-Laws and Zoning Regulations, 2012 should be followed.</p> <p>A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. 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.</p> <p>All recharge should be limited to shallow aquifer.</p> <p>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.</p> <p>2 (b) Use of water efficient appliances should be promoted. Low flow fixtures or sensors be used to promote water conservation.</p> <p>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.</p> |

| (1)                    | (2)   | (3)  |
|------------------------|---|--|
| Solid waste management | 3   | 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 composter/Vermiculture pit with a minimum capacity of 0.3 kg./person/day must be installed. |  |
| Sewage treatment Plant | 4   | 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.              |

| (1)    | (2) | (3)   |
|--------|-----|---|
| Energy | 5   | <p>Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured as per the provisions under the clause 68, Chapter-IV, Energy Conservation Buildings of the Puducherry Building Byelaws and Zoning Regulations, 2012.</p> <p>Outdoor and common area lighting shall be LED.</p> <p>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.</p> <p>Wall, window, and roof u-values shall be as per ECBC specifications.</p> <p>5 (a) Solar, wind or other Renewable Energy shall be installed to meet electricity generation as per the provisions under the clause 68, Chapter-IV, Energy Conservation Buildings of the Puducherry Building Bye-laws and Zoning Regulations, 2012.</p> <p>5 (b) Solar water heating system shall be provided as per the provisions under the clause 68, Chapter-IV, Energy Conservation Buildings and as in the Annexure-XVIII of the Puducherry Building Byelaws and Zoning Regulations, 2012 to meet the hot water demand of the commercial and institutional building. Residential</p> |

| (1)                   | (2)   | (3)   |
|-----------------------|-------|---|
|                       | 5 (c) | <p>buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.</p> <p>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 flyash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.</p> <p>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.</p>  |
| Air quality and noise | 6     | <p>Dust, smoke and 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, murrum 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 vehicles used be done.</p> <p>Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.</p> |

| (1)         | (2)   | (3)   |
|-------------|-------|---|
|             |       | <p>Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.</p> <p>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.</p> <p>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.</p> <p>For indoor air quality the ventilation provisions as per National Building Code of India.</p> |
|             | 6 (a) | The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.  |
| Green cover | 7     | A minimum of 1 tree for every 80 sq.mt. 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>i.e.</i> planting of 3 trees for every 1 tree that is cut) shall be done and maintained.   |

| (1)                             | (2) | (3)   |
|---------------------------------|-----|---|
| Top soil preservation and reuse | 8   | 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.   |
| Transport                       | 9   | <p>A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks.</p> <p>Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.</p> <ol style="list-style-type: none"> <li>1. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.</li> <li>2. Traffic calming measures.</li> <li>3. Proper design of entry and exit points.</li> <li>4. Parking norms as per local regulation.</li> </ol> |
| Environment management plan     | 10  | 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   |

| (1) | (2) | (3)  |
|-----|-----|--|
|     |     | and conservation, water efficiency and conservation, solid waste management, renewable energy <i>etc.</i> 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. |

## APPENDIX-I

**Accreditation of Environmental Auditors  
(Qualified Building Auditors)**

The Ministry of Environment, Forest and Climate Change (MoEF&CC), 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.

*Training:*

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



*Experience:*

(c) 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.

*Infrastructure and equipment:*

(d) As per the scheme of the accreditation

*Renewal:*

(e) 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 planning authority for penalty and blacklisting. The Ministry can also take such action in case of specific complaint or feedback.

## APPENDIX-II

**Environmental Cell at the Level of Planning Authority:**

An Environmental Cell shall be setup at the planning 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 planning 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 planning 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 its monitoring. The planning 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 (i.e) planning 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 planning 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 planning 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 planning authority against any Qualified Building Environment Auditor, if any lapse is found in their work.

The selection process of Environmental consultants who are willing to serve as Qualified Building Environment Auditors (QBEA) shall be as per the procedures laid down in the notification issued by the Ministry of Environment, Forest and Climate Change (MoEF&CC), Government of India.

(By order of the Lieutenant-Governor)

**S. THAMMU GANAPATHY,**  
Deputy Secretary to Government (Housing).