

ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY
AGENDA FOR AUTHORITY MEETING

Item Particulars:

(File No. **MAU61-DP0AMRV(OTH)/39/2025-DP**)

Department: Development Promotion

Area: APCRDA

Type: Regulation

Subject and Short title: Amendments to Capital City Zoning Regulations.

RTI Disclosure: Yes

Background:

1. Detailed Master plan for the Capital City Amaravati was notified vide Guntur District Gazette extraordinary dt: 18, 23.02.2016.
2. Environmental Clearance was issued by GOI for Amaravati Greenfield capital city vide No. SEIAA/AP/GTN-151/2015 dt: 09.10.2015 with certain conditions and the Hon'ble National Green Tribunal (NGT) vide Hon'ble NGT directions in the capital city matter dt. 17.11.2017 issued additional conditions and is monitoring the EC compliance.
3. Adoption of the same is to be done in the Zoning Regulations of the Capital city, accordingly commissioner, APCRDA has issued proceedings vide: MAU61-EE0ENV(OTH)/2/2020-CZLE dt:15/02/2025.

Justification:

The Ministry of Environment, Forest and Climate Change (MoEF&CC), as part of its Environmental Clearance process, mandates specific conditions to prevent, control, and reduce environmental harm, particularly during the construction and operational phases. These are framed in accordance with the **Environment (Protection) Act, 1986**, and associated notifications like **EIA Notification, 2006** and aligned with best practices in sustainable management.

Construction activities are inherently associated with environmental disturbances, particularly air and noise pollution. During the development of large-scale greenfield capital cities like Amaravati, the scale and duration of construction intensify these effects, impacting not only the construction workers but also nearby residential settlements, ecosystems,

and the overall urban air quality. As such, mitigation measures are not merely advisable but imperative under national and international environmental standards.

Proposed Amendments:

Amendments to the ZR in this regard as follows:

Environment Clearance Condition

Parameter	EC Condition	Proposed Amendment to Amaravati Capital City Zoning Regulations
Water Management	Condition 6 of EC - Proponent shall ensure construction of rainwater harvesting structures and promote rainwater storage and use system by considering heavy rains in the area. Proponent shall make these as mandatory by incorporating in the Byelaws of APCRDA & CA	Rule 606 (1): Align with AP Building Rules 2017. Rule 606(1) may be read as follows “1. All existing Acts/Rules and <u>Directions issued by NGT</u> restricting development activities near Water bodies, Railways, Electrical lines, Airport, Oil / Gas Pipelines, Heritage Structures, Religious Structures and EIA Notification shall be followed in all zones, example a) Rainwater Harvesting Structures shall be provided for all buildings irrespective of usage and plot size. Refer to AP Building rules,2017 issued vide G.O.Ms.No.119, dt:28/03/2017 and its subsequent amendments. b) Provisions of the Andhra Pradesh Water, Land and Trees Act, 2002 shall be complied in such sites and schemes wherever

		applicable.” c) The development permit applications in Capital City AGC area should comply the IGBC/ECBC/GRIHA/EDGE which helps in achieving Energy efficiency, optimum utilization of resources and promotes sustainable renewable energy. A certificate in this regard shall be submitted to the authority from the certified expert at the time of application submission. d) All the residential, commercial, institutional developments in plot area 200 sqm and above in water storage tanks for reuse within the facility.. Refer to AP Building rules,2017 issued vide G.O.Ms.No.119, dt:28/03/2017 and its subsequent amendments. All building having a minimum discharge of 15,000 liters and above per day or premises consisting of 25 dwelling units and above shall incorporate waste water recycling system. The recycled water should be used for horticultural purposes and flushing purposesA certificate in this regard shall be submitted by the Empanelled Certified expert.
	Condition 8 of EC -	Add to Rule 606 (2): Compliance

	Proponent shall encourage low flow plumbing efficient fixtures, sensors, auto valves, pressure reducing devices including for toilets, faucet aerators and shower heads to conserve the water. Proponent shall incorporate these guidelines in the Byelaws.	with NBC and AP Building Rules Rule 606 (2) may be read as follows “2. The building requirements and standards not covered in these regulations shall be governed by Andhra Pradesh Building Rules, 2017 and are to be complied with National Building Code.” “3. The developer shall install Low flow plumbing efficient fixtures, sensors, pressure reducers in wash basin taps, bath and other faucets, shower heads etc.” Certificate in this regard shall be submitted by a Empanelled certified expert.
Air & Energy	Condition 11 of EC - The Proponent shall ensure that DG sets shall comply with noise and emission norms prescribed by MoEF & CC in Environment (Protection) Rules.	Rule 606: Adherence to MoEFCC norms under EP Rules Incorporation Rule 606.10 may be read as follows “DG sets installed shall comply with noise and emission norms prescribed by MoEF & CC in Environment (Protection) Rules” DG sets approved by authorised agencies of GoI shall be submitted while applying for OC.
	Condition 13 of EC - The Proponent shall ensure installation of solar panels by all buildings by allocating at-least 1/3 of roof top for this purpose. This is in addition to installation of solar heaters. Proponent shall incorporate these guidelines in	Rule 606: Adherence to MoEFCC norms under EP Rules Incorporation Rule 606.11 may be read as follows “The developer shall Install solar panels by allocating at-least 1/3 of roof top of the buildings in addition to installation of solar heaters” mandatory for all Buildings except for Individual Residential Buildings less than 300 Sq.mts

	Bye-laws	
	Condition 14 of EC - The proponent shall incorporate energy efficiency guidelines (Energy Conservation Building Code). All the Capital complexes, Commercial, institutional and major residential complexes should be constructed following Green Building concepts and ensure energy efficiency, low carbon foot-print, resources conservation etc. The Proponent shall ensure that all the bulk consumers of the energy, shall meet a greater part of their demand through renewable energies and avoid use of fossil fuels; The proponent shall incorporate these in Bye-laws.	Amendment proposed in rule 606(1) And is read as follows "The development permit applications in CC and AGC area should comply the IGBC/ECBC/GRIHA/EDGE which helps in achieving Energy efficiency, optimum utilization of resources and promotes sustainable renewable energy. A certificate in this regard shall be submitted to the authority from the certified expert at the time of approval of Building permission."
Solid Waste	Condition 20 of EC The proponent shall ensure usage of fly ash for leveling / reclamation of low lying areas, road embankments, for raising platforms in inundated areas, and usage of fly ash based products for construction purpose	Rule 606:  Compliance with MoEF fly ash notifications Incorporation Rule 606.12 may be read as follows The developers shall use fly ash for levelling / reclamation of low lying areas, road embankments, for raising platforms in inundated areas, or fly ash based products including fly ash bricks, PPC

	including fly ash bricks, PPC cement, Concrete etc., in compliance with Fly Ash Notification issued by the MoEF under Environment (Protection) Act. The proponent shall incorporate usage of fly ash by construction agencies in the Bye-Laws.	cement, Concrete etc., for construction purpose in Construction in compliance with MoEF fly ash notifications. A certificate in this regard shall be submitted by the applicant while at the time of OC. 
Ecology & Heritage	Condition 13 of EC - All archaeological, cultural and ecologically-sensitive areas (i.e. estuaries, mangroves, rocky shores, caves etc.) in and around the Amaravati capital city be adequately protected and conserved. The proponent shall take appropriate measures for protection of Undavalli caves. The proponent has to declare no development activity Zone of 100 to 300 mtrs. around Undavalli caves as per ASI regulations	Rule 606: ASI Notification Compliance under AMASR Act Incorporation Rule 606.13 may be read as follows no development activity shall take place in contravention to the ancient monuments and archaeological sites and remains act, 1958 
	Condition 15 & 26 of EC - Development of the green belts, green corridors, avenue plantations etc., be made only with the native	Rule 606: Plantation Specifications as per guidelines of APCRDA advisory Committee on greenery Incorporation Rule 606.14 may be read as follows "The developers

	species with multiple uses, and the plantation should not affect the native species diversity and shall help enhance carbon stocks Deep rooted large foliage plantation along the side of the roads and in the open spaces shall be developed to act as sinks of air pollutants.	shall develop greenery with Native and Deep-rooted Trees in Open Spaces as per the guidelines of APCRDA advisory Committee on greenery.
Disaster Management	Condition 2 of EC - The proponent shall prepare earthquake response management plan by considering the location of the city in the class III seismic zone. The proponent shall incorporate structural design requirements of buildings for Seismic Zone III in the Bye-Laws.	Rule 606: Consideration of Capital City zone as Seismic Zone III for Earthquake Resistant Structural Analysis. Rule 606.4 may be read follows "Building and structures shall be designed for compliance with earthquake resistance <u>considering the Capital City as Seismic Zone III</u> and wind loads. Structural stability Certificate by structural engineer shall mention that the norms have been followed in the design and construction of buildings for making the buildings resistant to earthquake and the wind loads (in case of applicable structures)".
Construction Phase Controls	Condition 2 of EC - The Proponent shall ensure following mitigation measures as committed, to minimize pollution problems during construction stage.	Rule 606: Environmental management measures Rule 606.15 may be read follows the developer shall minimise pollution during construction stage. Dust Suppression and fugitive emission control measures, noise control

	All the loose material either stacked or transported shall be provided with suitable covering such as tarpaulins etc. Water sprinkling shall be done at the location where dust generation is anticipated. Construction equipment be maintained and serviced regularly such that the gaseous emissions from these equipments are maintained within the design specifications. Provision for insulating caps and aids at the exit of noise source on the machinery. The use of dampening materials such as thin rubber / lead sheet for wrapping the work places like compressors, generator, etc. Inlet and outlet mufflers shall be provided. Earmuffs shall be provided to workers and enforced to be	measures using barriers, mufflers, water pollution control measures by installing temporary STPs for treatment of sewage from the labour camp and sludge disposal at authorised facility, solid waste management as per the relevant management rules and hand over the wastes to authorised facilities, Work specific PPE for safety and basic amenities to the workers on site shall be followed and reported with evidences along with completion certificate. A certificate in this regard shall be submitted by the empanelled Certified expert.
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	used by the workers. Noise prone activities shall be restricted to the extent possible during the night time, in order to have minimum environmental impact on the workers as well as on the neighbourhood.	
General EC Conditions	General Condition 2 of EC - The proponent shall incorporate penal provision in the byelaws/regulations for any violation of environmental issues. The proponent shall also create proper institutional mechanism to ensure continual environmental awareness among all stakeholders.	Rule 606: Legal enforceability for EC Violations Rule 606.17 may be read follows penal provisions for violation of Environmental Conditions will lead to non issuance of Occupancy certificate. 

National Green Tribunal Conditions

Parameter	NGT Condition	Proposed Amendment
Soild Waste	Condition no. 5: All bulk generators of municipal solid waste in the proposed constructions, both residential and non-residential, must necessarily segregate waste at the source and process entire biodegradable waste by composting or bio-	Rule 606: Solid waste management by bulk generators Rule 606.16 may be read follows Bulk generators (who generates 100 kg per day) - commercial complex, institutions and residential complex with 50 families shall install suitable organic waste processing systems to process it within premises.

	methanation within the premises.	
CFE conditions		
Dual Plumbing system	Condition no. 4: Dual Plumbing system shall be adopted and separate tanks shall be provided to store fresh water and treated waste water.	Rule 606: Dual plumbing system Rule 606.18 may be read follows In all residential buildings with 50 dwelling units, institutional and commercial projects dual plumbing system for supply of fresh water and treated waste water shall be arranged by the developer along with separate storage tanks. The developer shall arrange dual plumbing system as per NBC norms and CPHEEO Manual.
Separate meters for assessing the usage of water for domestic and flushing	Condition no.6: Separate meters with necessary pipe-line shall be provided for assessing the quantity of water used for domestic and flushing purposes.	Rule 606.18 (i) may be read follows Flow meters shall be installed in the dual plumbing system to assess the usage of water for domestic and flushing purposes.
Treatment of Sewage to reuse norms	Condition no. 8: Onsite sewage treatment systems shall ensure treatment as per the latest CPHEEO norms to meet the reuse norms and the treated waste water shall be reused within the premises.	Rule 606.18 (ii) may be read follows All the STPs installed shall install suitable secondary and tertiary treatment systems to meet the latest CPHEEO reuse norms. The treated waste water shall be reused for flushing, horticulture and other purposes within the premises.

Top Soil preservation	Condition no. 20: All the top soil excavated during construction activities should be stored for use in Horticulture/landscape development within the project site	Rule 606: Top Soil preservation Rule 606.19 may be read follows The developer shall preserve the top soil upto 30 cm depth and reuse it for horticulture purposes. A certificate from the applicant at the time of submission of applicant to be submitted.
Parking for visitor vehicles	Condition no 49: The proponent shall provide sufficient parking space for visitor vehicles.	Rule 606: Parking for visitor vehicles Rule 606.20 may be read follows The developers of residential complex and institutions shall provide the parking space for visitors.

Draft Resolution

“RESOLVED THAT” the proposal amendments to Capital city zoning regulations are hereby approved and Commissioner APCRDA is hereby instructed to carry out modifications to masterplan as per rules in force.

