



सत्यमेव जयते

Validity expires on 30-09-2022

Proceedings of the State Environment Impact Assessment Authority Kerala

*Present: Prof. (Dr.) K.P. Joy, Chairman; Dr. J. Subhashini, Member and
Sri. P. Mara Pandiyan I.A.S Member Secretary.*

Sub: SEIAA- Environmental clearance for IT Building Cum Campus (Technocity Project) in Sy. Nos. 8 (part), 9(part), 10 (part) at Andoorkonam Village and Panchayath, Thiruvananthapuram Taluk Thiruvananthapuram District, Kerala by Sri. Vijayaraghavan Gopala Pillai for Suntec Infrastructure Pvt. Ltd-Granted

STATE ENVIRONMENTAL IMPACT ASSESSMENT AUTHORITY

No. . 372/SEIAA/KL/2612/2014).

dated, Thiruvananthapuram 25-9-2015

Ref: 1. Application dated 25-5-2014 from Sri. Vijayaraghavan Gopala Pillai, Director & Authorized Signatory of M/s Suntec Infrastructure Pvt. Ltd.
2. Minutes of the 35th meeting of SEAC held on 17/18-10-2014.
3. Minutes of the 35th meeting of SEIAAQ held on 09-04-2015.
4. Minutes of the 40th meeting of SEIAA held on 03/04-08-2015.

Environmental Clearance No. 76/2015

1. Sri. Vijayaraghavan Gopala Pillai, Director & Authorized Signatory of M/s Suntec Infrastructure Pvt. Ltd., T.C. 4/2324(1) Kuravankonam, Kowdiar.P.O Thiruvananthapuram 695003, vide his application received on 09.06.2014 has sought environmental clearance under the EIA Notification, 2006 for the I.T building cum campus (Technocity) in Re.Sy. Nos. 8(p),9(p) and 10(p) at Andoorkonam Village and Panchayat, Thiruvananthapuram Taluk, Thiruvananthapuram District, Kerala. The project comes under the Category B, 8(a) of Schedule of EIA Notification 2006. No forest land is involved in the present project.

Name of project	Environmental Clearance for the Proposed I.T. Building (in Technocity Campus) Project by M/s SunTec Infrastructure Pvt. Ltd.	
Brief description of the project	Proposed I.T. campus project with total plot area 4.071 ha. (40,699.9 sq. m.) and total built-up area 60,323 sq. m.	
Category/Subcategory & Schedule	Category 'B', Schedule 8 (a)	
Location Sy no/ district, Taluk / village etc.	Re-survey Nos. 8 (part), 9 (part), 10 (part) Andoorkonam Village & Panchayat, Thiruvananthapuram Taluk & District, Kerala	
GPS co-ordinates	Latitude (N)	8°36'56.23" to 8°36'49.33"
	Longitude (E)	76°51'48.07" to 76°51'38.57"

<i>for Construction projects</i>	<i>Built up area (in m²)</i>	60,323 sq.m
	<i>No. of floors</i>	Lower Ground Parking Level + Upper Ground Parking Level + Ground floor + 18 floors
	<i>Maximum height from ground level</i>	73.20 m.
	<i>Facilities proposed</i>	I.T. buildings, club house with first aid facility etc.
	<i>Details of project cost</i>	Rs. 130.57 Crores
	<i>Activity schedule of the project</i>	25 months
	<i>CRZ recommendations</i>	Not applicable
	<i>Forest clearances</i>	Not applicable
	<i>Environment Management plan/ Eco restoration plan (brief details)</i>	The proposed project has provision for (i) Treatment of sewage and it's fully recycling (ii) The project has made provision for rain water storage tank & pond (iii) OWC system within the project site for disposal of the bio-degradable solid waste (iv) As part of the eco restoration, large number of saplings of native species would be planted. (v) D.G. sets with noise control measures and stack for flue gas. (vi) Sufficient parking as per KPBR (vii) e-waste will be disposed as per E-Waste (Management & Handling) Rules, 2012.
ABOUT THE PROJECT		
<i>Environmental parameters considered</i>		<i>Description</i>
WATER		
Water requirement & sources		The total domestic water requirement of 144 KLD (which includes daily fresh water requirement of 92 KL). Treated water from STP to be used for flushing of toilets 96 KLD, Horticulture 5.0 KLD & excess water to use for make-up water requirement for cooling towers attached to HVAC system. Source :- Stored Rain water (Pond & Tank), TechnoCity public water supply and treated water from STP.
RWH units proposed		Yes, The project has provision for rain water storage tank & pond which will be used as source of water during rainy days & non-rainy days.
Facilities for liquid waste treatment		Yes, Sewage Treatment Plant with total capacity 156 KL.
Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?		No
Water quality meeting requirements		Water quality meets requirements after the treatment of water (filtration & disinfection).

Does it have provisions for use of recycled water	Yes, Treated water from STP to be used for flushing of toilets 96 KLD, Horticulture 5.0 KLD & excess water to use for make-up water requirement for cooling towers attached to HVAC system.
LAND	
Proximity to forest lands	No
Access road to the site –Width & Condition	22.5 m. wide internal TechnoCity road (proposed)
Storage of explosives /hazardous substances	Yes, all precautionary measures in the storage & handling of HSD & PNG waste will be followed.
Facility for solid waste management	<ul style="list-style-type: none"> ➤ Collection & segregation within the site of bio-degradable waste (green bins) & non-biodegradable waste (blue bins). ➤ The recyclable waste like packaging material, paper etc. would be sold through vendors. ➤ Bio-degradable waste would be disposed through Organic Waste Converter system. ➤ The manure from the OWC unit will be utilized as manure.
Top soil, overburden etc.	Excavation of earthwork will be carried out. The total excavated soil is about 52,121 cu.m. The top soil (15,000 cu.m.) which is fertile will be kept at site for landscaping work. The excavated soil will be used for back filling work (3,019 cu.m.) and for internal road construction (11,046 cu.m.) purposes and the excess excavated earth of will be used for N.H. widening purposes.
AIR	
Likely emissions affecting environment	Emissions from D.G. sets and from the vehicles only.
ENERGY	
Energy requirement	1,652 kW
Energy sources	Kerala State Electricity Board & D. G. Sets (1250 kVA x 3 nos. as back-up)
Extent of usage of alternative energy resources	Solar water heating system for the hot water generation and solar power operated street lights.
BIODIVERSITY	
Presence of any endangered species or red listed category	No
Loss of native species and genetic diversity	Yes. There are some native tree species and different varieties of shrubs, herbs, grass, climbers

	existing at site. For the development of the proposed project, existing trees, shrubs, herbs, grass & climbers will be cleared.	
SOCIAL ASPECTS		
Proximity to nearest habitation	The project site is within the Panchayat limits and several houses located within the 500 m. radius.	
CSR related to the project/allocation/time frame (details mandatory)	A detailed study on social status of the project site surroundings & need base study on proposed CSR activities were carried out. The summary of the report are:-	
	Sl. No.	Areas of Intervention
	1	Education
	2	Health care
	3	Road safety
	4	Community Development
GENERAL		
Eco restoration programmes	Provision for the green area development which includes native species such as medicinal trees, flowering trees, deciduous & evergreen trees, fruit trees, medicinal trees, shrubs & grass coverage has been made.	
E-waste management	Discarded computer parts, monitor, key boards etc. constitutes e-waste and this waste will be stored in an earmarked area. e-waste will be generated after 4-5 years latency period Separate earmarked space will be provided for e-waste storage. e-waste will be disposed to the KSPCB registered vendors.	
Litigation/court cases, if any, against the project (Provide details)	Nil	
OTHER DETAILS OF THE PROJECT PROPOSAL		
Details of Authorised Signatory	Sri. Vijayaraghavan Gopala Pillai, Director, M/s Suntec Infrastructure Pvt. Ltd., T.C. 4/2324(1), Kuravankonam, Kowdiar.P.O Thiruvananthapuram- 695003.	
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; Trele fax No: 011-25622604 E-mail:eecnewdelhi@yahoo.in; eecnewdelhi@gmail.com	

2. The proposal was considered in the 33rd SEAC meeting held on 2nd and 3rd September 2014 wherein the committee called for the master plan of the proposed technocity and the item was deferred for site visit and seeking the following additional clarifications/documents from the proponent for further consideration of the proposal:

1. Master plan of proposed Technocity.
2. Provide benches at the steep cutting portion to maintain stability.
3. The soil profile data of the entire plot along with the depth of the ground water table.
4. Clearance from the Airports Authority of India.
5. Details of hierarchy of roads of internal drive way.
6. The possibility of shifting the location of Rain Water Harvesting pond to the eastern most point may be explored.
7. Rule 37 (5) of KMBR should be maintained to provide sufficient set back.
8. Proper fire fighting facilities should be provided.

3. Subsequently, field visit to the proposed building project site was carried out on 18.09.2014 by a sub-committee of SEAC., Members of SEAC and the representatives of the proponent were present at the site. The site inspection report is as follows:

“The project is proposed by the eastern side of the road leading from NH 66 at CRP campus Pallippuram and falls in Andoorkonam village, Thiruvananthapuram Taluk. The area is an elevated land with a moderate slope to the east. Natural drainage lines are not seen in the plot but the central part is having a depression with elevated flanks. The soil is mostly gravelly-sandy loam. The sub-surface lateritic strata belong to the Tertiary sedimentary formations. The land is currently fallow but was under rubber plantation. Wells are not seen in the area and water table is expected > 10 m below ground level in elevated places.

Following points may be additionally considered:-

- 1. Cutting is expected on the western side and must be done with benches for every 3 m height considering the fragile nature of strata.*
- 2. Excavated earth must be used internally and not taken out of the premises. Top*

soil must be preserved for landscaping.

3. The RWH facility must be suitably modified in terms of location and structure so as to maximise storage.

4. Entire rainwater from roof top and storm water drains must be directed to RWH after proper desiltation and clarification.

5. The treated water from STP must be used for gardening and other internal activity and should not be let outside.

6. A clear distance of at least 3 m must be provided between the drive way and proposed building.

7. Other general conditions to be followed."

4. The proponent has provided clarifications/documents sought by the subcommittee during site inspection, but has not provided the clarifications 1 to 8 sought by SEAC in its 33rd meeting. So the proposal was placed in the 35th meeting of SEAC held on 17th and 18th October 2014. The committee verified the additional documents submitted by the proponent. Based on the documents provided and field inspection report, the committee appraised and recommended the proposal subject to the following specific conditions in addition to the general conditions stipulated for building projects.
 1. Cutting is expected on the western side and must be done with benches considering the fragile nature of strata.
 2. Excavated earth must be used internally and not taken out of the premises. Top soil must be preserved for landscaping.
 3. The RWH facility must be suitably modified in terms of location and structure so as to maximise the storage around 10000m³ of rain water.
5. Following the submission of the additional documents including the NOC from Airports Authority of India and proposal for CSR following need based assessment, with emphasis on education, health and infrastructure development in the neighbouring Grama Panchayats, the proposal was placed in 35th meeting of SEIAA held on 9th April 2015 for decision. The Authority wanted the SEAC to verify and clarify whether the project attracts CRZ provisions. Pursuantly the proposal was placed in 40th SEAC and the Committee decided to direct the proponent to submit approved plan incorporating the above specific conditions in addition to the general conditions stipulated for building projects. The proposal was again considered in the

42nd meeting of SEAC held on 2nd July 2015 as Agenda item no. 42.06. In view of the amendment to Para (3) of appendix V of 2006 notification issued vide SO 3067 dtd 1.12.2009 of the Ministry of Environment & Forest the Committee reviewed its decision taken in its 40th meeting on production of approved building plan.

6. On Verification of the concerned maps, the Committee found that the proposed area doesn't fall under CRZ. In such matters KCZMA is the authority for final clarification. In this particular case, the Committee observed that the CRZ status will not have any bearing on the appraisal. After discussion the Committee decided to recommend for issuance of EC subject to normal conditions in addition to following specific conditions.

1. Considering the fragile nature of strata, cutting is proposed on the western side and must be done by forming benches.
2. To the extent possible excavated earth must be used internally and not taken out of the premises. Top soil must be preserved for landscaping.
3. The capacity of RWH should be in accordance with the rules in this regard.
4. Adequate precautions for disaster management should be inbuilt in the plan.
5. Carbon foot print of the project should be reduced to the maximum extent possible.

7. The 40th meeting of SEIAA held on 3 /4-8-2015 considered the application with reference to the recommendations of SEAC and decided to grant environmental clearance as per the recommendations of SEAC incorporating the Environment Management Plan, mitigation measures and the green building conditions as under:

- There shall be RWH facility with adequate capacity.
- Technology and capacity of the STP to be indicated with discharge point (if any) of the treated effluent.
- Effluent water not conforming to specifications shall not be let out to water bodies
- Maximum reuse of grey water for toilet flushing and gardening and construction work shall be ensured.
- Dual plumbing for flushing shall be done
- Provisions for disposal of e-wastes, solid wastes, non-biodegradables, hazardous materials and separate parking facility for the buildings shall be provided.
- Generation of solar energy to be mandatory for own use and/or to be provided to the grid.

- There shall not be any compromise on the safety conditions and facilities to be provided by the project proponent, which shall be ensured for occupation, regularisation or consent to operate.
8. Environmental clearance as per the EIA notification 2006 is hereby accorded for the proposed I.T building cum campus (Technocity) in Re.Sy. Nos. 8(p),9(p) and 10(p) at Andoorkonam Village, Thiruvananthapuram Taluk, Thiruvananthapuram District, subject to the specific conditions stipulated in para 6 and Green Building conditions in para 7 above, all the environmental impact mitigation and management measures undertaken by the project proponent in the Forms I and IA and other documents submitted to SEIAA, the mitigation measures proposed in the table in para 1 above. The assurances and clarifications given by the proponent will be deemed to be a 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.
9. Validity of this environmental clearance will be seven years from 01-10-2015, subject to earlier review in the event of non-compliance or violation of any of the conditions stipulated herein.
10. Compliance of the conditions herein will be monitored by the Directorate of Environment & climate change or its agencies and also by the regional office of the Ministry of Environment & Forests Government of India, Bangalore.
11. i) Necessary assistance for entry and inspection should be provided by the project proponent and those who are engaged or entrusted by him to the staff for inspection or monitoring.
- ii) Instances of violation if any shall be reported to the District Collector, Thiruvananthapuram to take legal action under the Environment (Protection) Act 1986.

12. The given address for correspondence with the authorised signatory of the project is
Sri. Vijayaraghavan Gopala Pillai, Director M/s Suntec Infrastructure Pvt. Ltd., T.C.
4/2324(1) Kuravankonam, Kowdiar.P.O Thiruvananthapuram 695003.

Sd/

P. MARA PANDIYAN, I.A.S.,
Member Secretary (SEIAA)
&
Principal Secretary
Environment & Forests Department.
Government of Kerala.

To,

1. Sri. Vijayaraghavan Gopala Pillai,
Director
M/s Suntec Infrastructure Pvt. Ltd.,
T.C. 4/2324(1)
Kuravankonam,
Kowdiar.P.O
Thiruvananthapuram-695003.,
2. The District Collector, Thiruvananthapuram
3. Tahsildar, Thiruvananthapuram.
4. Secretary, Andoorkkonam Grama Panchayat,
5. The District Town Planner , Thiruvananthapuram .
6. Principal Secretary, Environment Department,
Government of Kerala.
7. Principal Secretary, Information Technology Department'
Government of Kerala.
8. O/C.
9. S/F



Forwarded/ By order

Administrator
SEIAA