ANDHRA PRADESH POLLUTION CONTROL BOARD
Paryavaran Bhavan, APIIC Colony Road, Gurunanak Colony, Autonagar,
Vijayawada- 520007.

CONSENT TO ESTABLISHMENT (CTE) ORDER

Order No. 542/APPCB/CTE/RO-GTR/HO/2026 Dt:09-07-2026

Sub: APPCB – CTE– **M/s. Andhra Pradesh Capital Region Development Authority (APCRDA)** Government of Andhra Pradesh, Construction of AIS Secretary, Ministers and Judges Bungalows at Amaravati Capital Region, Guntur, Andhra Pradesh - **Consent to Establishment (CTE)** of the Board under Sec.25 of the Water (Prevention& Control of Pollution) Act, 1974 and under Sec.21 of the Air (Prevention &Control of Pollution) Act, 1981 –**Order**- I**ssued** - Reg.

Ref:
1. SEIAA, AP EC order dt: 12.05.2025.
2. The Project proponents CTE application dt.29.09.2025.
3. ZO: Vijayawada report dt.24.11.2025.
4. CTE Committee meeting held on 03.12.2025.
5. APPCB board office letter dt.20.12.2025.
6. The project proponent submitted information on 24.06.2026.
7. CTE Committee meeting held on 24.06.2026.
8. EE, RO: Guntur submitted information on 01.07.2026.

* * *

1. **M/s. Andhra Pradesh Capital Region Development Authority (APCRDA),** vide ref 2nd cited, has submitted an application to the Board seeking Consent to Establishment (CTE) order for proposed Construction of Governor's Residence cum Camp Office in Amaravathi Capital City with project cost of Rs.257.10 Crores (for AIS secretary), Rs.259.54 Crores (for Ministers Bungalows) & Rs.194.26 Cores (for Judges Bungalows) respectively The Built-up area details of the project are as follows:

Name of the Block		**No. of Floors**	**FSI (Sq.m)**	**Non- FSI (Sq.m)**	**Built up Area in Sq.M.**
AIS SEC Bungalows	One Plot BUA	Ground Floor	271.12	-	-
		First floor	154.35	-	-
		Helper Dom	26.68	-	-
		Security cabin	4.23	-	-
		Sub Total	456.38	-	-
	Total No. of Plots		76	-	-
	Total Plot BUA		34,684.88	-	34,684.88
	Utilities		-	713.91	713.91
Sub- Total (1)			34,684.88	713.91	35,398.79
Ministers Bungalows	Bungalow Type - 1	Ground Floor	478.75	-	-
		First Floor	242.82	-	-
		Waiting area	17.36	-	-
		Helper Dom	56.31	-	-
		Security cabin	6.99	-	-
	Sub-Total		802.23	-	-
	No. Of Bungalows		39	-	-

	Total BUA of Type 1 Bungalows		31,286.97	-	31,286.97
	Bungalow Type - 2	Ground Floor	271.12	-	-
		First Floor	154.35	-	-
		Helper Dom	26.68	-	-
		Security cabin	4.23	-	-
	Sub-Total		456.38	-	-
	No. of Bungalows		15	-	-
	Total BUA of Type 2 Bungalows		6845.7	-	6,845.7
	Utilities		-	923.16	923.16
	Clubhouse		1737.51	-	1,737.51
	Sub-Total (2)		39870.18	923.16	40,793.34
Judges Bungalows	Bungalow Type - 1	Ground Floor	441.89	-	-
		First Floor	265.96	-	-
		Security cabin	14.55	-	-
		Sub-Total	722.4	-	-
	No. of Bungalows		35	-	-
	Total BUA of Type -2 Bungalows		25284	-	2089.91
	Bungalow Type - 2 (chief Justice)	Ground Floor	2089.91	-	2089.91
	Utilities		-	732.6	732.6
	Clubhouse		3633.95	-	3,633.95
	Sub- Total (3)		31007.86	732.6	31,740.46
	Total (1+2+3)		1,05,562.92	2,369.67	1,07,932.59

2. As per the application, the above project is to be located at at Amaravati Capital Region, Guntur, Andhra Pradesh, The Total plot area to construct Construction of AIS Secretary, Ministers and Judges Bungalows in Amaravathi Capital region is in a plot area of 1,07,932.59 Sq.m.
3. The above site was inspected by the Environmental Engineer, Regional Office: Guntur, A.P Pollution Control Board on **14.11.2025** and observed that the site is surrounded by

	AIS SEC Bungalow	**Ministers Bungalow**	**Judges Bungalow**
East:	Vacant Land	Internal road	Internal road
West:	Vacant Land	Internal road	Internal road
North:	Ministry's Bungalow	Vacant Land	Vacant Land
South:	Internal road	AIS SEC Bungalow	Vacant Land

4. The Board, after careful scrutiny of the application, verification report of JCEE, Zonal Officer, Vijayawada, recommendations of the CTE Committee & information submitted by the project proponent, hereby issues **CONSENT TO ESTABLISHMENT (CTE) ORDER** to the project under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 and Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and the rules made there under. This order is issued to the activity as mentioned at Para (1) only.

5. The project proponent shall comply with the information submitted to the Board vide letter dt.24.06.2026.

i. The project proponent shall comply with the all conditions stipulated in the

Environmental Clearance (EC) order, dt:12.05.2025.

ii. The proponent shall install and operate STPs (03 No's) of capacity i.e., 150 KLD for AIS Secretary Bungalows, 100 KLD for Ministers Bungalows, and 65 KLD for Judges Bungalows using Moving Bed Biofilm Reactor (MBBR) technology.

iii. The proponent shall ensure that all bio-degradable waste (159.6 kg/day from AIS Secretary, 113.6 kg/day for Ministers, and 75.6 kg/day for Judges Bungalows) is treated via Organic Waste Converters (OWC). All non-biodegradable waste (239.4 kg/day for AIS Secretary, 170.4 kg/day for Ministers, and 113.4 kg/day for Judges Bungalows) shall disposed to authorized agencies.

iv. The project proponent shall develop a green belt of9.29% for the AIS Secretary Bungalow site, 9.13% for the Ministers Bungalow site, and 14.81% for the Judges Bungalow of the Total project area.

6. A buffer of 30m on either side of canals and streams; 50m around water bodies and 100m along the Krishna River Front shall be reserved as greenbelt without allowing any development. Plantation along the side of the roads and in the open spaces shall be developed to act as sinks of air pollutants as per the common EC order dt.09.10.2015 to the entire M/s. APCRDA area issued by the SEIAA, AP.

7. All construction activities by the proponent should ensure that the activities do not adversely affect the water bodies and their ecology.

8. This Consent order now issued is subject to the conditions mentioned in the Annexure

9. This order is issued from pollution control point of view only. Zoning and other regulations are not considered.

10. This order is valid for a period of 7 years from the date of issue.

Encl: Annexure.

S SRISARAVANAN, I.F.S
Member Secretary

To
M/s. Andhra Pradesh Capital Region Development Authority (APCRDA),
Government of Andhra Pradesh,
Construction of AIS Secretary, Ministers and Judges Bungalows
at at Amaravati Capital Region,
Guntur, Andhra Pradesh
Email: kvkchaitanya@apcrda.org

Copy to: 1. The JCEE, Z.O, APPCB, Vijayawada for information and necessary action.
2. The EE, R.O, APPCB, Guntur for information and necessary action.

ANNEXURE

1. The proponent shall obtain Consent to Operate (CTO) from APPCB, as required Under Sec.25/26 of the Water (P&C of P) Act, 1974 and under sec. 21/22 of the Air (P&C of P) Act, 1981, before commencement of the trail runs.
2. The applicant shall provide separate energy meters for Sewage Treatment Plant (STP) to record energy consumed.

Water:

3. The source of water is Krishna river - 272.24 KLD and the maximum permitted water consumption is as following:

Sl. No.	Purpose	Quantity (KLD)
	Domestic	
a	AIS SEC Bungalows	124.64
b	Ministers Bungalows	88.56
c	Judges Bungalows	59.04
	Total	**272.24**

*Note: Fresh water requirement is 188.63 KLD.

- Separate flow meters with necessary pipe-line shall be provided for assessing the quantity of water used for each of the purposes mentioned above.

4. The maximum waste water generation shall not exceed the following:

Sl. No.	Purpose	Quantity (KLD)
1	Domestic	
a	AIS SEC Bungalows	115.52
b	Ministers Bungalows	82.08
c	Judges Bungalows	54.72
	Total	**252.32**

Treatment & Disposal:

Source of effluent	Capacity of Treatment units	Mode of final disposal
Domestic (AIS SEC Bungalows) – 115.52 KLD	Shall provide MBBR type STP of 150 KLD capacity	After treatment, the treated water shall be used for toilet flushing and development of greenbelt.
Domestic (Ministers Bungalows) – 82.08 KLD	Shall provide MBBR type STP of 100 KLD capacity	After treatment, the treated water shall be used for toilet flushing and development of greenbelt.
Domestic (Judges Bungalows) – 54.7 KLD	Shall provide MBBR type STP of 65 KLD capacity	After treatment, the treated water shall be used for toilet flushing and development of greenbelt.

5. Dual plumbing system shall be adopted and separate tanks shall be provided to store fresh water and treated wastewater.
6. No waste water shall be discharged outside the premises until outlet is connected to public sewer line.
7. During construction stage septic tank followed by soak pit shall be constructed to the temporary toilets / kitchen provided for the construction labor and shall be removed after completion of the project.
8. The domestic effluents shall be treated to on land for irrigation standards, as stipulated under Schedule-VI of Environment (Protection) Rules, 1986, notified by Ministry of Environment and Forests, Government of India vide G.S.R.422 (E), dt.19.05.1993 and its amendments thereof.
9. Separate meters with necessary pipe-line shall be provided for assessing the quantity of water used for Domestic and flushing purposes.

Air:

10. Air pollution Control equipment shall be installed along with the commissioning of the activity and shall comply with the following for controlling air pollution: -

S. No	Details of Stack	Stack-1	APCE
a)	DG sets (AIS SEC Bungalow) - 2 x 1000 KVA	Shall provide Stack for effective dispersion of exhaust emissions.	Shall provide Silencer as APCE
b)	DG sets (Minister Bungalows) – 2 x 1000 KVA	Shall provide Stack for effective dispersion of exhaust emissions.	Shall provide Silencer as APCE
c)	DG sets (Ministers Bungalows) - 1 x 250 KVA	Shall provide Stack for effective dispersion of exhaust emissions.	Shall provide Silencer as APCE
d)	DG sets (Judges Bungalow) -3 x 625 KVA	Shall provide Stack for effective dispersion of exhaust emissions.	Shall provide Silencer as APCE

11. Diesel generator sets shall be installed in a closed area with silencers and suitable noise absorption systems. The ambient noise level shall not exceed 55 dB(A) during day time and 45 dB(A) during night time.
12. Necessary provisions should be made by providing tarpaulin / GI Sheets around the construction site to control the fugitive dust emissions to the surrounding area.

Solid & Hazardous waste:

13. The proponent shall comply with the following for disposal of Solid/Hazardous waste:

S. No	Project	Source of solid waste	Proposed quantity	Method of disposal
1)	AIS SEC Bungalows	Bio-Degradable waste	159.6 Kg/day	Shall be disposed through OWC of capacity 500 Kg/day
2)		Non-Biodegradable waste	239.4 Kg/day	Shall be send to authorized agency and further shall be sent to waste to energy plant located at Guntur.
3)		Sludge from STP	16.63 Kg/day	Shall be disposed to authorized agencies / recyclers

4)		Used oil	50 LPA	Shall be send to authorized agencies / recyclers
5)	**Ministers Bungalows**	Bio-Degradable waste	113.6Kg/day	Shall be disposed through OWC of capacity 500 Kg/day
6.		Non-Biodegradable waste	170.4 Kg/day	Shall be send to the authorized agency and further will be sent to waste to energy plant located at Guntur.
7)		Sludge from STP	11.82 Kg/day	Shall be disposed authorized agencies / recyclers
8)		Used oil	50 LPA	Shall be send to authorized agencies / recyclers
9)	**Judges Bungalows**	Bio-Degradable waste	75.6 Kg/day	Shall be disposed through OWC of capacity 500 Kg/day
10)		Non-Biodegradable waste	113.4 Kg/day	Shall be send to the authorized agency and further shall be sent to waste to energy plant located at Guntur.
11)		Sludge from STP	7.88 Kg/day	Shall disposed to the authorized agencies / recyclers
12)		Used oil	50 LPA	Shall be send to authorized agencies / recyclers

14. The solid waste generated shall be properly collected and segregated before disposal to the city municipal facility. Waste paper, cartons, thermocol, plastic waste, glass etc., shall be disposed to recycling units. E-waste shall be disposed to authorized recycling units. The in-vessel bio-conversion technique shall be used for composting the organic waste.
15. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
16. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and shall be disposed duly taking necessary precautions for general safety and health aspects of people, and it shall be disposed only in approved sites with the approval of competent authority.
17. The following rules and regulations notified by the MoE&F, GoI shall be implemented as applicable:

a. Hazardous waste and other wastes (Management and Transboundary Movement) Rules, 2016 and its amendment thereof.
b. Plastic Waste Management Rules, 2016 and its amendment thereof.
c. Manufacture, Storage and Import of Hazardous Chemicals Rules, 1989 and its amendment thereof.
d. Fly Ash Notification, 2016 and its amendment thereof.
e. Batteries (Management & Handling) Rules, 2010 and its amendment thereof.
f. E-Waste (Management) Rules, 2016 and its amendment thereof.
g. Construction and Demolition waste Management Rules, 2025 and its amendment thereof.
h. Solid Waste Management Rules, 2026 and its amendment thereof.
i. The Public Liability Insurance Act, 1991 and its amendments thereof.

Other Conditions:

18. **The project proponent shall comply with the information submitted to the Board vide letter dt.24.06.2026.**
    i. The project proponent shall comply with the all conditions stipulated in the Environmental Clearance (EC) order, dt:12.05.2025.
    ii. The proponent shall install and operate STPs (03 No's) of capacity i.e., 150 KLD for AIS Secretary Bungalows, 100 KLD for Ministers Bungalows, and 65 KLD for Judges Bungalows using Moving Bed Biofilm Reactor (MBBR) technology.
    iii. The proponent shall ensure that all bio-degradable waste (159.6 kg/day from AIS Secretary, 113.6 kg/day from Ministers, and 75.6 kg/day from Judges Bungalows) is treated Organic Waste Converters (OWC). All non-biodegradable waste (239.4 kg/day for AIS Secretary, 170.4 kg/day for Ministers, and 113.4 kg/day for Judges Bungalows) shall disposed to authorized agencies.
    iv. The project proponent shall develop a green belt of9.29% for the AIS Secretary Bungalow site, 9.13% for the Ministers Bungalow site, and 14.81% for the Judges Bungalow of the Total project area.
19. The Proposed project falls within the “Greenfield Capital City, Amaravati” which was accorded CTE order dt.19.10.2015 and the project proponent shall comply with the CTE conditions applicable to this construction project.
20. The proponent shall install flow meters with totalizer facility to record or quantify the water consumed and waste water generated, discharged / recycled.
21. The treated waste water shall comply with the standards notified by the MoEF & CC, GoI from time to time to re-use for flushing of toilets. The project proponent shall comply with standards prescribed by the MoEF&CC for utilization of water for gardening and for discharge of excess water.
22. The proponent shall utilise the earth excavated during construction and it shall be disposed in accordance with C & D Waste Management Rules, 2025 & Amendments thereof**.**
23. Rain water harvesting for roof run-off and surface run–off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease.
24. The proponent shall create corpus fund and maintain separate account with adequate budget to meet operational cost of STP for treating the domestic waste water.
25. The proponent shall ensure that there should be proper legal frame work for meeting recurring expenses by occupants for implementation of conditions stipulated.
26. Solar energy and LED bulbs shall be used to reduce electricity requirements.
27. The proponentshall develop adequate greenery in the open spaces and along the periphery of the plot as per the site plan approved by the Competent Government Authorities.
28. The proponent shall develop green belt in an area not less than 10% of plot area in addition to green belt in set-back areas.
29. The proponent shall obtain necessary permissions from the concerned Government Departments and other competent authorities including Fire Department before starting the construction.
30. The proponent shall use Ready mix concrete for construction of the building.
31. The proponentshall provide proper centralized air exhaust system in all the cellar areas to avoid suffocation.

32. The proponent shall provide sufficient parking space for visitor vehicles duly earmarking the area.
33. The proponent shall comply with Energy efficient practices and energy audit practices. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement. Wherever feasible, green building concepts shall be adopted.
34. Application of Solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision of solar water heating.
35. Concealing the factual data or submission of fabricated data and failure to comply with any of the conditions mentioned in this order attracts action under the provisions of relevant pollution control Acts.
36. Notwithstanding anything contained in this conditional letter or consent, the Board hereby reserves its right and power Under Sec.27(2) of Water (Prevention and Control of Pollution) Act, 1974 and Under Sec.21(4) of Air (Prevention and Control of Pollution) Act, 1981 to revoke the order, to review any or all the conditions imposed herein and to make such modifications as deemed fit and stipulate any additional conditions by the Board.
37. Any person aggrieved by an order made by the State Board under Section 25, Section 26, Section 27 of Water Act, 1974 or Section 21 of Air Act, 1981 may within thirty days from the date on which the order is communicated to him, prefer an appeal as per Andhra Pradesh Water Rules, 1976 and Air Rules,1982, to such authority (hereinafter referred to as the Appellate Authority) constituted under Section 28 of Water (Prevention and Control of Pollution)Act,1974 and Section 31 of the Air (Prevention and Control of Pollution) Act, 1981.

S SRISARAVANAN, I.F.S
Member Secretary

To
M/s. Andhra Pradesh Capital Region Development Authority (APCRDA),
Government of Andhra Pradesh,
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Digitally signed by
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