

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

(CIN - U99999 MH 1970 SGC - 014574)

CIDCO/PLNG/SP(BP)/2026/ **E-524374/2262**

06/08/2026

CIRCULAR**Subject: Guidelines for mitigation of Air Pollution for private building construction sites in CIDCO, Navi Mumbai jurisdiction**

In order to control the increasing Air Pollution, Hon'ble High Court has issued directives in PIL No. 03 of 2023. Accordingly, a Standard Operating Procedure (SOP) for Air Pollution Mitigation Measures has been prepared for CIDCO area and approved by VC&MD, CIDCO. As per the approved SOP, following guidelines shall be complied with, and the prescribed compliance reports shall be submitted by the Project Proponent (PP)/Developer and the Project Architect,

- i. For building construction works, project proponent/construction agency shall ensure that at least 25 feet high tin/metal sheets shall be erected around the periphery of sites having height more than 50 metres.
- ii. All construction layouts having area more than 01 (One) acre shall have tin/metal sheet erected of height 35 feet at least around periphery of the construction project sites and for construction sites, less than 01(One) acre, the tin/metal sheet height shall be 25 feet at least.
Before the start of excavation or trenching work, continuous metal barricades shall be provided around the work site.
- iii. All the buildings under construction shall be compulsory enclosed by wet green cloth / wet jute sheet / tarpaulin from all sides.
- iv. All the structures under demolition shall be covered with tarpaulin / wet green cloth / wet jute sheet from top to bottom. There shall be continuous sprinkling/spraying of water during the process of demolishing the structure.
- v. It shall be ensured that water fogging shall be carried out during loading and unloading of materials at the construction sites.
- vi. The water sprinkling shall be done on debris / earth material etc. which are prone to generate airborne particulate matters at all construction sites without fail.
- vii. All vehicles carrying construction materials shall be fully covered (i.e. from top and all sides) so that construction material or debris does not become airborne during transportation and the vehicle shall not be overloaded to avoid any spillage from the vehicle. The loose soil, sand, construction materials and debris of any kind and quantity shall be stored in demarcated/ dedicated area and properly barricaded, fully covered / enclosed/protected with tarpaulins. It shall be ensured that there is no dumping of construction material and debris on public roads, footpaths, pavements and open area.
- viii. All construction sites shall deploy sensor - based air pollution monitors at work sites and act immediately on observing pollution levels exceeding the limit. This monitoring shall be made available for inspection to CIDCO authorities as and when demanded.
- ix. All the work sites shall ensure that the grinding, cutting, drilling, sawing and trimming work is carried out in enclosed area and water sprinkler / water fogging is continuously done while working to avoid escape of fugitive air.
- x. All the construction sites shall ensure that Construction and Demolition (C & D) waste generated within the premises / site of work is transported to designated unloading site strictly as per C & D Waste Management Plan. After unloading the debris, the vehicle shall be washed and cleaned thoroughly.
- xi. All the construction personnel managers shall mandatorily wear personal protective equipment such as masks, goggles, helmets, etc.

- xii. The vehicles carrying construction material or C & D material, possess vehicle tracking system installed on them, if found not adhering to above stated provisions, shall be seized and impounded by the RTO / Police Department.
- xiii. All vehicles carrying materials shall have valid PUC certificates and the same shall be produced as and when asked for by competent authorities.
- xiv. The loose soil, sand, construction materials and debris of any kind and quantity shall be stored in demarcated / dedicated area and properly barricaded, fully covered / enclosed/protected with tarpaulins. It shall be ensured that there is no dumping of construction material and debris on public roads, footpaths, pavements and open area.
- xv. Vehicle tyre washing facility shall be provided at all exit points of construction sites. It shall be ensured that daily cleaning is carried out of major roads for removal of dust by using vacuum sweeping or water sprinkling, brushing, brooming and sweeping. This work may be outsourced to ensure wide and fast coverage of all major roads in one month's time.
- xvi. There shall be complete ban on open burning anywhere especially garbage dumping grounds and possible sites of trash burning.
- xvii. Construction debris shall be transported to the nearest designated C&D waste processing plant as per approved Construction and Demolition Waste Management Rules, 2016.
- xviii. Internal roads and adjoining areas within a minimum of 50-100 meters of the site periphery shall be sprinkled with water 2-4 times a day. The frequency shall be increased during dry weather, high vehicle movement, and earthwork/excavation activities.
- xix. In case of redevelopment projects, demolition of the existing/ dilapidated building shall be carried out after obtaining NOC from Building Permission Department. If any violation of the condition is observed, a penalty of Rs.250/Sqm of plot area shall be levied on the project proponent at the time of issuing Development Permission for redevelopment purposes.
- xx. RMC plants shall not be installed without Consent to Establish & Consent to Operate from MPCB & permission from other statutory Authorities.
- xxi. Low-noise equipment (electric/hydraulic) shall be preferred. Noise barriers/acoustic enclosures shall be installed. Rubber padding shall be used to reduce vibration noise.
- xxii. CCTV cameras shall be installed at site for Monitoring, Surveillance and Record Keeping. Also, data shall be produced to authorities on demand.

In addition to the above guidelines, following points shall be noted and complied with:

- xxiii. The Project Proponent/Developer shall submit a written undertaking to the Authority (Building Permission Section) at the time of grant of Development Permission regarding,
 - The Project Proponent, Contractor and Site Supervisor shall ensure compliance with all applicable Air, Noise and Environmental Guidelines/SOPs throughout the construction period by providing and maintaining necessary pollution control measures.
 - The Project Proponent shall permit officers from CIDCO to inspect the site and verify compliance, provide all relevant records as and when required, and shall be responsible for any non-compliance.
 - In case of any violation, the Project Proponent shall be liable to pay the applicable penalty and further course of action as per approved SOP of Air Pollution Mitigation measures and under applicable rules and regulations.
- xxiv. The Project Architect shall submit a half-yearly compliance report to the Building Permission Department, or as and when called upon by the Competent Authority, certifying that the construction is being carried out in accordance with the sanctioned plans, applicable Air, Noise and Environmental Guidelines/SOPs, and other statutory requirements. The report shall specifically cover implementation of dust control measures, waste management practices, site barricading, monitoring systems, and adherence to safety and pollution control requirements.

- xxv. In the event of any such non-compliance, the Planning Authority shall impose a penalty of ₹250 (Rupees Two Hundred and Fifty only) per square metre of the plot area and as revised by the Authority from time to time.
- xxvi. PP/Developer continues to violate the prescribed conditions after the imposition of the penalty, the Planning Authority shall issue a Stop Work Notice, providing a further period of seven (7) days for compliance.
- xxvii. In the event that the PP/Developer continues the violations despite the issuance of the Stop Work Notice, the Planning Authority shall initiate proceedings for the revocation of the development permission.
- xxviii. The Project Proponent (PP)/Developer shall ensure that all barricades, hoardings, and other temporary site structures are properly designed, erected, and maintained in a safe and stable condition throughout the construction period. The PP/Developer shall be solely responsible for any accident, injury, loss, or damage arising from the failure or instability of such structures.


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