State Level Environment Impact Assessment Authority (SEIAA)
Andhra Pradesh
Government of India
Ministry of Environment &Forests
A-3, Industrial Estate, Sanathnagar, Hyderabad-500 018.

BY REGD. POST WITH ACK DUE

Order No. SEIAA/AP/RRD-122/2009/- 1383 **Dt:29-06 -2010.**

Sub: SEIAA, AP – Intellicity Residential Towers, Commercial & Hotel Blocks by M/s. Phoenix Infocity Pvt. Ltd., Nanakramaguda (V), Serilingampally (M), Ranga Reddy District - Environmental Clearance (amendment) - Issued - Reg.

I. This has a reference to your application submitted vide lr. dt. 15.04.2010 in this regard, seeking amendment to the Environmental Clearance already issued for the proposed Construction Project titled **Intellicity Residential Towers, Commercial & Hotel Blocks by M/s. Phoenix Infocity Pvt. Ltd., 27/1 and 27/2, Nanakramaguda (V), Serilingampally (M), Ranga Reddy District**. The capital cost of the project is Rs. 360 Crores. The proponent has obtained EC dt. 31.07.2008 from MoE&F, GOI, New Delhi. The proponent has proposed certain modifications in the proposal. The MoE&F, GOI, New Delhi vide lr.dt. 12.05.2010 had requested the proponent to approach the SEIAA, AP to process their request. The project is proposed within the 10 km radius of Himaysagar and Osmansagar Lakes. The proponent has submitted the application along with a copy of letter No. 13939/I_1/2008 dt. 16.07.2009 issued by the MA&UD dept., stating that the proposed project does not fall in the 84 list of villages within 10 km catchment area of Himaysagar and Osmansagar Lakes.

II. It is noted that the proposal is for Construction Project in a plot area of about Ac 8.38. The project consists of IT Building (existing), Residential Tower - 1, Residential Tower - 2, Office Building and a Hotel. The total Built-up area is 1,36,180.736 Sq.m. Total Greenery is to be provided in an area of 4688.05 Sq.m. The amenities to be provided includes Sewage Treatment Plants (STPs), Tot lots/ open spaces, Segregation point, D.G. Sets for emergency supply, etc., The source of fresh water is HMWS&SB. The sewage generated from all the above buildings is to be treated in three STPs of capacities 145 KLD, 490 KLD & 150 KLD. The total Garbage generated 4.86 TPD is to be sent to Municipal Solid Waste disposal site; total sludge generated from 3 STPs is 0.58 TPD is to be sent to authorized agency; total construction waste 196 MT/month; total waste generated from landscape and other sources 0.4 TPD is to be sent to authorized agency. Total Bio medical waste generated 80 kg/day is to be sent to authorized bio medical waste treatment and disposal agency. Used oil and used batteries are to be sent to Authorized Recyclers.

III. **IT Building**: The existing building consists of Basement + Ground Floor + 8 Upper Floors. The built up area of 7 upper floors is 26,757.0 Sq.m. Parking is to be provided (Basement + Ground Floor + 1 Upper Floor) in an area of 10220 Sq.m. The source of fresh water is HMWS&SB. The total water requirement during occupational stage is 173.5 KLD. Out of that, fresh water requirement is 87.5 KLD & treated waste water recycled is 86.0 KLD. Quantity of sewage generated is 134.8 KLD. It is proposed to treat the sewage in a STP of capacity 145 KLD. The quantity of treated sewage generated is about 107.84 KLD. Out of that, about 72 KLD of treated waste water is to be used for flushing the toilets; 1 KLD for equipment back wash; 2 KLD for floor wash; and 11 KLD for development of greenery. Remaining treated sewage shall be discharged into Municipal sewer line. D.G. Sets for emergency supply of 3 x 1500 KVA shall be provided with adequate stack height as per norms.

IV. **Residential Tower 1:** The building consists of 3 Basements + 2 Stilts + Ground Floor + 29 Upper Floors. The built up area of Ground floor and 29 upper floors is 29153.50 Sq.m. Parking is to be provided (3 Basements + 2 Stilts) in an area of 10337.5 Sq.m. The source of fresh water is HMWS&SB. The total water requirement during occupational stage is 200.5 KLD. Out of that, fresh water requirement is 130 KLD & treated waste water recycled is 70.5 KLD. Quantity of sewage generated is 162.5 KLD. It is proposed to treat the sewage in a STP of capacity 490 KLD to be provided combinedly for Residential towers-2nos and Office Building – 1no. The quantity of treated sewage generated is about 130.0 KLD. About 65 KLD of treated waste water is to be used for flushing the toilets; 1.5 KLD for other purposes; and 4.0 KLD for development of greenery.

Remaining treated sewage shall be discharged into Municipal sewer line. D.G. Sets for emergency supply of 3 x 750 KVA shall be provided with adequate stack height as per norms.

V. **Residential Tower 2:** The building consists of 3 Basements + 2 Stilts + Ground Floor + 29 Upper Floors. The built up area of Ground floor and 29 upper floors is 48694.05 Sq.m. Parking is to be provided (3 Basements + 2 Stilts) in an area of 17266.5 Sq.m. The source of fresh water is HMWS&SB. The total water requirement during occupational stage is 306 KLD. Out of that, fresh water requirement is 200 KLD & treated waste water recycled is 106 KLD. Quantity of sewage generated is 250 KLD. It is proposed to treat the sewage in a STP of capacity 490 KLD to be provided combinedly for Residential towers-2nos and Office Building – 1no. The quantity of treated sewage generated is about 200 KLD. Out of that, about 100 KLD of treated waste water is to be used for flushing the toilets; 2.0 KLD for other purposes; and 4.0 KLD for development of greenery. Remaining treated waste water is to be disposed into municipal sewer lines. Used oil and used batteries are to be sent to Authorized Recyclers. D.G. Sets for emergency supply of 6 x 750 KVA shall be provided with adequate stack height as per norms.

VI. **Office Building**: The building consists of Ground floor +22 Upper floors, with built up area of 19027.9 Sq.m. Parking is to be provided in an area of 13254.95 Sq.m. The source of fresh water is HMWS&SB. The total water requirement during occupational stage is 206.5 KLD. Out of that, fresh water requirement is 151.78 KLD (domestic: 45 KLD and A.C make up: 106.78 KLD) & treated waste water recycled is 54.72 KLD. Quantity of sewage generated is 68.4 KLD. It is proposed to treat the sewage in a STP of capacity 490 KLD to be provided combinedly for Residential towers-2nos and Office Building – 1no. The quantity of treated sewage generated is about 54.72 KLD. Out of that, about 36 KLD of treated waste water is to be used for flushing the toilets; 13.22 KLD for A.C. makeup; 1.5 KLD for other purposes; and 4.0 KLD for development of greenery. D.G. Sets for emergency supply of 3 x 1250 KVA shall be provided with adequate stack height as per norms.

VII. **Hotel**: The building consists of G+16 floors, with built up area of 12548.28 Sq.m. Parking is be provided in an area of 6055.00 Sq.m. The source of fresh water is HMWS&SB. The total water requirement during occupational stage is 380 KLD. Out of that, fresh water requirement is 274 KLD (domestic: 134 KLD and A.C make up: 140 KLD) & treated waste water recycled is 106 KLD. Quantity of sewage generated is 135.1 KLD. It is proposed to treat the sewage in a STP of capacity 150 KLD. The quantity of treated sewage generated is about 108.08 KLD. Out of that, about 31 KLD of treated waste water is to be used for flushing the toilets; 60 KLD for A.C. makeup; 10 KLD for other purposes; and 5.0 KLD for development of greenery. Remaining treated waste water is to be disposed into municipal sewer lines. D.G. Sets for emergency supply of 2 x 1500 KVA shall be provided with adequate stack height as per norms.

VIII. The proposal has been examined and processed in accordance with EIA Notification, 2006. The State Level Expert Appraisal Committee (SEAC) examined the proposal in its meeting held on 12.05.2010. The project is exempted from Public Hearing as it is a construction project. The Committee considered the project and recommended for issue of Environmental Clearance. The State Level Environment Impact Assessment Authority (SEIAA), in its meeting held on 22.06.2010 examined the proposal and the recommendations of SEAC. It was decided to issue Environmental Clearance. The SEIAA, A.P hereby **accords Environmental Clearance (amendment) to 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 conditions/safeguards:

PART – 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 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 Andhra Pradesh 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. Treatment of 100% grey water should be done.

xviii. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices of sensor based control.

xix. 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.

xx. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

xxi. Adequate measures to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.

xxii. 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.

xxiii. 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.

xxiv. 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 Andhra Pradesh Pollution Control Board. Sewage Treatment Plant should be monitored on a regular basis. No waste water shall be discharged out side the premises until outlet is connected to public sewer line. Till such time, the excess treated sewage, if any, is to be discharged into an artificial pond with in 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 Andhra Pradesh 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 Funds allocated for providing the environmental protection measures shall be kept in a separate account and shall not be diverted to any other purposes.

x 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.

xi 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.

xii The proponent shall comply with Energy Conservation Practices, Energy efficient practices and energy audit practices. Wherever feasible, green building concepts shall be adapted. Use of solar panels may be done to the extent possible.

xiii Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.

PART – B. GENERAL CONDITIONS

i. **This order is valid for a period of 5 years.**

ii. "Consent for Establishment" shall be obtained from Andhra Pradesh Pollution Control Board under Air and Water Act before the start of any construction work at site.

iii. Officials from the Regional Office of MoE&F, Bangalore 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 submitted to MoE&F should be forwarded to the CCF, Regional Office to MoE&F, Bangalore.

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, Bangalore on 1st June and 1st December of each calendar year.

v. In the case of any change (s) in the scope of the project, the project would require a fresh appraisal by this SEIAA.

vi. The SEIAA reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the Environment Clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

vii. All other statutory clearances shall be obtained, as applicable by project proponents from the competent authorities.

viii. 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 Andhra Pradesh 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 Bangalore.

ix. 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.

x. Any appeal against this Environmental Clearance shall lie with the National Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under Section 11 of the National Environment Appellate Act, 1997.

xi. 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.

xii. 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/-	Sd/-	Sd/-
MEMBER SECRETARY	**MEMBER**	**CHAIRMAN,**
SEIAA, A.P.	**SEIAA, A.P.**	**SEIAA, A.P.**

To

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P.V.B.L.G.S

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