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/OL/RRD-182/2017- 3182 **Dt:22.12.2017.**

DISPATCHED
DATE: 23/12/17

Sub: SEIAA, TS – "Auro City" of M/s. Mahira Power Systems Pvt. Ltd., Plot No. 1(P) & 2(P), Sy. No. 41/14(P), Khanamet (V), Serilingampally (M), Rangareddy District – Environmental Clearance – Issued – Reg.

I. This has reference to your application submitted online on 18.10.2017 (proposal no. SIA/TG/NCP/70399/2017) received on 21.10.2017, seeking Environmental Clearance for the proposed Construction Project of titled **M/s. Mahira Power Systems Pvt. Ltd., Plot No. 1(P) & 2(P), Sy. No. 41/14(P), Khanamet (V), Serilingampally (M), Rangareddy District.** The capital cost of the project is Rs. 380.0 Crores.

II. It is noted that the proposal is for Residential Apartments Construction Project in a total plot area of about 38,030.0 Sq.m. Out of that, Green area is 3,860.0 Sq.m. The total Built-up area is 2,37,150.6 Sq.m. The project consists of Residential Buildings with Blocks 1 & 2 (2B + G + 30 Floors) to accommodate 180 units in each Block; Block 3 (2B + G + 30 Floors) to accommodate 108 units; Blocks 4 & 5 (2B + G + 30 Floors) to accommodate 162 units in each Block; Block 6 (2B + G + 30 Floors) to accommodate 192 units & Amenities Block (2B + G + 4 Floors). The project accommodates a total no. of 984 units. It is also noted that Parking area to be provided is 68,760.0 Sq.m., to park about 1400 four wheelers and 1400 two wheelers. The amenities to be provided includes Sewage Treatment Plant (STP), Community center, MSW Segregation point, D.G. Sets for emergency supply – 5 x 500 kVA.

III. The source of fresh water is HMWS&SB. The total water requirement during occupational stage is 713.3 KLD. Out of that, fresh water requirement is 465.8 KLD & treated recycled waste water is 247.5 KLD. Quantity of sewage generated is 570.7 KLD. It is proposed to treat the sewage in a STP of capacity 700.0 KLD. The treated waste water is to be used for: flushing the toilets and development of greenery. The excess treated waste water shall be discharged into the public sewer lines. The Garbage (3148.0 kg/day) generated is to be sent to Municipal Solid Waste disposal site. STP sludge (35.0 kg/day) is to be used as manure, used oil and used batteries are to be sent to Authorized Recyclers.

IV. 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 meeting held on 25.10.2017. The project is exempted from Public Hearing as it is a Township and Area Development Project. Based on the information furnished, presentation made by the proponent and the consultant M/s. Team Labs & Consultants, 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 21.11.2017 examined the proposal and recommendations of SEAC, Telangana. Accordingly, after discussions in the matter & considering the recommendations of the SEAC, Telangana and Undertaking submitted by the proponent on issues raised by the SEIAA vide lr. dt. nil received on 13.12.2017, 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:

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 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 of 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 debries 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 relatable 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 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 until outlet is connected to public sewer line. Till such time, 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. At least 25% of treated waste water shall be recycled / reused in the project and the excess treated waste water if any shall also be utilized for ground water recharge through rain water harvesting pits (during Non-Monsoon season) before discharging into the public sewer lines; and it should not exceed 10% of total wastewater generated and this should only be done in case of emergency overflows.

ii The proponent shall not discharge any wastewater (treated / untreated) generated from the project into the nearest water bodies under any circumstances.

iii 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. A sump may also be constructed alongwith Rain water harvesting pits to save water.

iv The solid waste generated should be properly collected & segregated into dry & wet waste in separate bins before disposal to the City Municipal Facility. The organic waste shall be composted. Bio-digester plant may be provided in the premises of the project and the gas generated from it may be utilized for running STP & others.

v 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.

vi 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.

vii 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 repellant & 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.

viii Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.

ix 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.

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 adopted. 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.

xiv 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 not carry out any construction activity in the earmarked Open area, Green area & Road area of the project as committed by the project proponent.

iv. 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., as committed by the proponent vide lr.dt.nil received on 13.12.2017 on issues raised by the SEIAA.

v. The environment safeguards contained in the EIA Report should be implemented in letter and spirit. The responsibility of implementation of environmental safeguards rests fully with the proponent ie., M/s. Mahira Power Systems Pvt. Ltd.

vi. 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

vii. 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.

viii. 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.

ix. 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.

x. 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.

xi. The project proponent shall obtain all other statutory clearances, as applicable, from the competent authorities.

xii. 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.

xiii. The funds earmarked for environmental protection measures (Capital Cost: Rs. 412.3 lakhs during construction phase and Rs. 15.9 lakhs during occupation phase, recurring cost: Rs. 121.0 lakhs/annum during construction phase and Rs. 98.7 lakhs/annum during occupation phase), 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.

xiv. 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.

xv. 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.

xvi. 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.

xvii. 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, T.S.	**SEIAA, T.S.**	**SEIAA, T.S.**

To

Sri Robbi Rajasekharam,
M/s. Mahira Power Systems Pvt. Ltd. (Auro City),
1-121/1, Sy. No. 66(Part) & 67 (Part),
Miyapur, Serilingampally, Hyderabad.
Ph.No. 9963333103

Copy to:

1. Prof. Ch. Krishna Reddy, Chairman, SEAC, Telangana for kind information.
2. The Member Secretary, TSPCB for kind information.
3. The EE, RO: RR-II, TSPCB for information.
4. The Regional Officer, MoEF&CC, GOI, Chennai for kind information.
5. The Secretary, MoEF&CC, GOI, New Delhi for kind information.

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

Senior Environmental Engineer (FAC)
(Unit – III)