



State Level Environment Impact Assessment Authority (SEIAA)

Telangana State

Government of India

Ministry of Environment Forests & Climate Change

A-3, Industrial Estate, Sanathnagar, Hyderabad-500 018.

BY REGD. POST WITH ACK DUE

Order No. SEIAA/TS/RRD-92/2015- 279

Dt:03.05.2016.

Sub: SEIAA, TS – M/s. Phoenix Infocity Pvt. Ltd, Sy. No. 30(p), 34(p), 35(p), & 38(p), Gachibowli (V), Serilingampally (M), Rangareddy District – Environmental Clearance – Issued – Reg.

- I. This has reference to your application submitted vide Ir. dt. 06.05.2015 and subsequent Ir.dt. 30.07.2015, 07.10.2015 & 17.03.2016 seeking Environmental Clearance for the proposed Expansion of Construction Project titled **M/s. Phoenix Infocity Pvt. Ltd, Sy.No. 30(p), 34(p), 35(p), & 38(p), Gachibowli (V), Serilingampally (M), Rangareddy Dist.** The capital cost of the project is Rs. 200 Crores. The proposed site falls within the 10 km radius of Himayatsagar and Osmansagar Lakes. But, the above village is not listed in the 84 list of villages within 10km catchment area of Himayatsagar and Osmansagar Lakes, as mentioned in the G.O.Ms.No. 111 M.A, dt. 08.03.1996 issued by the MA&UD Dept., Govt. of AP (Combined State).
- II. Earlier, the MoE&F, GOI, New Delhi issued EC order dt.21.08.2008 in the name of M/s. L&T Phoenix Infoparks Pvt. Ltd., for construction of “Hi-Tech City 2 IT/ITES SEZ” with total built up area of 4,32,729.0 Sq.m. Subsequently, the SEIAA, AP vide order dt.20.06.2012 issued amendment to the EC order for change the name of the project from M/s. L&T Phoenix Infoparks Pvt. Ltd., to M/s. Phoenix Infocity Pvt. Ltd. The proponent informed that they have completed construction of 7 towers out of 10 towers for which EC was issued and out of the remaining 3 towers, one is under completion stage, construction initiated in the other tower and construction is yet to be started in another tower. It was proposed to increase the total built up area from 4,32,729.0 Sq.m. to 5,39,170 Sq.m. and informed that the proposed enhancement of builtup area does not involve any additional towers but, will be additional floors in the towers which are yet to be constructed. It was also informed that no construction pertaining to enhancement of built up area has been taken up. The proponent submitted EC application for Expansion of the project, copy of Certified Compliance Report dt.17.02.2016 issued by the RO, MoEF&CC, Chennai and EIA report.
- III. It is noted that the proposal is for Township & Area Development Project in a total plot area of about 1,01,899.0 Sq.m. Out of that, Green area is 11,541.32 Sq.m. The total Built-up area is 5,39,170 Sq.m. The project consists of 10 Towers and the details of the Towers are mentioned in the following table. It is also noted that Parking area to be provided is 2,21,498 Sq.m., to park about 5591 four wheelers and 20,332 two wheelers. The amenities to be provided includes Sewage Treatment Plant (STP), Community center, MSW Segregation point, D.G. Sets for emergency supply – 1 x 1000 kVA, 5 x 1010 kVA, 3 x 1065 kVA, 3 x 1125 kVA, 4 x 1250 kVA, 4 x 1500 kVA & 14 x 2000 kVA.

S.No.	Building / Tower	No. of Floors
1	H-1A	1 Basement + Ground Floor + 1 Parking Floor + 7 Upper Floors (levels)
2	H-1B	1 Basements + Ground Floor + 2 Parking Floors + 7 Upper Floors (levels)
3	H-02	2 Basements + Ground Floor + 7 Upper Floors (levels)
4	H-03	3 Basements + Ground Floor + 2 Parking Floors + 7 Upper Floors (levels)
5	H-04	2 Basements + Ground Floor + 1 Parking Floor + 8 Upper Floors (levels)
6	H-6A	2 Basements + Ground Floor + 2 Parking Floors + 7 Upper Floors (levels)
7	H-06	2 Basements + Ground Floor + 2 Parking Floors + 7 Upper Floors (levels)
8	H-07	2 Basements + Ground Floor + 7 Upper Floors (levels)
9	H-08	2 Basements + Ground Floor + 1 Parking Floor + 7 Upper Floors (levels)
10	H-09	3 Basements + Ground Floor + 1 Parking Floor + 12 Upper Floors (levels)

- IV. The source of fresh water is HMWS&SB. The total water requirement during occupational stage is 2,339 KLD. Out of that, fresh water requirement is 616 KLD & treated recycled waste water is 1723 KLD. Quantity of sewage generated is 1723 KLD. It is proposed to treat the sewage in 4 STPs of capacity 125 KLD, 150 KLD, 600 KLD & 1000 KLD. The treated waste water is to be used for: flushing the toilets, HVAC and development of greenery. The Garbage (115.4 Tons/day) generated is to be sent to Municipal Solid Waste disposal site. STP sludge (172.3 kg/day) is to be used as manure, used oil and used batteries are to be sent to Authorized Recyclers. E-waste is to be disposed to the recyclers authorized by the TSPCB.
- V. The proposal has been examined and processed in accordance with EIA Notification, 2006 & its amendments thereof. The State Level Expert Appraisal Committee (SEAC) examined the proposal in its meetings held on 07.07.2015, 31.08.2015, 19.10.2015 & 22.03.2016. The project is exempted from Public Hearing as it is a Township & Area Development Project. Based on the information furnished, presentation made by the proponent and the consultant M/s. Pioneer Enviro Laboratories & Consultants Pvt. Ltd., Hyderabad; Certified Compliance Report dt.17.02.2016 issued by the RO, MoEF&CC, Chennai; the Committee considered the project proposal and recommended for issue of Environmental Clearance. The State Level Environment Impact Assessment Authority (SEIAA) Telangana, in its meeting held on 07.10.2015 & 07.04.2016 examined the proposal and recommendations of SEAC, Telangana for issue of Environmental Clearance. Accordingly, after discussions in the matter and considering the recommendations of the SEAC, Telangana, the SEIAA, Telangana hereby accords prior Environmental Clearance for Expansion of the project as mentioned at Para no. I under the provisions of the EIA Notification 2006 and its subsequent amendments issued under Environment (Protection) Act, 1986 subject to implementation of the following specific and general conditions:

ART – A: SPECIFIC CONDITIONS

I. Construction Phase:

- i. Provision shall be made for the housing of the construction labour within the site with all necessary infrastructure and facilities such as safe drinking water, fuel for cooking, mobile toilets, mobile STP, medical health care, crèche etc., The housing may be in the form of temporary structures to be removed after the completion of the project. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- ii. A First Aid Room shall be provided in the project both during construction and operation of the project.
- iii. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- iv. Disposal of debris waste, muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- v. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- vi. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.

- vii. Any hazardous waste including biomedical waste, if any, should be disposed of as per applicable Rules & norms with necessary approvals of the Telangana State Pollution Control Board.
- viii. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to E (P) Rules prescribed for air and noise emission standards.
- ix. Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- x. Ambient noise levels should conform to the residential standards both during day and night as notified by the MoE&F, GOI from time to time. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by the CPCB.
- xi. As per the provisions of Fly Ash Notification No: S.O. 2804 (E), dt. 03.11.2009, every construction agency engaged in the construction of buildings within a radius of hundred kilometers from a coal or lignite based thermal power plant shall use only fly ash based products for construction, such as: cement or concrete, fly ash bricks or blocks or tiles or clay fly ash bricks, blocks or tiles or cement fly ash bricks or bricks or blocks or similar products or a combination or aggregate of them in every construction project.
- xii. Ready mixed concrete must be used in building construction.
- xiii. Storm water control and its re-use shall be as per CGWB and BIS standards for various applications.
- xiv. Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- xv. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xvi. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- xvii. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- xviii. Use of glass may be reduced by upto 40% to reduce the electricity consumption and load on air-conditioning. If necessary, high quality double glass with special reflective coating in window is to be used.
- xix. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- xx. Adequate measures to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
- xxi. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- xxii. The approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc.
- xxiii. The proponent shall put tarpaulin on scaffolding around the area of construction and the building

- xxiv. The proponent shall fully cover any kind of construction material stored in the site, in all respects so that it does not disperse in the Air in any form. The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf. The proponent shall control dust emissions if any by fixing sprinklers, creation of green belt/Air barriers, etc.,.
- xxv. All construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere.
- xxvi. The vehicle carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
- xxvii. Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with masks to prevent inhalation of dust particles. The proponent shall provide all medical help, investigation and treatment with the workers involved in the construction material and debris relating to dust emission.
- xxviii. The proponent shall compulsorily use wetjet in grinding and stone cutting, if any.
- xxix. The proponent shall provide wind breaking walls around the construction site.
- xxx. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.

II. Occupational Phase:

- i The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the SEIAA before the project is commissioned for operation. Discharge of treated sewage shall conform to the norms & standards of the Telangana State Pollution Control Board. Sewage Treatment Plant should be monitored on a regular basis. No waste water shall be discharged outside the premises. The excess treated sewage, if any, is to be discharged into an artificial pond within the premises and can be utilized for recreational purpose.
- ii Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease.
- iii The solid waste generated should be properly collected & segregated before disposal to the City Municipal Facility. The organic waste shall be composted.
- iv The D.G. Sets shall be provided with acoustic enclosures and adequate stack height as per CPCB norms. The fuel used for the diesel generator sets should be low sulphur diesel and should conform to E (P) Rules prescribed for air and noise emission standards.
- v Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Telangana State Pollution Control Board.
- vi The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use by the MoE&F, GOI/CPCB. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- vii Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.

- viii Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid systems or fully solar system for a portion of the apartments should be provided.
- ix Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- x Adequate number of parking spaces shall be provided for visitor vehicles. Rest room facilities should be provided for service population. The proponent shall provide public convenience facilities such as toilets, bathrooms, waiting rooms etc. for the drivers, workers etc. so as to maintain cleanness/hygienic conditions in the surroundings of the project.
- xi The proponent shall comply with Energy Conservation Practices, Energy efficient practices and energy audit practices. Wherever feasible, green building concepts shall be adopted. Use of solar panels may be done to the extent possible.
- xii Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.
- xiii Green area of at least 10% of the site area shall be developed and maintained.

Part – B. General Conditions:

- i. **This order is valid for a period of 7 years from the date of issue of this order.**
- ii. “Consent for Establishment” shall be obtained from Telangana State Pollution Control Board under Air and Water Act before the start of any construction work at site.
- iii. The proponent shall take necessary measures w.r.t. non-compliances (if any) mentioned in the compliance report of Regional Office, MoEF&CC, Chennai.
- iv. The proponent shall submit half-yearly compliance reports in respect of the terms and conditions stipulated in this order & monitoring reports in hard and soft copies to the SEIAA and Ministry’s Regional office, Chennai on 1st June and 1st December of each calendar year.
- v. Officials from the Regional Office of MoEF&CC, Chennai who would be monitoring the implementation of environmental safeguards should be given full co-operation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents shall be submitted to the CCF, Regional Office, MoEF&CC, Chennai.
- vi. In the case of any change (s) in the scope of the project, the project would require a fresh appraisal by this SEIAA. No further expansion or modifications in the project shall be carried out without prior approval of the SEIAA, TS.
- vii. The project proponent shall submit the copies of the environmental clearance to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- viii. The project proponent shall obtain all other statutory clearances, as applicable, from the competent authorities.
- ix. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Telangana State Pollution Control Board. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office of this Ministry at Chennai.

- x. Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.
- xi. The funds earmarked for environmental protection measures (Capital cost Rs. 302.2 Lakhs; Recurring cost Rs. 8.13 lakhs per annum) should be kept in separate account and should not be diverted for other purpose. Year wise expenditure should be reported to the SEIAA and Ministry's Regional Office located at Chennai.
- xii. Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- xiii. The SEIAA may revoke or suspend the order, if implementation of any of the above conditions is not satisfactory. The SEIAA reserves the right to alter/modify the above conditions or stipulate any further condition in the interest of environment protection.
- xiv. Concealing the factual data or failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986 without any prior notice.
- xv. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

Sd/-
MEMBER SECRETARY
SEIAA, T.S.

Sd/-
MEMBER
SEIAA, T.S.

Sd/-
CHAIRMAN,
SEIAA, T.S.

To

Sri Srikanth Badiga, Director,
M/s. Phoenix Infocity Pvt. Ltd.,
Plot No. 1335, Road No. 45,
Jubilee Hills, Hyderabad – 500 033
Ph.No. 9949977877
E-mail: srikanth.badiga@phoenixindia.net

//T.C.F.B.O//

RAE
bagkop
3/5/2016
SENIOR ENVIRONMENTAL ENGINEER
(Unit Head – III)