



Proposed Model Township Policies and Guidelines for ELCITA

Building Byelaws are legal tool used to regulate coverage, height, building bulk, and architectural design and construction aspects of buildings to achieve orderly development of an area. They are mandatory in nature and serve to protect buildings against fire, earthquake, noise, structural failures, and other hazards. In India, there are still many small and medium sized towns which do not have building byelaws and in the absence of any regulatory mechanism, such towns are confronted with excessive coverage, encroachment and haphazard development resulting in chaotic conditions, inconvenience for the users, and disregard for building aesthetics, etc. It is in this context, ELCITA has made an effort to prepare “Model Building Byelaws” for township Authorities, which is an improvement over the previous Model Building Bye Laws brought out in 2016.

Abstract about this policy:

ELCITA’s department operations and services are in lie with all government policies, notifications, and orders. Instead of these ELCITA is working to prepare a set of policies and guidelines to move towards sustainable and model township. New guidelines and schemes are preparing for implementing the following with providing incentives, supports or certification.

1. ELCITA’s Affordable Housing policy for the CISF security staff

They are providing intimate security cover to Electronics city and hence it’s important that they reside within Electronics city.

Policy for the eligibility of accommodation to the CISF personnel is defined by the central government and accordingly suitable accommodation is being provided to both the bachelors and married personal are provided with quarters.

2. Green Building Initiatives

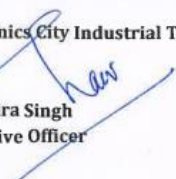
The building with LEED/IGBC/GRIHA certifications are recognized by ELCITA through a system of awards and certification. In case of violations of mandatory norms penalties are being levied.

Exposed hardscape area non-roof to be soft paved/ high SRI coating (SRI > 50)/shaded by trees/ vegetated pergolas.

Following are the requirements for building approvals.

A. Green Space

All industrial plots above 500 Sq. m should dedicate 10 % of the site area as green open space. The space would have to be green through the life of the project.

For Electronics City Industrial Township Authority

Lt Col Ravindra Singh
Chief Executive Officer



B. Green Roof

For all industrial plots, 75% of the exposed roof area to be developed with High Reflective Materials or Vegetation or combination.

C. Rainwater Harvesting

All new buildings to provide rainwater harvesting system to capture at least 'five days rainfall' runoff volume from roof and non-roof areas. All existing buildings shall construct rainwater harvesting system to capture at least 'five-days rainfall' runoff volume from roof and non-roof areas.

D. On-site Wastewater Treatment and Reuse

For non-residential buildings with built-up area of more than 2,000 Sq.m, the following provisions should be made:

- Use low flow water fixtures in minimizing water consumption.
- Have an on-site wastewater recycling treatment system to handle 100% of wastewater (sullage and sewage) generated in the building, to the quality standards suitable for reuse, as prescribed by Central (or) State Pollution Control Board, as applicable.
- Use treated wastewater for at least 50% of the total water required for landscaping, flushing, and cooling tower make-up water (if the project uses water-cooled chillers). One day storage capacity of treated water is to be provided.

E. Waste Segregation

- All buildings to provide separate-coloured bins to collect dry waste (paper, plastic, metals, glass etc.) and wet waste (organic), as applicable.
- Allocate dedicated space for a centralised facility to divert the collected waste, before transferring for recycling / disposal.
- Provide separate bins for safe disposal of hazardous waste (batteries, E-waste, Lamps, Medical waste etc.) as applicable at the centralised facility.

F. Design for Differently Abled

All new commercial / institutional / industrial / public buildings and public areas should be designed to cater to the needs of differently abled people in accordance with the guidelines of National Building Code (NBC) of India and should follow the guidelines specified in Chapter 9 of model building byelaws 2017

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G. On-site Renewable Energy

All new buildings with connected load of 100 kW or contract demand of 120 kVA, should install on-site renewable system equivalent to meet 2% of the connected load. Renewable energy sources include solar energy, wind power etc.

ELCITA has developed the Policy Document highlighting the Eco-vision of the city as well as goals for the water, energy, waste, mobility etc.

1. Water Vision: Water Positive By 2025

Water positive by 2030. By 2030 we will be water positive, meaning we will replenish more water than we use. We'll do this by putting back more water in stressed basins than our water consumption across all basins.

The following policies to achieve the vision. Policy for water positive:

- Water Extraction in India, Infrastructure projects/industries/ mining projects/ public water supply agencies / others requiring water only for drinking & domestic use.
- Water consumption per capacity per demand can't exceed more than 45 Litres.
- Freshwater used only for domestic purpose.
- Use of recycled/ treated wastewater for purposes like flushing, green belt etc. shall be mandatory for new projects requiring >12.5 m³/d of ground water.
- NOC for new /existing wells shall be granted only in such cases where the required amount of water is not available from the public water supply system.
- Flowmeters should install mandatory.
- Installation of Digital Water Level Recorders (DWLR) in the observation well shall be mandatory for projects requiring ground water from 50 to less than 500 m³/day in safe and semi critical assessment units and 20 to less than 200 m³/day in critical and overexploited assessment units. The list of safe, semi critical, critical, over exploited and saline assessment units is available at www.noc-cgwb.gov.in.
- Obligation to provide for rainwater harvesting structure. - Every owner or occupier of a building having sital area of not less than 2400 square feet or every owner who propose to construct a building on a sital area of not less than 1200 square feet shall provide rainwater harvesting structure for storage for use or for ground water recharge
- Sewage treatment plant construction should be mandatory for the following criteria.
 - (1) Industries/ any commercial buildings with a built-up area >2000 Sq.m
 - (2) Educational institutions with a built-up area >5000 sq. m

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2. Waste Management Vision: Zero waste to landfill by 2030.

zero waste to landfill practices focus on diverting existing waste away from landfills, whether it's by reducing, reusing, composting or sending waste to energy-recovery facilities.

The following policies to achieve the vision.

Policy to achieve zero-waste system – Zero waste to landfill.

- Source segregation is mandatory from companies.
- Reduce water generation, promote reuse in multi stages.
- No using single use disposables, plastics, or any toxic chemicals.
- Work with authorized vendors
- No burning of garbage
- No littering or dumping of waste.
- In house composting for offices with space.
- Information, Education, and Communication (IEC) interventions should focus on SWM to create a demand for a sustainable system.
- All institutions with an area >5,000 sq m and all hotels and restaurants shall, ensure segregation of waste at source, Facilitate collection of segregated waste in separate streams, Handover recyclable material to either the authorized waste pickers or the authorized recyclers.
- Any event organizer of more than 100 persons shall intimate the local authority, at least three working days in advance. Event organizer to ensure Source Segregation of different wastes and handling over to authorized agencies.
- The developers of Special Economic Zone, Industrial Estate, and Industrial Park to earmark at least 5% of the total area of the plot should be for recovery and recycling facility.

3. Electrical Energy Vision: Providing a robust and reliable power network.

To strengthen the existing power network based on present advanced technology with an objective to provide robust and reliable power network with Renewable energy source.

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The following policies to achieve the vision.

Policy to achieve Providing a robust and reliable power network.

- Renewable energy usage is valuable added for companies to achieve sustainability.
- Reduce use of grid power, More use renewable energy
- Go for green energy instead of Grid.
- All new buildings with connected load of 100 kW or contract demand of 120 kVA, should install on-site renewable system equivalent to meet 2% of the connected load. Renewable energy sources include solar energy, wind power etc.
- Smart LED based street lighting shall be implemented for 100% street network of the city.

4. Contract Team Vision: Planning and contracting of capital and revenue works in confirmation to the KTPP Act.

This statement can be further broken dvision.to specific goals that must be achieved in order to fulfil the vision of the Contract. Individual goals should be S.M.A.R.T.:

Specific, Measurable, Achievable, Realistic, and Time Bound

The following policies to achieve the vision.

Policy to achieve above said vision.

- Contract should be transparent, reliable, and effective.
- Contract should be flexible to all scale of vendor.
- Proper records, evidence, and transparency in contract process
- Proper “Service Level Agreement” for the contract process

5. Sustainable Mobility Vision: Sustainable transport as “the provision of services and infrastructure for the mobility of people”.

Sustainable mobility is a concept for transforming transport from an ecological point of view. The aim is to reduce fuel consumption and emissions in such a way that the ecosystem can regenerate.

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The following policies to achieve the Sustainable Mobility vision.

Policy for the promotion of sustainable mobility and alternative modes of transport

- Providing last mile connectivity from last metro station to Electronics city.
- Intra city shuttle services
- Car-Pooling, Round-Trip Car Sharing
- Support and Use of EV
- Increasing the Yulu station numbers
- More EV bikes
- Planning for sustainable mobility like “METRO NEO”

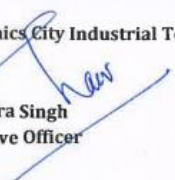
6. Ambient Air Quality Vision: Providing the clear air to the ecosystem.

Achieve and maintain air quality that protects and enhances public health, welfare, and the environment.

The following policies to achieve Ambient Air Quality -Guidelines

- Stack monitoring for DG's should be tested through NABL accredited laboratory on monthly basis.
 - The Clean Air Act (CAA) mandates controls on air pollution from mobile sources by regulating both the composition of fuels and emission-control components on motor vehicles and nonroad engines.
3. Guidelines for Improving Biodiversity
- Promote the protection, conservation, and sustainable use of biologically diverse ecosystems and habitats.
 - protect biodiversity and make sustainable use of natural capital by adopting a hierarchy of conservation, integrating best practices throughout the life cycle in the management thereof and promoting actions for the regeneration and conservation of natural heritage.
 - identify and establish management plans for invasive species that pose a risk to ecosystems and species at sites where the Group operates.

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A handwritten signature in blue ink, appearing to read "Ravindra Singh", is written over a horizontal line.

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7. **Disabled Friendly accessibility Vision:** Designing of Disabled friendly footpaths and estate.

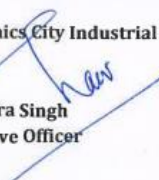
The following policies to achieve Disabled Friendly accessibility.

- Universal Accessibility - Providing accessibility on the street for all people – considering disabilities, age, gender, etc, and designing with a principle of “Universal Accessibility”.
 - Fostering sustainable mobility practices – focusing on improving NMT infrastructure and alternate modes of transit facilities – light metro
 - Smart Features – Encouraging and displaying of various smart features for a sustainable future, and raising awareness about them on the street using models, display of working innovative materials, etc.
 - Adopting green infrastructure techniques to create “green streets” of ELCITA – manage storm water run-off and filtration, promote urban biodiversity, monitor and maintain air quality, manage solid waste and showcase these sustainable techniques to the community.
 - Sustained community outreach and creating event focused on sustainable practices, involve the residents and visitors of ELCITA in a vision for the future.
8. **Town planning Vision:** Adopting Model Byelaws to create framework of policies to enable companies to conform with the byelaws standards also to use of GIS based property management system, E Governance for achieving maximum efficiency & Transparency in all citizen services

The following policies to achieve the stated Vision.

- Zero Revenue Loss
- Electronics service delivery
- Effective Digital record management system
- Maximum Citizens participation
- Supporting of Green Building Initiative for new construction Activities

DATE:10/12/2022

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