

DISPATCHED

Date 10.10.14

**Proceedings of the State Environment Impact Assessment Authority Kerala**

**Present:** Prof. (Dr.) K.P. Joy, Chairman; Dr. J. Subhashini, Member; Dr. Nivedita P Haran IAS, Member Secretary & Additional Chief Secretary to Government (Environment Department)

**Sub:** SEIAA Kerala - Proposed I.T. Building project of M/s LuLu Tech Park Ltd at Kakkanad Village Thrikkakkara Municipality, Kanayannoor Taluk, Ernakulam District - Environmental Clearance - Accorded

**Environmental Clearance**

No. 534 /SEIAA/3877/2014

dated, Thiruvananthapuram 31-10.2014

- Ref:- 1. Application dated 29-7-2014 submitted by Sri A. Janardhana Pai, Director, LuLu Tech Park Ltd, Ground Floor, LuLu Cyber Tower, Info park, Special Economic Zone, Infopark P.O, Kakkanad, Ernakulam, 682042
2. Minutes of the 33<sup>rd</sup> meeting of SEAC held on 2<sup>nd</sup> & 3<sup>rd</sup> September 2014
3. Minutes of the 35<sup>th</sup> meeting of SEAC held on 17/18. 10.2014
4. Minutes of the 34<sup>th</sup> meeting of SEIAA held on 24. 10.2014

**ORDER**

Sri A. Janardhana Pai, Director, LuLu Tech Park Ltd, Ground Floor, LuLu Cyber Tower, Info park Special Economic Zone, Infopark P.O, Kakkanad, Ernakulam, Kerala, 682042, submitted the application referred to above, for construction of a IT Building including its services, roads and boundary walls in Survey Nos. 636 part, 637 part, 637/2 part, 615/2 part, of Kakkanad, Village, Thrikkakkara Municipality, Kanayannoor Taluk, Ernakulam District. Data regarding the project and environmental impact mitigation measures proposed to be adopted as furnished by the proponent are as under :

Name of project	I.T Building project including its services, roads, and boundary wall.
Nature size and location of the project	Construction project with built up area 1, 36,775 sq.m. Total plot area 1.7846 ha. Total built up area 1, 36, 775 sq.m. in Survey Nos. 636 part, 637 part, 637/2 part, 615/2 part, of Kakkanad, Village, Thrikkakkara Municipality, Kanayannoor Taluk, Ernakulam District, Kerala . Between 10°00' 32.6" N to 10°00' 38.2" N and 76°21' 50.7" E to 76°21' 59.6" E
Screening of the project	Category B2; 8 (a)
Scoping of the project	B2
Project details	The proposed project is an IT building project which would provide job facilities for above 5,876 persons for IT staffs and 588 persons of

	housekeeping staff. The project site is located within the Infopark Phase – I campus. The project is being developed in the Infopark Special Economic Zone (a society wholly controlled by Government of Kerala) complex. The land for the project is leased to M/s L & T Tech Park Ltd. by Infoparks Kerala for a period of 90 years. Thereafter, company has changed their name to M/s Lulu Tech Park Ltd. It is proposed to construct IT building with first aid facility. The maximum number of floors is Ground + 19 floors. The total plot area of the proposed project is 1.7846 hectares (17,846.87 m <sup>2</sup> ) and the total built-up area is 1,36,775 m <sup>2</sup> . The maximum height of building is 75 m.										
Total Plot Area	1.7846 hectares (17,846.87 sqm <sup>2</sup> )										
Total Built-Up Area	1,36,775 m <sup>2</sup>										
New /Expansion/ Modernization	New										
Energy requirement	4187 kWh										
Quantification of energy saved	<table> <tr> <td>Solar</td><td>0.04lakh kWh</td></tr> <tr> <td>HF Ballast</td><td>2.17 "</td></tr> <tr> <td>Water pool Chillers</td><td>47.52"</td></tr> <tr> <td>CFL</td><td>1.26 "</td></tr> <tr> <td>Total</td><td>51.00 lakh kWh</td></tr> </table>	Solar	0.04lakh kWh	HF Ballast	2.17 "	Water pool Chillers	47.52"	CFL	1.26 "	Total	51.00 lakh kWh
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HF Ballast	2.17 "										
Water pool Chillers	47.52"										
CFL	1.26 "										
Total	51.00 lakh kWh										
Renewable energy devices used	Solar Panel Systems for hot water purpose in building block area and solar energy devices will be used for street lighting, emergency lighting										
<b><u>Water consumption</u></b>											
Construction phase	39 KL /day										
Operation Phase	336 KL/day										
<b><u>Waste Management proposals</u></b>											
1. Solid waste	970 Kg/day to be treated with sludge from STP to be sent to the organic waste convertor to be developed within the premises										
2. Liquid Waste	233 KL/day using STP. 194 KL/day for flushing requirement. 2 KL/day for horticulture and excess for cooling requirement.										
3. E- Waste	Will be disposed of as per e-waste (Management and Handling) Rules -2012.										
4. Any Other waste	Used oil, discarded oil filters and batteries will be stored separate to be dispatched to										

	authorized vendors.
Emissions from combustion of fossil fuels from stationary or mobile sources	Flue gases from the DG sets will be vented out through stack of appropriate height as per CPCB norms
Dust or odours from handling of materials including construction materials, sewage and waste	Will be controlled by appropriate enclosures and also by sprinkling of water.
Total cost of the project	Rs. 352.6694 core
Corporate Social Responsibility	Education, women empowerment, health, (Total expenditure Rs. 35,21,000/-)
Details of Authorised Signatory	Mr. A. Janardhana Pai Director M/s Lulu Tech Park Ltd. Ground Floor, Lulu Cyber Tower Infopark Special Economic Zone Infopark P.O., Kakkanad Kochi, Kerala - 682042. Tel. No. 0484-2415063/65; Mob. No. 08943357302; Email: fd@luluindia.com; sajivkumar@inlulumea.com
Details of NABET approved EIA consultant organisation	M/s Environmental Engineers & Consultants Pvt. Ltd. A1 - 198, Janak Puri New Delhi - 110058; Tel. No. 011-25507190; Telefax No: 011-25622604; E-mail: eecnewdelhi@yahoo.in ; eecnewdelhi@gmail.com

2. The project proponent has furnished detailed check list of environmental impacts, Environmental Monitoring Plan and Environmental Management Plan reports. The proposal was considered in the 33<sup>rd</sup> meeting of SEAC held on 2<sup>nd</sup> and 3<sup>rd</sup> September 2014. The Committee found that FAR as per proposal is 5 which is different from the FAR as per KMBRs. The proponent informed that there is a Government order regarding FAR as 5 for IT projects. Hence the proponent is directed to provide the document regarding the same. Subsequently, field visit to the proposed building project site was carried out on 23.09.2014 by a three member subcommittee of SEAC. Following the site visit, the item was again placed before SEAC for consideration in the 35<sup>th</sup> meeting held on 17<sup>th</sup> and 18<sup>th</sup> October 2014.

3. SEAC recommended the proposal for Environmental Clearance stipulating the following specific conditions in addition to the general conditions stipulated for non-mining projects:

1. FAR will be limited as per prevailing rule of KMBR.
2. A clear distance of at least 3 m must be provided between the drive way and proposed

building.

3. The internal radius of the structure must be suitably designed considering safety and traffic management.
4. Proper ventilation must be provided to the spiral entry/exit structure for parking and for the removal of exhaust fumes and other noxious gases.
5. Internal road width to be minimum of 7 m.
6. In the exterior part of the building the glass used must be of non reflective type.
7. RWH facility must have a capacity of at least 15 days fresh water demand.
8. The treated water from STP must be disposed safely for horticultural purposes, flushing and air conditioners.
9. Vegetative cover must be provided all around.
10. Corporate Social Responsibility activities following the need based assessment, with emphasis on education, health and infrastructure development in the neighbouring Grama Panchayathis should be carried out. The proponent, as part of CSR activities must also address the Swatch Bharath Abhiyan initiative.

4. The matter was placed in the 34<sup>th</sup> meeting of SEIAA held on 24.10.2014. The SEIAA after analyzing the reports and recommendations of SEAC and the clarifications and assurances given by the project proponents in their affidavits, approved the project for issuance of Environmental Clearance stipulating the following specific conditions in additions to the general and specific conditions in the recommendations of SEAC and in the site inspection report:

1. Facility for e-waste management as per e-waste management rules shall be provided.
2. Adequate parking facility should be provided in the campus

5. Environmental Clearance as per the EIA notification 2006 is hereby accorded for the proposed construction of a I.T Building including its services, roads and boundary walls in Survey Nos. 636 part, 637 part, 637/2 part, 615/2 part, of of Kakkanad village, Thrikkakara Municipality, Kanayannoor Taluk, Ernakulam district subject to the clarifications, conditions mentioned in para 3 above. The clearance given will be subject to all the Environmental impact mitigation and management measures, envisaged by the project proponent in the documents submitted to SEIAA, the mitigation measures specified against each in the table in para 1 above. The assurances in form 1 A of the application (Appendix II) and clarifications given by the proponent will be deemed to be part of these proceedings as if incorporated herein. Also the general conditions for projects other than mining appended hereto will be applicable and have to be strictly adhered to.

6. Validity of the Environmental Clearance will be five years from 24.10.2014, subject to earlier review in the event of non compliance or violation of any of the conditions stipulated herein.

7. Compliance of the conditions herein will be monitored by the Directorate of Environment and Climate Change or its agencies and also by the Regional Office of the Ministry of Environment and Forests, Govt. of India, Bangalore.

- i) Necessary assistance for entry and inspection by the concerned officials and staff should be provided by the project proponents.
- ii) Instances of violation if any shall be reported to the District Collector, Ernakulam to take legal action under the Environment (Protection) Act 1986.
- iii) The given address for correspondence with the authorized signatory of the project is, Sri A. Janardhana Pai, Director, LuLu Tech Park Ld, Ground Floor, LuLu Cyber Tower, Infopark Special Economic Zone, Infopark P.O, Kakkanad, Ernakulam, Kerala ,682042

For Member Secretary, SEIAA

To

Sri A. Janardhana Pai,  
Director, LuLu Tech Park Ld,  
Ground Floor, LuLu Cyber Tower,  
Info park Special Economic Zone,  
Infopark P.O, Kakkanad,  
Ernakulam, Kerala ,682042

Tel.N: 0484-2415063/65

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e-mail-fd@luluindia.com, sajiivkumar@inlulumea.com

Copy to :

1. IA-Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi - 110003
2. MoEF Regional Office, Southern Zone, Kendriya Sadan, 4<sup>th</sup> Floor, E&F Wing, II Block Koramangala, Bangalore-560034
3. The Addl. Chief Secretary to Government, Environment Dept., Government of Kerala
4. The District Collector, Ernakulam
5. The Director, Dept. of Environment and Climate Change, Govt. of Kerala, Tvm - 24.
6. The Director, Mining and Geology Department, Government of Kerala
7. The Secretary, Thrikkakkara Municipality
8. Chairman SEIAA Kerala
9. Principal Secretary,
10. I.T Department, Govt. of Kerala
11. Website
12. Stock file
13. O/c

## ANNEXURE II

### GENERAL CONDITIONS (for projects other than mining)

- (i) Rain Water Harvesting capacity should be installed as per the prevailing provisions of KMBR / KPBR, unless otherwise specified elsewhere.
- (ii) Environment Monitoring Cell as agreed under the affidavit filed by the proponent should be formed and made functional.
- (iii) Suitable avenue trees should be planted along either side of the tarred road and open parking areas, if any, inclusive of approach road and internal roads.
- (iv) The project shall incorporate devices for solar energy generation and utilization to the maximum possible extent with the possibility of contributing the same to the national grid in future.
- (v) Safety measures should be implemented as per the Fire and Safety Regulations.
- (vi) STP should be installed and made functional as per KSPCB guidelines including that for solid waste management.
- (vii) The conditions specified in the Companies Act, 2013 should be observed for Corporate Social Responsibility.
- (viii) The proponent should plant trees at least 5 times of the loss that has been occurred while clearing the land for the project.
- (ix) Consent from Kerala State Pollution Control Board under Water and Air Act(s) should be obtained before initiating activity.
- (x) All other statutory clearances should be obtained, as applicable, by project proponents from the respective competent authorities including that for blasting and storage of explosives.
- (xi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Authority.
- (xii) The Authority 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 Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (xiii) The stipulations by Statutory Authorities under different Acts and Notifications should be complied with, including 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.

- v) The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which (both the advertisement and the newspaper) shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the Department of Environment and Climate Change, Govt. of Kerala and may also be seen on the website of the Authority at [www.seiaakerala.org](http://www.seiaakerala.org). The advertisement should be made within 10 days from the date of receipt of the Clearance letter and a copy of the same signed in all pages should be forwarded to the office of this Authority as confirmation.
- v) A copy of the clearance letter shall be sent by the proponent to concerned Grama Panchayat/ District Panchayat/ Municipality/ Corporation/ Urban Local Body and also to the Local NGO, if any, from whom suggestions / representations, if any, were received while processing the proposal. The Environmental Clearance shall also be put on the website of the company by the proponent.
- i) The proponent shall submit half yearly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) and upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the respective Regional Office of MoEF, Govt. of India and also to the Directorate of Environment and Climate Change, Govt. of Kerala.
- ii) The details of Environmental Clearance should be prominently displayed in a metallic board of 3 ft x 3 ft with green background and yellow letters of Times New Roman font of size of not less than 40.
- ii) The proponent should provide notarized affidavit (indicating the number and date of Environmental Clearance proceedings) that all the conditions stipulated in the EC shall be scrupulously followed.



18/08/2014  
For Member Secretary, SEIAA