

F. No. IA3-22/10/2022-IA.III [E177258]
Government of India
Ministry of Environment, Forest and Climate Change
(Impact Assessment Division)

Indira Paryavaran Bhawan,
Aliganj, Jorbagh Road
New Delhi-110 003

Dated: 10th September, 2025

OFFICE MEMORANDUM

Sub.: Clarification with regard to non-requirement of EC amendment due to change in conceptual plan arising out of statutory requirements in building and construction sector- regarding.

The Ministry vide Office Memorandum (OM) of even number dated 05.05.2022, inter-alia, clarified that any change in configuration/planning/design of the appraised building project for which EC was granted shall not require amendment of EC, subject to no change in (i) Built Up Area (ii) Floor Area Ratio (FAR) (iii) change in exterior spaces /green belts, parking, walkways and driveways that are covered including attics and outdoor sports courts. Further there shall be no change in the designated use of the building, number of dwelling units, height of the building, number of floors & basements and total excavation of earth of the building/construction/ township/ area development project so as not to require any changes in the already approved Environmental Impact Analysis (EIA) and Environmental Management Plan (EMP).

2. The Ministry has received representation to allow design changes involving decrease in Built-up Area resulting in no negative impact on environment, without the requirement of amending the prior EC granted to the building project.

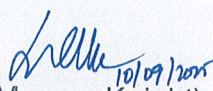
3. The matter has been examined and the same was referred to the Expert Advisory Committee for deliberation. The Committee examined the matter and after due deliberation was of the opinion that the words **no change in Built Up Area, Floor Area Ratio (FAR)** may be re-worded **as no increase in Built Up Area, Floor Area Ratio so that building projects which reduce their Built Up Area, Floor Area Ratio subject to no increase in pollution load may not be required to seek EC amendment.**

4. In this regard, based on the recommendations of the Expert Advisory Committee the Ministry hereby substitutes para 5 of the of the OM dated 05.05.2022 as below:

5. *Accordingly, matter has been examined and it has been decided that any change in configuration/planning/design of the appraised building Project for*

which EC was granted shall not require amendment in EC, provided there is no increase in: (i) Built Up Area as defined in the EIA Notification (ii) Total excavation of earth (iii) Height of the building, and (iv) Water consumption/ Sewage generation/ Waste generation; so as not to require any changes in the already approved Environmental Impact Assessment (EIA) and Environmental Management Plan (EMP). Further there shall be no reduction in the exterior open spaces/green belts and no change in the designated use of the building.

5. All the other provisions of the OM dated 05.05.2022 shall remain unchanged.
6. This is issued with the approval of the Competent Authority.


(Dr. J. D. Marcus Knight)
Scientist E

To

1. Chairman/Member Secretary, Central Pollution Control Board
2. Chairman/ Member Secretaries of all Expert Appraisal Committees
3. Chairperson/Member Secretaries of all SEIAAS/SEACS
4. Chairmen/Member Secretaries, all PCBs and PCCs
5. All Officers of IA Division, MoEF&CC

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