



PUNJAB POLLUTION CONTROL BOARD

VATAVARAN BHAWAN, NABHA ROAD, PATIALA

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www.ppcb.gov.in

Prog
6/10/17

EPA/2017/No.

Through Email

Dated:

To

1. The Chief Environmental Engineer,
Punjab Pollution Control Board,
Patiala, Bathinda, Ludhiana and Jalandhar.
2. The Senior Environmental Engineer,
Punjab Pollution Control Board,
Zonal Office- Patiala-1,2, Amritsar,
Jalandhar, Ludhiana-1,2 and Bathinda.
3. The Environmental Engineer,
Punjab Pollution Control Board,
Regional Office- Amritsar, Batala, Bathinda,
Fatehgarh Sahib, Faridkot, Hoshiarpur,
Jalandhar, Ludhiana-I, II, III, IV,
SAS Nagar, Patiala and Sangrur

AEC/ep
6/10/17

Subject: Action Plan for monitoring of construction /demolition activity of buildings within the State of Punjab.

It is intimated that the Department of Housing and Urban Development, Punjab has issued the Action Plan for monitoring of construction /demolition activity of buildings within the State of Punjab.

A copy of same is enclosed herewith for further necessary action, please.

DA/As above

Endst. No.:

3161

sd-
Special Secretary(G&P)

Dated: 26/9/17

A copy of above is forwarded to Environmental Engineer(Computer Section), Punjab Pollution Control Board, Patiala and he is requested to upload the Guidelines on the official website of the Punjab Pollution Control Board.

DA/As above

Special Secretary(G&P)

**GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING-2 BRANCH)**

**Action plan for monitoring of construction/ demolition activity of buildings
within the State of Punjab**

The Department of Housing and Urban Development is the nodal agency for approval and monitoring of building activity outside municipal limits, lal lakir of village abadies and cantonment boards. For this purpose, the department had framed Building Rules called the Punjab Urban Planning and Development Authority Building Rules, 1996 which has been re-framed in the year 2013 and now these rules are known as Punjab Urban Planning and Development Authority Building Rules, 2013. These rules have been made applicable in the State of Punjab from January 2005. Although these rules are sufficient to regulate the building controls but the monitoring of construction/ demolition activity of buildings is not detailed out in these building rules to the required extent, therefore, the Department of Housing and Urban Development in compliance of the orders dated 10.11.2016 of the Hon'ble Green Tribunal New Delhi had prepared and issued directions vide Memo No. 17/20/2016-1Hg2/ 279 dated 19.01.2017 for monitoring of construction/ demolition activity of buildings outside municipal limits, lal lakir of village abadies and cantonment boards within State of Punjab. Now in supersession of the directions issued vide Memo dated 19.01.2017 of this department, the following action plan is issued for the above mentioned purpose for strict compliance of the orders dated 10.11.2016 of the Hon'ble National Green Tribunal:-

- 1) Construction/ Demolition of the building shall be started after obtaining Consent/ NOC from the Punjab Pollution Control Board under Air and Water Act and a copy shall be submitted to the concerned Competent Authority.
- 2) All the Special Development Authorities, District Town Planners, Senior Town Planners and Chief Town Planner working under the department of Housing and Urban Development will ensure:-
 - i) that while sanctioning plans, drawings for construction of any commercial, residential and even construction of small plots, a clear condition shall be imposed that builder, owner or person seeking sanction would strictly comply with the directions contained in the orders dated 10.04.2015 of Hon'ble NGT as well as the MoEF Guidelines, 2010 while raising construction.

- ii) that they shall strictly adhere to and comply with the directions contained in the orders dated 10.4.2015 of the Hon'ble Tribunal as well as MoEF. Guidelines, 2010 in relation to precautions required to be taken while carrying on construction.
- iii) that every builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- iv) that the construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
- 3) A first-aid room shall be provided in the project both during construction and operation phase for medical aid to the workers/ project management on site.
- 4) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 5) Provision shall be made for the housing of construction labour within the site with all-requisite infrastructure and facilities such as fuel for cooking (like LPG/ PNG only), mobile toilets, mobile STP, safe drinking water, crèche etc. The housing may be in the form of temporary structures to be removed after completion of the project.
- 6) Top soil excavated during construction activities should be stored for horticulture/landscape development within the site.
- 7) Full length and full height fencing of the site with GI/ plastic fiber sheets shall be provided right from the start of excavation of the site, if any till completion of project so that the disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and the muck shall be disposed taking the necessary precautions for general safety and health aspects of the people, only in approved sites with the approval of competent authority.
- 8) Proper measures should be adopted to control dust emissions during construction phase such as sprinklers shall be provided for settling of the dust of open areas within the site.
- 9) Soil and water samples of the site should be tested by the proponent through PPCB recognized laboratory to ascertain that there is no threat to ground

- water quality by leaching of heavy metals and other toxic contaminants, on a six monthly basis for inclusion in the six monthly report.
- 10) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
 - 11) It shall be the responsibility of every builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of the order dated 10.04.2015 of Hon'ble NGT.
 - 12) Every builder or owner shall compulsorily use wetjet in grinding and stone cutting and shall erect wind braking walls around construction site.
 - 13) Any hazardous waste generated during construction and operation phase shall be disposed off as per applicable rules and norms with necessary approvals from the Punjab Pollution Control Board.
 - 14) The diesel generator sets to be used during construction phase shall be of low sulphur diesel type and should conform to Environment Protection Rules prescribed for air and noise emission standards by PPCB.
 - 15) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
 - 16) Vehicles to be used for bringing construction material/ debris to/ from the site should be cleaned before it is permitted to ply on the road after unloading of such material. It should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours. The material loaded or unloaded should be covered and protected (especially excavated soil) so as to ensure that the construction debris or the construction material does not get disbursed in to air and atmosphere, in any form whatsoever.
 - 17) Ambient noise levels should conform to prescribed residential standards both during day and night. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the norms stipulated by PPCB.
 - 18) All the builders who are building commercial, residential complex which are covered under the EIA notification of 2006 shall provide a thick green belt of



the adequate width (10 – 20 m) around the building that they construct. The concerned competent authority shall ensure that such green belts are in existences prior to issuance of occupancy certificate.

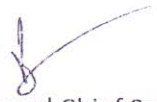
- 19) Fly ash should be used as building material in the construction as per the instructions/ guidelines issued by the State of Punjab from time to time.
- 20) Ready Mix Concrete or Batching plant on site shall be used for concrete during building construction. On site open mixing of concrete shall not be permissible.
- 21) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and as per notification issued vide Memo No.PUDA/CA/2013/1713-16, dated 27.02.2013, the underground water for construction of development works in the notified area shall not be used. They shall use surface water sources or treated sewage from nearby Sewage Treatment Plant for building construction activity.
- 22) The drainage channel located in the vicinity of project site should be maintained properly.
- 23) Noise should be controlled to ensure that it does not exceed the prescribed standards both during day & night time.
- 24) Traffic congestion near the entry and exit points from the roads adjoining the project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- 25) A Report on energy conservation measures conforming to energy conservation norms finalized by Bureau of energy Efficiency (BEE) should be prepared incorporating details about building materials and technology.
- 26) E-waste generated in the complex should be managed as per PPCB guidelines on E-waste management.
- 27) The project proponent should advertise in at least two local Newspapers widely circulated in the region informing that the project has been accorded Environmental Clearance.
- 28) For the safety of construction workers, plastic net shall be provided around the building.
- 29) Material lifts shall be provided for lifting of materials to higher floors.
- 30) Dumpers shall be used for transportation of excavated soil and shall be covered with wet sheet so as to avoid dry dust.



- 31) Monitoring of building construction shall be carried out periodically by the Competent Authority from the time of beginning of excavation of earthwork on site till the completion of the building.
- 32) The builders shall get the workers registered under Punjab Construction Worker's Welfare Board for medical and other risk insurances.
- 33) Prior approval/ NOC from Mining Department shall be taken before carrying out any excavation activity, if any on site.

If any person, owner and or builder is found to be violating any of the conditions stated above or for their non-compliance such person, owner, builder shall be liable to pay compensation of Rs. 50,000/- per default in relation to construction activity at its site and Rs. 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force. The concerned competent authority through regular monitoring shall ensure that challans are issued against the defaulters and the above mentioned composition fee is deposited in a separate account.

Dated: 1.3.2017


Additional Chief Secretary,
Department of Housing and
Urban Development, Punjab