

**GOVERNMENT OF TELANGANA  
IRRIGATION & C.A.D DEPARTMENT**

**From**  
**Sri A. Ranga Reddy, B.E.,**  
**Executive Engineer, I&CAD.D,**  
**I.B Division, Hyderabad.**

**To**  
**M/s Phoenix Global Spaces Private Ltd,**  
**Plot No. 1335, Road No. 45, Jubille Hills,**  
**Hyderabad-33.**

**Lr. No:EE/IB/HYD/DB/HD/D2/2020-21/ 2199** **Dt: 11-12-2020.**

Gentleman,

**Sub: -I&CADD - Minor Irrigation - Ranga Reddy District - NOC for**  
**Survey Nos. 271 to 274 situated at Puppalguda Village, Gandipet**  
**Mandal, Ranga Reddy District - Information submitted -Reg.**

**Ref:- The CE/MI/KB/Hyd. Memo No. DCE-I/OT1/AEE5/RR/Puppalguda**  
**(V), Gandipet (M)/2020-1, Dt. 28-11-2020.**

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With reference to the Chief Engineer, I&CADD., Minor Irrigation, K.B Hyderabad memo cited, it is to inform that for Bulkapur Nala a Buffer of 9.00 meters has to be maintained from the revenue boundary of the Nala as per Go Ms. No. 168 MA& UD Dept., Dt.07-04-2012 and similarly a Buffer of 30.00 meters has to be maintained from the boundary of the Gandipet Raw water intake as per Go Ms. No. 111 MA & UD (\*II) Dept., Dt. 08-03-1996. Further you may approach revenue department for the purpose of marking the boundary of Bulkapur Nala as per village map.

This information is provided to you as per your request to Engineer-In Chief, Irrigation, Hyderabad.

**Yours faithfully,**

  
**Executive Engineer, I& CADD.**  
**I.B. Division, Hyderabad.**

  
11/12/2020

  
10/12

**GOVERNMENT OF TELANGANA**

**ABSTRACT**

Municipal Administration & Urban Development Department – TSIIIC Inclusion of M/s. Phoenix IT Park / SEZs located in Gachibowli, Narsingi & Puppalaguda Villages in Gachibowli IALA and Puppalaguda IALA – Notification – Orders Issued.

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (Plg.III) DEPARTMENT**

G.O.Ms.No.240,

**Dated: 05.09.2019**  
**Read the following: -**

1. G.O. Ms. No. 196, MA & UD (I2) Department, dated 24-07-2017.
2. G.O.Ms.No.20, MAUD(Plg.I-2) Department, Dated: 17.04.2018.
3. G.O.Ms.No.29, PR&RD Dept., Dated: 01.06.2018
4. From VC&MD, TSIIIC, Lr.No.101675/TSIIIC/LAC/Inclusion of adjacent lands/2017, Dated: 15.07.2019.

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**ORDER: -**

In the letter 4<sup>th</sup> read above the Vice Chairman & Managing Director, Telangana State Industrial Infrastructure Corporation (TSIIIC) has stated that Industrial Area Local Authority (IALA) Gachibowli has been notified as IALA vide G.O.Ms.No.196, Dated: 21.07.2017 of MA & UD Dept., to exercise powers of local body under the provisions of Article 243-Q of Constitution of India and in supersession of IALA notifications issued earlier under Greater Hyderabad Municipal Corporation Act, 1955 and Municipalities Act, 1965. Further stated that some part of Puppalaguda has also been notified as IALA vide G.O.Ms.No.20, dt. 17.04.2018 & G.O.Ms.No.29, Dated: 01.06.2018 of PR&RD Dept., to exercise powers of local body under the Telangana Panchayat Raj Act, 2018 and stated that the surrounding area has now become part of Narsingi Municipality.

2. The Vice Chairman & Managing Director, TSIIIC has also stated that M/s Phoenix Group have represented to include their lands located in Sy.Nos.37(p), 40(P) 45(P) 47 (P) of Gachibowli (V), Serilingampally (M), Sy.No.186 of Narsingi (V) Gandipet (M) Ranga Reddy Dist., and Sy.No.271,272, 272/1, 273, 273/1, 274 of Puppalaguda (V) , Gandipet (M), Ranga Reddy Dist., in Gachibowli IALA and Puppalaguda IALA for developing IT Parks / SEZs / IT / ITES office spaces as the said lands are adjacent to Gachibowli IALA and Puppalaguda IALA (Industrial Townships).

3. In the circumstances read above, Government after careful examination of the matter have considered the request of the Vice Chairman & Managing Director, TSIIIC and accordingly the following notification is issued and same shall be published in the Extra-ordinary issue of the Telangana Gazette, dated 06.09.2019.

**NOTIFICATION**

In exercise of the powers conferred under the provisions of Article 243-Q of Constitution of India, Governor of Telangana hereby notify the following (2) IT Parks as Industrial Townships and include the same in the adjoining Industrial Townships (as indicated in Col. 6) which were under notified as Industrial Townships in G.O.Ms.No.196, MA dt: 21.7.2017 and G.O.Ms.No.20, MA Dated: 17.04.2018 and G.O.Ms.No.29, PR&RD Dated: 01.06.2018 and also subsequently amended from time to time.

Sl. No.	Name of the IT Park	Details of Village, Mandal and District	Sy.No.	Extent in (Acres – Gts)	Name of the adjoining notified industrial Townships (IALA)
1	2	3	4	5	6
1	IT park /SEZ by Phoenix Group	Gachibowli (V) Serilingampally Ranga Reddy District	37(p), 40(P) 45(P) 47 (P)	AC 1-35 Gt AC 8-19 Gt Ac14-14.45 gt	Gachibowli

2	IT park/SEZ by Phoenix Group	Narsingi (V) Gandipet (M) Ranga Reddy Dist.,	186	Ac.1-05 Gt	Puppalaguda
		Puppalaguda (V), Gandipet (M) Ranga Reddy Dist.,	271 272 272/1 273 273/1 274	Ac 0-21.6 Gt Ac 0-18 Gt Ac 6-39 Gt Ac 8-38 Gt Ac 9-17 Gt Ac 0-22 Gt	

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**ARVIND KUMAR**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.  
The Vice Chairman & Managing Director, Telangana State Industrial Infrastructure Corporation Limited.

The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.

The Director of Municipal Administration, Hyderabad

The Director Town & Country Planning, Hyderabad .

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad

The Managing Director,

Hyderabad Metropolitan Water Supply & Sewerage Board

The Transco /Genco/ Central Power Distribution Company Limited.

The Industries & Commerce Department, Telangana Secretariat.

The Panchayat Raj & Rural Development Department, Telangana Secretariat.

The Energy Department, Telangana Secretariat.

The Member Secretary, Telangana State Pollution Control Board.

The Home Department, Telangana Secretariat.

The Director General, Fire Services, Telangana.

The Law Department, Telangana Secretariat.

The Principal Secretary to Governor, Telangana State.

**Copy to: -**

The PS to Principal Secretary to C.M.

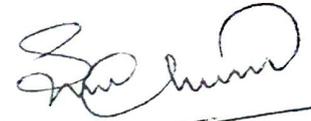
The P.S. to Chief Secretary to Govt.

The OSD to Minister (MA).

The PS to Prl. Secretary to Govt., MA&UD Department.

SF /SC.

//FORWARDED ::BY:: ORDER//

  
**SECTION OFFICER**



**తెలంగాణ రాజ పత్రము**  
**THE TELANGANA GAZETTE**  
**PART-I EXTRAORDINARY**  
**PUBLISHED BY AUTHORITY**

No. 176 ]

HYDERABAD, FRIDAY, SEPTEMBER 6, 2019.

**NOTIFICATIONS BY GOVERNMENT**

**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT**

**(Plg. III)**

TSIC INCLUSION OF M/s. PHOENIX IT PARK/SEZs LOCATED IN GACHIBOWLI, NARSINGI & PUPPALAGUDA VILLAGES IN GACHIBOWLI IALA AND PUPPALAGUDA IALA.

**[G.O.Ms. No. 240, Municipal Administration and Urban Development (Plg.III), 5th September, 2019.]**

In exercise of the powers conferred under the provisions of Article 243-Q of Constitution of India, Govt of Telangana hereby notify the following (2) IT Parks as Industrial Townships and include the same in the adjoining Industrial Townships (as indicated in Col 6) which were under notified as Industrial Townships in G.O.Ms.No.196, MA, Dt: 21-07-2017 and G.O.Ms.No. 20, MA Dated: 17-04-2018 and G.O.Ms.No. 29, PR&RD Dated: 01-06-2018 and also subsequently amended from time to time.

Sl. No.	Name of the IT Park	Details of Village, Mandal and District	Sy.No.	Extent in (Acres-Gts)	Name of the adjoining notified industrial Townships (IALA)
1	2	3	4	5	6
1	IT Park/SEZ by Phoenix Group	Gachibowli (V) Serilingampally Ranga Reddy District	37(p), 40(P), 45(P), 47(P)	AC 1-35 Gt AC 8-19 Gt AC 14-14.45 Gt	Gachibowli

1	2	3	4	5	6
2	IT Park/SEZ by Phoenix Group	Narsingi (V) Gandipet (M) Ranga Reddy District	186	Ac. 1-05 Gt	Puppalaguda
		Puppalaguda Village Gandipet (M) Ranga Reddy District	271 272 272/1 273 273/1 274	Ac 0-21.6 Gt Ac 0-18 Gt Ac 6-39 Gt Ac 8-38 Gt Ac 9-17 Gt Ac 0-22 Gt	

**ARVIND KUMAR,**  
*Principal Secretary to Government.*

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MA & UD Department - Hyderabad Metropolitan Development Authority - Change of land use of the land from Partly Water body use and Partly Recreational (green buffer zone) use to Multipurpose use in Sy.Nos.271, 272, 272/1, 273, 273/1, 274 of Poppalguda (V), Rajendranagar (M), R.R.District to an extent of Acres 26.35 Gts - Confirmation of Draft variation - Notification - Issued.

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT**

**G.O.Ms.No.260**

**Dated:26.10.2019.**  
**Read the following:-**

1. From the MC.HMDA Lr. No.5324/MP1/ Plg/H/ 2008, dated: 28.08.2008.
2. Lr. No. E1/2792/2008, dated: 17.7.2008 of Jt. Collector, RR Dist.
3. Minutes of the Change of Land Use Committee meeting held on 30.8.2008
4. Government Memo No. 14566/11/2008, dated: 30.08.2008
5. Government Is No 14566/11/2008, dated: 26.11.2008.
6. From the MC.HMDA Lr. No.5324/MP1/ Plg/HMDA/2008, dt: 27.10.2009.
7. Government Memo No. 14566/11/2008, dated: 1.2.2010
8. Lr. No. EE/NTD/DB/DEE3/HD/2013/1281/1/26, dt: 6.8.2013 of EE, Irrigation,
9. Govt. Lr No.14566/Plg.I(1)/2008, dated:30.07.2019
10. From the MC.HMDA Lr. No.5324/MP1/Plg/H/2008, dated: 05.10.2019.

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**ORDER:**

The draft variation to the land use envisaged in the Master Plan of Hyderabad Outer Ring Road Growth Corridor approved by the Government in G.O.Ms No.470 MA dt.09.07.2008, issued in Government Memo: 7<sup>th</sup> read above, was published in the extraordinary issue of the Telangana Gazette dated: 04.02.2010. Objections or suggestions received from the public within the stipulated period have been examined and disposed off. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.2,17,51,550/- (Rupees Two Crores Seventeen Lakhs Fifty one Thousand Five Hundred and Fifty only) {i.e., Total paid Rs.2,18,31,550/- through Ch. No. 17863 dt: 05.09.2019 - Rs.80,000/- Processing charges} towards conversion charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.
3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the in the Master Plan of Hyderabad Outer Ring Road Growth Corridor approved by the Government in G.O.Ms No.470 MA dt.09.07.2008, as required by sub-section (1) of the said section.

**VARIATION**

The site in Sy.Nos. 271, 272, 272/1, 273, 273/1, 274 of Poppalguda (V) Rajendranagar (M), R.R District to an extent of Acres 26.35 Gts, the boundaries of which are given in the schedule below, which is presently earmarked for Partly Water body use and Partly Recreational (green buffer zone) use in the notified Master Plan of Hyderabad Outer Ring Road Growth Corridor approved by the Government in G.O. Ms No. 470 MA dt.09.07.2008, is now designated as Multipurpose Use zone since as per the remarks of Joint Collector & EE Irrigation the above Sy Nos are patta lands and as per Revenue records there is no waterbody in the above survey numbers, subject to the following conditions: namely

1. that the applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i e . Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
- 6 that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. that the change of land use shall not be used as the proof of any title of the land.
8. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
9. that Special Development Regulations of ORR Growth Corridor Master Plan shall be applicable and no development permission within 100 feet from water pipe line.
10. the actual extent of land in each Survey Number shall be conferred by Hyderabad Metropolitan Development Authority before issue of confirmation orders.

**SCHEDULE OF BOUNDARIES**

NORTH	...	Sy. No. 276 of Poppalguda Village
SOUTH	...	Gandipet Water Pipe Line Road.
EAST	...	Sy.Nos. 276 & 274 of Poppalguda Village.
WEST	...	Sy. No 271 part of Poppalaguda Village and Nala.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**ARVIND KUMAR  
PRINCIPAL SECRETARY TO GOVERNMENT**

To  
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.  
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad

**Copy to:**

The individual through the Metropolitan Commissioner, Hyderabad  
Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy District.

Sf /Sc.

//FORWARDED BY ORDER//

  
SECTION OFFICER





**State Level Environment Impact Assessment Authority**  
**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**

**Dt:06.08.2020**

**Order No. SEIAA/TS/OL/RRD-576/2020-**

**Sub: SEIAA, TS – M/s. Phoenix Global Spaces Pvt. Ltd., Sy. No.272/1, 273/1, Puppalguda (V), Gandipet (M), Rangareddy District – Environmental Clearance – Issued – Reg.**

- I. This has reference to your application submitted online on 13.06.2020 (proposal no. SIA/TG/MIS/157401/2020) received on 16.06.2020, seeking Environmental Clearance for the proposed Construction project titled M/s. Phoenix Global Spaces Pvt. Ltd., Sy. No.272/1, 273/1, Puppalguda (V), Gandipet (M), Rangareddy District. The capital cost of the project is Rs. 1100 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. It is noted that the proposal is for **Commercial Office Complex** construction project in a total plot area of about 42491.65 Sq.m. Out of that, area affected by Road widening is 3192.77, Green area is 4502.15 Sq.m & Green Area on Podium is 14812.83 Sq.m. The total Built-up area is 6,15,358.45 Sq.m. The project consists of Commercial Office Complex with 3 Towers- 1, 2 & 3 (6 Basements + Ground Floor with Mezzanine + 30 Upper Floors). It is also noted that Parking area to be provided is 1,95,624.41 Sq.m., (46.6%) in Basements to park about 4000 four wheelers and 2000 two wheelers. The amenities to be provided include Sewage Treatment Plant (STP), Community Centre, MSW Segregation point. The total power requirement of the project will be met from TSCPDCL. In case of power failure, power backup shall be provided through D.G. sets of 25 x 2500 KVA capacities, which will be enclosed type.
- III. The source of fresh water is HMWS&SB. The total water requirement during occupational stage is 3118 KLD. Out of that, fresh water requirement is 1732 KLD & recycled treated waste water is 1386 KLD. Quantity of sewage generated is 2772 KLD. It is proposed to treat the sewage in STP of capacity 2800 KLD (1x1050 KLD & 1x1750). The treated waste water will be used for: flushing the toilets, HVAC and development of greenery. It was informed that the excess treated waste water will be discharged into the public sewer lines. The Garbage 10,400 kg/day) generated will be sent to Municipal Solid Waste disposal site; STP sludge (277.1 kg/day) is to be used as manure, used oil and used batteries are to be sent to Authorized Recyclers. E-waste, if any, will be disposed to the recyclers/dismantlers authorized by the TSPCB as per the E-waste Rules.
- IV. The project/ activity is covered under category B of item 8(a) 'Building & Construction' projects of the schedule EIA Notification, 2006, and its subsequent amendments and requires appraisal at State Level by SEAC/ SEIAA, Telangana.
- 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 17.06.2020. The project is exempted from Public Hearing as it is a Construction Project. Based on the information furnished, presentation made by the proponent and the consultant M/s. Pioneer Enviro Laboratories & Consultants Pvt., Ltd., Hyderabad; 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 18.07.2020 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 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 specific and general conditions.

**A. Specific Conditions:**

- (i) The project proponent shall provide for adequate fire safety measures and equipment as per National Building Code/required by Fire Services Act of the State and instructions issued by the local Authority/Directorate of fire, from time to time. Further, the project proponent shall take necessary permission/NOC regarding fire safety from Competent Authority as required.
- (ii) The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- (iii) The Consent for Operation (CFO)/Occupancy Certificate shall be issued only after getting necessary permission for required water supply from HMWSSB/concerned authority.
- (iv) The project proponents would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of fecal coliform and other pathogenic bacteria.
- (v) The project proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing and quality of water being supplied through spray faucets attached to toilet seats.
- (vi) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per Ministry of Urban Development Model Building Byelaws, 2016. The number of rain water harvesting recharge pits shall be provided for rain water harvesting after filtration as per CGWB guidelines.
- (vii) Rain water harvesting for roof run-off shall be implemented. Before recharging pre-treatment must be done to remove suspended matter, oil and grease. A sump may also be constructed along with Rain water harvesting pits to save water.
- (viii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. Designated area shall be provided for solid waste management within the premises which will include area for segregation, composing. The inert waste from project will be sent to dumping site.
- (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) The company shall draw up and implement corporate social responsibility plan as per the Company's Act of 2013.
- (xi) As per the Ministry's Office Memorandum F.No.22-65/2017-IA.III dated 1<sup>st</sup> May 2018, and proposed by the project proponent, (@2% of project cost) shall be earmarked under

Corporate Environment Responsibility (CER) for the activities such as waste Management, Solar Street Lights, Drinking Water, Health Camps, Rain Water harvesting, Training & Education and Avenue Plantation etc. The activities proposed under CER shall be restricted to the affected area around the project. The entire activities proposed under the CER shall be treated as project and shall be monitored. The monitoring report shall be submitted to the regional office as a part of half yearly compliance report, and to the District Collector. It should be posted on the website of the project proponent.

## **B. Standard Conditions:-**

### **I. Statutory compliance:**

- i. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- ii. The proponent shall: not discharge any waste water outside the premises until their project's outlet is connected to public sewer line and till such time they will reuse 100% of treated waste water within the project premises; conform to the WALTA Act and the water consumption shall be as per permissions granted by the Concerned Authorities; conform to the provisions laid under the Real Estate (Regulation & Development) Act, 2016 issued by the Ministry of Law & Justice, GoI & its subsequent amendments (if any); adopt green building concepts and use renewable energy by adopting Energy Conservation practices, Energy efficient practices & Energy audit practices, etc.,
- iii. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc. As per National Building Code including protection measures from lightening etc.
- iv. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for no-forest purpose involved in the project.
- v. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- vi. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- vii. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- viii. The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
- ix. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

### **II. Air quality monitoring and preservation:**

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM<sub>10</sub> and PM<sub>2.5</sub>) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided within consultation with State Pollution Control Board and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/wind breaking walls all around the site (atleast 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site
- vi. Sand, murrum, loose soil cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
- x. For indoor air quality the ventilation provisions as per National Building Code of India.

### **III. Water quality monitoring and preservation:**

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent.
- iv. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water

already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

- v. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- vi. Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc for water conservation shall be incorporated in the building plan.
- vii. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- viii. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- ix. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- x. All recharge should be limited to shallow aquifer.
- xi. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xii. No sewage or untreated effluent water would be discharged through storm water drains.
- xiii. Storm water control and its re-use shall be as per CGWB and BIS standards for various applications.
- xiv. 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 waste water shall conform to the standards stipulated under Schedule-6 of Environment (Protection) Act, 1986 and its amendments thereof. Sewage Treatment Plant should be monitored on a regular basis. No waste water shall be discharged outside the premises. The excess treated waste water, if any, is to be reused within the premises ie., discharged into an artificial pond within the premises and can be utilized for recreational purpose. The proponent shall adopt dual plumbing system for reuse of treated waste water and also take necessary water conservation measures in the project.
- xv. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from Solid waste processing plant & STP.

IV. Noise monitoring and prevention:

- i. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be periodically monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.
- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures:

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the state ECBC.
- ii. Outdoor and common area lighting shall be LED. Proposed energy saving measures would save about 15% of power.
- iii. 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.
- iv. 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.
- v. 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.
- vi. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window and roof u-values shall be as per Energy Conservation Building Code (ECBC) specifications.
- vii. Energy conservation measures like installation of CFLs / LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- viii. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet at least 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws requirement, whichever is higher.

- i. A certificate from the competent authority who are handling municipal solid wastes, shall be obtained indicating existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project.
- ii. 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.
- iii. Disposal of muck during construction phase shall 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.
- iv. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v. Organic waste compost / vermiculture pit/ Organic waste converter within the premises with a minimum capacity of 0.3 kg / person/day must be installed.
- vi. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vii. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- viii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20 % such as Fly Ash Bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks and other environment friendly materials.
- ix. Fly ash material should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27<sup>th</sup> August, 2003 and 25<sup>th</sup> January, 2016.
- x. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
- xi. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

## VII. Green Cover:

- i. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- ii. No tree cutting/transplantation has been proposed in the instant project. A minimum of 1 tree for every 80 Sq.m of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. 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. Species of Mosquito repellent & Aromatic plants along with other plants shall also be included for development of greenbelt. 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. The proponent shall develop and maintain greenbelt with tall growing trees instead of lawns, etc., to maximum extent. The proponent shall also Geotag all the saplings planted.
- iv. Green area of at least 10% of the site area shall be developed and maintained.

- Part - I  
i. This  
ii.
- i. The road system can be designed with these basic criteria.
    - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
    - b. Proper design of entry and exit points.
    - c. Parking norms as per local regulation.
  - ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
  - iii. 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.

#### **IX. Human health issues:**

- i. All workers working at the construction site and involved in loading, unloading carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

#### **X. Corporate Environment Responsibility:**

- i. The project shall have a well laid down environmental policy. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements / deviation / violation of the environmental conditions.
- ii. A separate Environmental Cell to monitor the environmental conditions / norms with qualified personnel shall be set up.
- iii. Action plan for implementing EMP and environmental conditions shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry / Regional Office along with the Six Monthly Compliance Report.

**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" (CFE) shall be obtained from Telangana State Pollution Control Board under Air and Water Act before the start of any construction work at site under Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
- iii. Consent for Operation (CFO) of the project shall be obtained from the Telangana State Pollution Control Board as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974, after obtaining CFE of the Board, before occupancy.
- iv. The proponent shall not carry out any construction activity in the earmarked Open area, Green area & Road area of the project, as committed by the project proponent. Any deviation in the proposed earmarked areas shall make EC invalid.
- v. The proponent shall: not discharge any waste water outside the premises until their project's outlet is connected to public sewer line and till such time they will reuse 100% of treated waste water within the project premises; conform to the WALTA Act and the water consumption shall be as per permissions granted by the Concerned Authorities; Make provision for solar cum wind energy on roof; adopt green building concepts and use renewable energy by adopting Energy Conservation practices, Energy efficient practices & Energy audit practices, etc., and adopt Energy Conservation Building Code, Ir.d.t.04.8.2020 received on 12.08.2020 issues raised by the SEIAA.
- vi. The environment safeguards contained in the EMP Report should be implemented in letter and spirit. The responsibility of implementation of environmental safeguards rests fully with the proponent i.e., M/s. **Phoenix Global Spaces Pvt., Ltd.**,
- vii. All the conditions, liabilities and legal provisions contained in the EC shall be equally applicable to the successor management of the project in the event of the project proponent transferring the ownership, maintenance of management of the project to any other entity
- viii. The proponent shall submit half-yearly compliance reports in respect of the terms and conditions stipulated in this order in hard and soft copies to the SEIAA; TSPCB and CCF, Regional office of MoEF&CC, GoI, Chennai on 1<sup>st</sup> June and 1<sup>st</sup> December of each calendar year.
- ix. The proponent shall submit the Environmental Statement for every financial year in Form-V to the State PCB as prescribed under E(P) Act, 1986, as amended subsequently and will be put on the website of the project.
- x. Officials from the TSPCB and Regional Office of MoEF&CC, GoI, 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 TSPCB and CCF, Regional Office to MoEF&CC, GoI, Chennai.
- xi. The proponent should implement the project as per the details mentioned in this order. 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.
- xii. 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.
- xiii. The project proponent shall obtain all other statutory clearances, as applicable, from the competent authorities.
- xiv. 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.

- xv. The funds earmarked for environmental protection measures (capital cost: Rs. 1120.27 Lakhs and recurring cost: Rs. 374.53 lakhs/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 and TSPCB.
- xvi. 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.
- xvii. 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.
- xviii. 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.
- xix. 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, and its amendments thereof.
- xx. Grant of EC is also subject to Circulars issued under the EIA Notification 2006, which are available on the MOEF website: [www.parivesh.nic.in](http://www.parivesh.nic.in)

Sd/-  
**MEMBER SECRETARY**  
SEIAA, T.S.

Sd/-  
**MEMBER**  
SEIAA, T.S.

Sd/-  
**CHAIRMAN,**  
SEIAA, T.S.

To  
Sri Srikanth Badiga, Director,  
M/s. Phoenix Global Spaces Pvt., Ltd,  
Plot No. 1335, Road No. 45, Jubilee Hills,  
Hyderabad - 500 033  
Ph. No. 040-23553351/ 23553391  
Email: phoenixindianet@gmail.com  
Ph: 040-41414142

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



**JOINT CHIEF ENVIRONMENTAL ENGINEER**

**TELANGANA STATE POLLUTION CONTROL BOARD**  
Paryavarana Bhavan, A-III, Industrial Estate, Sanathnagar,  
Hyderabad-500 018, Phone : 040-23887500

**CONSENT ORDER FOR ESTABLISHMENT- RED CATEGORY**

Order No.60/TSPCB/CFE/RRD/RO-RR-I/HO/2020 -1369

Dt:09.12.2020

<b>Sub:</b>	TSPCB – CFE – Proposed Commercial Office Building Construction Project by M/s. Phoenix Global Spaces Pvt. Ltd., Sy.No.272/1, 273/1, Puppalaguda (V), Gandipet (M), Rangareddy District - Consent for Establishment under Sec.25 of Water (Prevention & Control of Pollution) Act, 1974 and under Sec.21 of Air (Prevention & Control of Pollution) Act, 1981 - Issued - Reg.
<b>Ref:</b>	1) Environmental Clearance (EC) dt. 06.08.2020 issued by SEIAA. 2) Project proponent's CFE application dt: 31.10.2020. 3) R.O's Verification report dt: 11.11.2020. 4) CFE-CFO Committee meeting held on 13.11.2020. 5) Proponent's lr. dt: 17.11.2020.

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1. M/s. Phoenix Global Spaces Pvt. Ltd, obtained EC from SEIAA vide ref. 1<sup>st</sup> cited for the proposed Commercial Office Building Construction Project at Sy.No.272/1, 273/1, Puppalaguda (V), Gandipet (M), Rangareddy District.
2. The proponent vide reference 2<sup>nd</sup> cited submitted application to the Board seeking Consent for Establishment (CFE) for the above project with a project cost of Rs. 1100 Crores.

The project consists of:

"Commercial Office Complex with 3 Towers – 1, 2 & 3 (6 Basements + Ground Floor with Mezzanine + 30 Upper Floors).

The parking area to be provided is 1,95,624.41 Sq.m (46.6%) in Basements to park about 4000 four wheelers and 2000 two wheelers.

The amenities to be provided include Sewage Treatment Plant (STP), Community Center, MSW Segregation point, DG sets for emergency supply -25 x 2500 kVA capacity.

RMC unit for captive consumption – 90 m<sup>3</sup>/h"

3. As per the application, the proposed project is to be located at Sy.No.272/1, 273/1, Puppalaguda (V), Gandipet (M), Rangareddy District with total plot area of 42491.65 Sq.m (area affected by road widening – 3192.77 Sq.m), Green area of 4502.15 Sq.m & Green Belt on Podium is 14,812.83 Sq.m and total Built-up area of 6,15,358.45 Sq.m.
4. The above site was inspected by Environmental Engineer of Regional Office, RR-I, T.S. Pollution Control Board on 10.11.2020 and observed that the site is surrounded by

East: Open Land  
North: Open Land  
West: Road followed by Lansum Project  
South: Road

5. The Board, after careful scrutiny of the application and additional information submitted by the proponent, verification report of the Regional Officer, E.C. Order dated 06.08.2020 issued by SEIAA and after examining in the CFE-CFO Committee meeting held on 13.11.2020, hereby issues CONSENT FOR ESTABLISHMENT to your project under Section 25 of Water (Prevention & Control of Pollution) Act, 1974 and under Section 21 of Air (Prevention & Control of Pollution) Act, 1981 and the rules made there under. This order is issued to the proposed Commercial Office Building Construction Project AND Captive RMC unit as mentioned at Para (2) & (3) only.
6. This Consent Order now issued is subject to the conditions mentioned in Schedule 'A' and Schedule 'B'.
7. This order is issued from pollution control point of view only. Zoning and other regulations are not considered.

Encl: Schedule 'A'  
Schedule 'B'

Sd/-  
MEMBER SECRETARY

To

M/s. Phoenix Global Spaces Pvt. Ltd.,  
Plot No.1335, Road No. 45, Jubilee Hills,  
Hyderabad- 500 003.

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

*V. S. Reddy*

Senior Environmental Engineer

1. Separate energy meters shall be provided for Sewage Treatment Plant (STP) to record energy consumed.
2. The proponent shall obtain Consent for Operation (CFO) from TSPCB, as required Under Sec.25/26 of the Water (Prevention and Control of Pollution) Act, 1974 and under sec. 21/22 of the Air (Prevention and Control of Pollution) Act, 1981, before commencement of the activity.
3. Notwithstanding anything contained in this conditional letter or consent, the Board hereby reserves its right and power Under Sec.27(2) of Water (Prevention and Control of Pollution) Act, 1974 and Under Sec.21(4) of Air (Prevention and Control of Pollution) Act, 1981 to review any or all the conditions imposed herein and to make such modifications as deemed fit and stipulate any additional conditions by the Board.
4. The consent of the Board shall be exhibited in the project premises at a conspicuous place for the information of the inspecting officers of different departments.
5. Compensation is to be paid for any environmental damage caused by it, as fixed by the Collector and District Magistrate as civil liability.
6. Good housekeeping shall be maintained. All pipe valves, sewers, drains shall be leak proof.
7. Rain Water Harvesting (RWH) structure (s) shall be established on the project site. Effluent shall not enter the RWH structures.
8. Half yearly report on project implementation shall be submitted to the RO, TSPCB.
9. **This order is valid for period of 5 years from the date of issue.**

**SCHEDULE – B**

**Water:**

1. The source of water is HMWS&SB and the maximum permitted water consumption shall not exceed the following:

S. No	Purpose	Quantity
1	Domestic	3118 KLD (Fresh Water – 1732 KLD & Treated Water – 1386 KLD)

2. The maximum waste water generation shall not exceed the following:

S. No	Purpose	Quantity
1	Domestic	2772 KLD

**3. Waste water Treatment & Disposal:**

The proponent shall provide STPs of capacities 1 x 1300 KLD and 1 x 2000 KLD, as committed vide letter dt. 17.11.2020. The STPs shall consist of Raw Sewage Screening → Oil & Grease Trap → Sewage Collection cum Equalization → MBB Reactor → Tube Settler → Surge Tank → Pressure sand Filter → Activated Carbon Filter → Final Collection Tank.

The treated water shall comply with the following standards:

Parameter	Standards
pH	6.0 – 9.0
Oil & Grease	10 mg/l
Biochemical Oxygen Demand (BOD)	≤10 mg/l
Chemical Oxygen Demand (COD)	250 mg/l

The treated water shall be utilized completely for flushing the toilets, HWC development of greenery, as committed vide letter dt. 17.11.2020.

4. The Sewage Treatment Plant of capacities 1 x 1300 KLD and 1 x 2000 KLD shall be constructed and commissioned along with the commissioning of the activity. All the units of the STP shall be impervious to prevent ground water pollution. The STP shall be operated in closed circuit so as to avoid smell nuisance.
5. Wastewater shall be treated to comply with BOD standard of less than 10 mg/l.
6. During construction stage septic tank followed by soak pit shall be constructed to the temporary toilets / kitchen provided for the construction labour and shall be removed after completion of the project.
7. Rain water harvesting for roof run-off and surface run-off should be implemented. Before recharging the surface run off, pre-treatment must be done to remove, suspended matter, oil and grease.
8. Separate meters with necessary pipe-line shall be provided for assessing the quantity of water used for Domestic, toilet flushing and Greenbelt development purposes.

**Air Pollution:**

9. Air pollution control equipment shall be installed along with the commissioning of the activity and shall comply with the following for controlling air pollution:

Source	Control equipment
D.G. Sets 25 x 2500 KVA	Acoustic enclosures

10. Diesel generators shall be installed in a closed area with silencers and suitable noise absorption systems. The ambient noise level shall not exceed 65 dB(A) during day time and 55 dB(A) during night time.
11. The fuel used for the diesel generator sets should be low sulphur diesel and should conform to the E (P) Rules prescribed for air and noise emission standards.
12. Ambient noise levels should conform to the residential standards both during day and night. 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 confirm to the stipulated standards by the CPCB.
13. Vehicles hired to bring construction material to the site should be in a good condition and should conform to ambient air and noise standards and should be operated only during non peak hours.
14. Necessary provisions should be made by providing tarpaulin / GI Sheets around the construction site to reduce the fugitive emissions to the surrounding area.
15. The proponent shall provide wind breaking wall of at least 10 m height in the downwind direction and towards habitation to control fugitive emissions, as committed vide letter dt. 17.11.2020.
16. The proponent shall stop the operation of RMC units in case of public complaints regarding air pollution, as committed vide letter dt. 17.11.2020.
17. The proponent shall take all necessary measures to control air and noise pollution from the proposed RMC unit, as committed vide letter dt. 17.11.2020.

8. The proposed Raw material activities of material shall be un
- a) Raw materials shall be un
- b) Raw materials shall be un
- c) The cement and fly ash
- d) Bag filters shall be un
- e) Periodic water while feeding the
- f) The aggr
- g) RCC
- h)

18. The proponent shall take following measures to control air pollution from the proposed RMC activity:
- Raw materials shall be stored under closed shed. Loading and unloading activities of materials shall be carried out inside the shed.
  - Raw materials shall be conveyed through closed screw conveyors.
  - The cement shall be unloaded from the bunkers directly in Silo for storage of cement and fly ash.
  - Bag filters shall be operated effectively for all the silos to control dust emissions while feeding the cement into the silos.
  - Periodic water sprinkling on aggregate material shall be carried out to prevent dust emissions during loading and unloading operations.
  - The aggregate storage area shall be covered from three sides to shelter/ with RCC wall with minimum 3m height.
  - Belt conveyor shall be installed with covers to prevent dissipation of dust.
  - Spillages of ready mix concrete on the ground shall be avoided.
  - Regular sweeping shall be carried to remove dust / ready mix concrete on the ground to control the fugitive emissions.
  - Metal roads shall be provided within the premises to avoid fugitive dust emissions due to vehicular movement. Water should be sprinkled regularly on the internal roads to avoid fugitive dust emissions.

19. The project shall comply with the following Dust Mitigation Measures for Construction and Demolition Activities as stipulated in Environment (Protection) Amendment Rules, 2018 notified by the MoEF&CC, GOI, dt. 25.01.2018:

- No building or infrastructure project requiring Environmental Clearance shall be implemented without approved Environmental Management Plan inclusive of dust mitigation measures.
- Roads leading to or at construction sites must be paved and blacktopped (i.e. Metallic roads).
- No excavation of soil shall be carried out without adequate dust mitigation measures in place.
- No loose soil or sand or Construction & Demolition Waste or any other construction material that causes dust shall be left uncovered.
- Wind-breaker of appropriate height i.e.  $1/3^{rd}$  of the building height and maximum upto 10 meters shall be provided.
- Water sprinkling system shall be put in place.

**Solid / Hazardous Waste:**

20. The proponent shall comply with the following:

S. No	Solid waste	Quantity	Mode of Disposal
1.	Garbage	10,400 Kg/day	The garbage shall be segregated at source collection bins into Bio-degradable waste and Non Bio-degradable waste. Bio-degradable waste shall be bio-composted within the premises by providing 2 x 2.5 Ton Capacity Organic Waste Converter. Other waste to MSW dumpsite / authorized agencies.
2.	STP Sludge	277.1 kg/day	Used as manure
3.	Waste oil	4,000 LPA	Sold to authorized recyclers
4.	E-Waste	3TPA	Authorized recyclers / dismantlers
5.	Used Batteries	---	Sent to Authorized agencies on buy back basis.

21. All the bio-degradable municipal waste shall be treated within the premises (100%), as committed vide letter dt. 17.11.2020. No bio-degradable waste shall be disposed to Municipality. The other recyclable waste shall be disposed to respective agencies.
22. The solid waste generated shall be properly collected and segregated before disposal. Waste paper, cartons, thermocol, plastic waste, glass etc., shall be disposed to recycling units. E-waste shall be disposed to authorized recycling units.
23. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
24. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and shall be disposed taking the necessary precautions for general safety and health aspects of people, and it shall be disposed only in approved sites with the approval of competent authority.
25. The following rules and regulations notified by the MoE&F, GoI shall be implemented.
- Solid Waste Management Rules, 2016.
  - Construction and Demolition Waste Management Rules, 2016.
  - Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016.
  - The Plastic Waste Management Rules, 2016.
  - Batteries (Management & Handling) Rules, 2001 and its Amendment Rules, 2010.
  - E-Waste (Management) Rules, 2016 and its Amendment Rules, 2018.
  - Bio-Medical Waste Management Rules, 2016 and its Amendment Rules, 2018.

#### **Other Conditions:**

26. The proponent shall utilize solar power of atleast 2.5% of the total electricity load, as committed vide letter dt. 17.11.2020. The proponent shall explore to utilize solar power of atleast 4% of the total electricity load.
27. Greenbelt shall be developed as stipulated in EC order.
28. The proponent shall utilize the RMC plant for captive purpose only. Proponent shall not supply concrete mix to other projects under any circumstances.
29. Proponent shall dismantle the RMC unit once the construction of the project is completed.
30. The proponent shall avoid giving occupancy to the residents till the operation of RMC plant is stopped.
31. Adequate measures shall be taken to prevent odour problem from solid waste processing plant and STP.
32. The proponent shall comply with the provisions laid under Fly ash Notification No.S.O.763 (E), dt. 14.09.1999 and Amendments thereof. As per the provision of Fly ash Notification No.S.O.254 (E), dt. 25.01.2016, every construction agency engaged in the construction of building within a radius of 300 km 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 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.

33. The proponent shall comply with the provisions laid under the provisions of the Board of directors and interested parties.

34. Concealing the facts or providing false information shall be treated as an offence under the provisions of the Act.

35. The Board of directors shall have the authority to take any such action as may be necessary in the interest of the project.

36. Any person who contravenes any of the provisions of the Act shall be liable to be punished with imprisonment for a term not exceeding three months or with a fine not exceeding Rs. 10,000 or with both, at the discretion of the court.

33. The proponent shall comply with all the directions issued by the Board from time to time.
34. Concealing the factual data or submission of fabricated data and failure to comply with any of the conditions mentioned in this order attracts action under the provisions of relevant pollution control Acts.
35. The Board reserves its right to modify above conditions or stipulate new / additional conditions and to take action including revocation of this order in the interest of environment protection.
36. Any person aggrieved by an order made by the State Board under Section 25, Section 26, Section 27 of Water Act, 1974 or Section 21 of Air Act, 1981 may within thirty days from the date on which the order is communicated to him, prefer an appeal as per the State Water Rules, 1976 and Air Rules, 1982, to such authority (hereinafter referred to as the Appellate Authority) constituted under Section 28 of Water (Prevention and Control of Pollution) Act, 1974 and Section 31 of the Air (Prevention and Control of Pollution) Act, 1981.

Sd/-  
MEMBER SECRETARY

To  
M/s. Phoenix Global Spaces Pvt. Ltd.,  
Sy.No.272/1, 273/1, Puppalaguda (V),  
Gandipet (M), Rangareddy District.

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

*K. S. Reddy*

Senior Environmental Engineer  
श्री