AMITY UNIVERSITY MADHYA PRADESH

Building on Brownfield Sites Policy
(Total 06 pages)

AMITY UNIVERSITY
MADHYA PRADESH
Established vide Government of Madhya Pradesh Act No. 27 of 2010

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Policy Guideline on Building on Brownfield Sites

1. Introduction

1.1 Purpose of the Policy

The purpose of this policy is to guide the university in the redevelopment of brownfield sites on and around campus. This policy emphasizes sustainable development practices that minimize environmental impact, support community revitalization, and maximize the use of previously developed land to reduce urban sprawl. Building on brownfield sites reflects the university's commitment to sustainability, resource conservation, and environmental stewardship.

1.2 Scope of the Policy

This policy applies to all university-led development projects, including academic buildings, housing, recreational facilities, and any other campus development that involves land use and building construction on brownfield sites. It encompasses the planning, design, construction, and ongoing management of these projects.

2. Policy Objectives

The university aims to:

Maximize Land Use Efficiency: Promote the reuse of previously developed land, reducing the need to encroach on greenfield or agricultural areas and minimizing urban sprawl.

Mitigate Environmental Impact: Ensure that brownfield site development is environmentally responsible, with careful attention to pollution management, soil quality, and ecological balance.

Revitalize Local Communities: Support the revitalization of underutilized or derelict areas within the local community, contributing to economic growth and community well-being.

Enhance Campus Sustainability: Achieve the university's sustainability goals by using brownfield sites to create environmentally friendly, energy-efficient, and socially inclusive campus facilities.

Ensure Health and Safety: Guarantee that brownfield site development is safe for occupants and the surrounding community, through thorough site assessments and remediation where necessary.

3. Definition of Brownfield Sites

3.1 What is a Brownfield Site?

A brownfield site is a piece of land that has previously been developed but is now vacant, underused, or abandoned. These sites may have environmental contamination or may be located in areas that have fallen into disrepair, often as a result of previous industrial or commercial activities. Developing these sites presents an opportunity to reclaim land for productive and sustainable uses.

4. Benefits of Developing Brownfield Sites

4.1 Environmental Benefits

Reduced Urban Sprawl: By focusing on brownfield sites for development, the university can prevent further sprawl into undeveloped areas, preserving green spaces and natural ecosystems around the campus.

Reduced Pollution: Developing brownfield sites can help remediate soil contamination, reduce water pollution, and improve air quality by addressing abandoned industrial activities.

Recycling and Reuse: The university encourages the reuse of existing infrastructure where possible, such as reusing old building foundations or repurposing historic structures, thus reducing construction waste and minimizing the need for raw materials.

4.2 Social Benefits

Community Revitalization: Redeveloping brownfield sites can provide a catalyst for urban renewal, attracting new businesses, services, and housing options to the area. This can foster community engagement and improve the quality of life for local residents.

Creation of Green Spaces: The university commits to incorporating green spaces, parks, and recreational areas into brownfield developments, thus enhancing the quality of life for students, staff, and local residents.

Affordable Housing: Where feasible, brownfield site development can provide opportunities for affordable housing, contributing to the university's commitment to housing access for students, staff, and the surrounding community.

4.3 Economic Benefits

Cost Savings: Utilizing brownfield sites can be more cost-effective than developing on greenfield land, as many brownfield sites already have access to infrastructure such as roads, utilities, and public transportation networks.

Job Creation: The process of remediating, developing, and maintaining brownfield sites creates job opportunities for local workers, from construction to environmental remediation and ongoing site management.

5. Policy Guidelines for Developing Brownfield Sites

5.1 Site Assessment and Remediation

Environmental Site Assessments (ESA): Prior to any development, an extensive environmental site assessment will be conducted to determine the level of contamination and identify any hazards present on the site. This assessment will include soil testing, water quality analysis, and air quality monitoring.

Remediation Plans: If contamination is detected, a remediation plan will be developed in consultation with environmental experts. The plan will outline the steps necessary to clean up the site, such as soil decontamination, water treatment, or removal of hazardous materials. Remediation efforts will comply with local, state, and federal environmental laws.

Health and Safety Measures: The university will ensure that all construction and remediation activities are carried out in a manner that prioritizes the health and safety of students, staff, and the local community.

5.2 Sustainable Design Principles

Energy Efficiency: New buildings on brownfield sites will be designed to meet sustainable building standards, including energy-efficient lighting, heating, and cooling systems. The university will seek to achieve high ratings in building certifications like LEED (Leadership in Energy and Environmental Design) and BREEAM (Building Research Establishment Environmental Assessment Method).

Water Conservation: Developments on brownfield sites will incorporate water-efficient technologies, such as rainwater harvesting, low-flow plumbing fixtures, and drought-resistant landscaping, to minimize water consumption.

Use of Recycled and Sustainable Materials: The university will prioritize the use of recycled, locally sourced, and sustainable materials in construction, reducing the environmental impact of new

development.

5.3 Community Engagement and Consultation

Stakeholder Involvement: The university will actively involve stakeholders in the planning and development phases of brownfield site projects. This includes engaging with the local community, government agencies, environmental groups, and other relevant stakeholders to ensure that the development aligns with community needs and values.

Public Consultations: Public meetings and consultations will be held to inform the local community about the proposed developments, address concerns, and incorporate feedback into the planning process.

5.4 Integrating Green and Open Spaces

Green Infrastructure: The university will integrate green spaces into brownfield developments, including parks, recreational areas, and community gardens. This will help improve air quality, enhance biodiversity, and provide spaces for relaxation and physical activity.

Sustainable Landscaping: Landscaping will feature native and drought-resistant plants to reduce water use and support local ecosystems.

6. Regulatory Compliance and Best Practices

6.1 Compliance with Local, State, and Federal Regulations

Regulatory Framework: All brownfield site developments must comply with relevant local, state, and federal regulations, including environmental protection laws, zoning codes, and health and safety standards.

Brownfield Redevelopment Policies: The university will work closely with local authorities to ensure that development plans adhere to city-wide or regional brownfield redevelopment policies, contributing to broader urban renewal efforts.

6.2 Monitoring and Reporting

Post-Construction Monitoring: After construction is completed, the university will continue to monitor the site for any residual contamination or environmental impacts. This will involve regular soil testing, air quality checks, and water quality assessments to ensure that the site remains safe and environmentally sustainable.

Sustainability Reporting: The university will publish regular reports on the progress and impact of brownfield site redevelopment projects. These reports will include information on environmental performance, energy usage, and community engagement efforts.

7. Conclusion

The Building on Brownfield Sites Policy is a critical component of the university's sustainability goals. By redeveloping brownfield sites, the university not only creates more space for academic and residential facilities but also contributes to the revitalization of local communities, reduces environmental impact, and supports the broader goal of sustainable urban development.

This policy will be reviewed and updated regularly to reflect advancements in environmental science, construction technology, and urban planning. The university is committed to working with local authorities, environmental experts, and the surrounding community to ensure that brownfield site developments are both environmentally responsible and beneficial to the people they serve.

Registrar

AMITY UNIVERSITY MADHYA PRADESH Maharajpura Gwalior

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