



ECO-HOUSING: THE REGULATORY PERSPECTIVE

Shri Prashant Waghmare

City Engineer

Pune Municipal Corporation

Eco-Housing : Role of Municipal Corporations

As per Twelfth schedule (Article 243 W) clause 8 of the Constitution of India, it is mandatory for all Municipal Corporations to protect the environment & promotion of ecological aspects. Thus as a regulatory and controlling authority for the development of the cities, the Municipal Corporations have to play major role in this scenario.

Aspects of Eco-housing

Following are the main aspects of eco-housing, that the PMC has planned to implement.

- **Rain Water Harvesting**
- **Recycling of the treated water**
- **Use of Solar Energy**
- **Green Architecture**
- **Use of eco-friendly building materials.**

Scope and opportunity of Implementation

- **The total area of the city under the PMC jurisdiction is about 246 sq.km.**
- **Assuming that 60% of this area is under residential and allied development, it comes out to about 147 sq.km.**
- **It is thus clear that the PMC has a wider scope & opportunity to implement the various aspects of eco-housing.**

Strength for the implementation

- **As per BPMC Act 1949 PMC is the regulatory and controlling authority in its area of jurisdiction.**
- **The MR&TP Act 1966 has various provisions for planning the development of city**
- **PMC has the development control regulations in order to have the well planned and sustainable growth of the city.**

Strength for the implementation

- **The provisions u/s 37 of MR&TP Act 1966, facilitate the PMC to modify and alter the existing development control regulations.**

Implementation of aspects of eco-housing

1) Rain Water Harvesting : PMC has already started the implementation of one of the important aspects of eco-housing, such as Rain Water Harvesting.

- The procedure u/s 37 of MR&TP Act has already started. The General Body of PMC has passed the resolution no.573 dated 21.1.2004 to create new rules for rain water harvesting in development control rules.**

Contents of the rule for Rain Water Harvesting (RWH)

A) Methods of RWH :

- **Store the rain water in tanks above/below ground**
- **Recharge into soil for withdrawal later by ground water recharging basis.**

B) Important Elements of RWH :

- **Catchments Area**
- **Conduits**
- **Settlement Tank**
- **Recharge Facility or storage facility**

Implementation of aspects of eco-housing

2) Recycling of the treated water :

A) In addition to RWH, the another aspect of recycling of the treated water is considered for centrally air conditioned buildings. Thus by this rule, all centrally air conditioned buildings shall have their own water waste reclamation plant and use reclaimed waste for cooling purpose.

Implementation of aspects of eco-housing

B) Also the provision of Waste Water Recycling Plant is made compulsory for the townships and building layouts where the number of tenements are more than 150.

Concepts for Implementation of aspects of eco-housing

3) Use of Solar Energy : Initially this can be made compulsory to all high rise buildings and star hotels, where the developer can easily afford such systems on large scale basis . The direct beneficiary agency of this energy saving aspect is MSEB. The PMC & MSEB both can take some initiatives to encourage the use of solar systems for heating purposes on the wider scale.

Concepts for Implementation of aspects of eco-housing

4) Green Architecture : In fringe villages PMC has maintained the rule regarding keeping 15% of additional amenity space for the layouts above 1 acre. This in future will provide ample space (@ 100 hectares) for play grounds and gardens, well distributed in the city. The other provisions can be thought about.

Concepts for Implementation of aspects of eco-housing

5) Use of eco-friendly building materials
: The PMC can help to promote such aspect conducting seminars and exhibitions. PMC can invite various manufacturers under one roof, and the theme of use of eco-friendly building materials can be presented/displayed to developers/builders through NGO's.

Environmental Protection : The Role of PMC

1) The PMC has recently made provisions in the development control rules for the extended area, to plant 400 trees per acre before asking any permission on hill top & hill slope zones. Thus the PMC has initiated the development of urban forestry through private participation. About 2000 hectares land is under this zone within the limits of PMC.

Environmental Protection : The Role of PMC

2)The PMC is now erecting the ETP s with the latest technologies and advanced laboratory set up to keep utmost control on the required quality of treated water to be discharged in the rivers.

3)In order to increase the public awareness regarding air and water pollution etc., the annual Environmental Status Report is published regularly by PMC.



Thank You