



State Level Environment Impact Assessment Authority (SEIAA)
Andhra Pradesh
Ministry of Environment, Forests & Climate Change
Government of India

D.No.33-26-14 D/2, Near Sunrise Hospital, Pushpa Hotel Centre, Chalamavari Street,
Kasturibaipet, Vijayawada-520011.

BY REGD. POST WITH ACK DUE

Order No. SEIAA/AP/GNT/CON/07/2018/661 - 1224 ,

Dt: 02.02.2019

Sub: SEIAA, AP – Construction of Residential cum Office cum Retail Complex Project of 'NRT ICON', Andhra Pradesh Non-Resident Telugu Society at Sy No. # 310, 311, 330, 331, 332 & 343, Rayapudi Village, Tullur Mandal, Guntur District, Andhra Pradesh - Environmental Clearance – Issued – Reg.

- I. This has reference to your application submitted through online on 26.07.2018 (Proposal No. SIA/AP/NCP/75944/2018) information submitted on 03.12.2018, seeking Environmental Clearance for **Construction of Residential cum Office cum Retail Complex Project at Sy No. # 310, 311, 330, 331, 332 & 343, Rayapudi Village, Tullur Mandal, Guntur District, Andhra Pradesh** in favour of 'NRT ICON' Andhra Pradesh Non-Resident Telugu Society. The capital cost of the project is Rs.450.0 Crores.
- II. It is noted that the proposal is a Construction Project in a total land area of 20,234.36 Sq.m. The total Built-up area is 1,13,722.59 Sq.m. The Ground coverage area is 5800.0 Sq.m. The Greenbelt area 2315. Sq.mts. The Paved area is 5445.0 Sq.m. The open area is 306.66 Sq.m. The Podium Landscape area is 5100.0 Sq.m. Services area is 267.7 Sq.m. The total parking area is 41,134.0 Sq.m. The No. of residential flats – 52 units. The amenities to be provided includes Sewage Treatment Plants (STPs), Tot lots/ open spaces, MSW Segregation /processing plant, D.G. sets for emergency supply – 4 No x 1500 kVA, 2 x 625 KVA etc. The project details are as follows:

Total built-up area breakup details:

S.No	FLOORS	AREA IN SQ.M
1.	Ground floor (Podium)	5,800.52
2.	Level-1 (Podium)	4,143.32
3.	Level-2	2,402.70
4.	Level - 3 to Level 18 & Level – 23 to Level - 29 (1,674.00 x 23)	38,502.00
5.	Level-19	1,900.19
6.	Level-20	2,197.51
7.	Level-21	2,197.51
8.	Level-22	1,913.56
9.	Level - 30 To Level – 33 (3,036.32 x 4)	12,145.60



10.	Terrace	1385.68
	Sub- Total (A)	72588.59
11.	Basement floor – 1	20,567.00
12.	Basement floor – 2	20,567.00
	Sub- Total (B)	41,134.00
	Total (A + B)	1,13,722.59

III. The source of fresh water is from Municipal Supply. The total fresh water requirement during occupational stage is 350 KLD (Fresh – 224 KLD & Recycled – 126 KLD). Quantity of sewage generated is 315 KLD and it shall be treated in a STP of capacity 340 KLD. The treated waste water is to be used for flushing the toilets, development of greenery and HVAC. The Garbage – 2.6 MT/day generated from Kitchen and food waste generated will be bio-composted within the complex premises and will be used as manure for greenbelt development; Non-biodegradable waste generated shall be disposed to municipality. STP sludge (31.6 kg/day) is to be used as manure; used oil and used batteries are to be sent to Authorized Recyclers.

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 **17.12.2018**. The representative of project proponent and their consultant M/s. Pioneer Enviro Laboratories & Consultants have attended the meeting and presented the case. The Committee noted that the project proponent- 'NRT ICON': Andhra Pradesh Non-Resident Telugu Society (proposes the construction of Residential cum Office & Retail Complex Project in the site area - 20234.36 Sq.m., with built up area - **1,13,722.59 Sq.m.** with two basements + ground floor + 33 upper floors. The proposed site is in the Greenfield Capital City Amaravati. This project proposal was earlier examined in the SEAC meeting held on 13.10.2018 and the project proponent was requested to submit the site allotment letter / order from the Govt. of Andhra Pradesh for their proposed construction project. The project proponent submitted the information on 03.12.2018 on land allotment. The Committee noted that the proposed project falls under Item 8(a) of the schedule of the EIA Notification 2006- Construction projects ; The proposed project site covering an area is < 50 ha and built up area is <1,50,000 sq. m. The present proposal comes under category 'B2' project. *The Committee recommended for issue of Environmental Clearance to this construction project: "NRT ICON": Andhra Pradesh Non-Resident Telugu Society" Project with built up area- 1,13,722.59 Sq.m., in the Greenfield Capital City Amaravati Project area, by stipulating the standard conditions and other conditions: (i) The project proponent-APCRDA shall comply with the conditions of the Environmental Clearance order issued to the Greenfield Capital City - Amaravati (EC order No.SEIAA/AP/GTN/151/2015, dated 09.10.2015 and Environmental Clearance Amendment order issued to the Greenfield Capital City - Amaravati (EC Amendment order No.SEIAA/AP/GNT/151/2015-515, dated 11.06.2018 stipulating the additional conditions in the EC as per the Hon'ble NGT Order dated 17.11.2017 in O.A.No.171 of 2015 & O.A.No.148 of 2015) relating to this proposed construction project -"NRT ICON": Andhra Pradesh Non-Resident Telugu Society" as it is one of the inter-linked projects of the Greenfield Capital City Amaravati Project. (ii) The Project Proponent shall implement the solid waste management as per the Solid*

76

Waste Management Rule, 2016, applicable for construction projects; (iii) The parking area in compliance with the NBC/ MoEF/ local Government regulations as applicable, whichever is higher; (iv) The Project Proponent shall develop the avenue plantation along the approach road leading to the proposed project site. The State Level Environment Impact Assessment Authority (SEIAA), in its meeting held on **02.01.2019** examined the proposal and the recommendations of SEAC, and decided to issue Environmental Clearance. The SEIAA, A.P hereby **accords Environmental Clearance to the project** as mentioned at Para No. II under the provisions of the EIA Notification 2006 and its subsequent amendments issued under Environment (Protection) Act, 1986 subject to implementation of the following special, specific and general conditions.

PART-A: SPECIAL CONDITIONS:

- (i) The project proponent-APCRDA shall comply with the conditions of the Environmental Clearance order issued to the Greenfield Capital City - Amaravati (EC order No.SEIAA/AP/GTN/151/2015, dated 09.10.2015 and Environmental Clearance Amendment order issued to the Greenfield Capital City - Amaravati (EC Amendment order No.SEIAA/AP/GNT/151/2015-515, dated 11.06.2018 stipulating the additional conditions in the EC as per the Hon'ble NGT Order dated 17.11.2017 in O.A.No.171 of 2015 & O.A.No.148 of 2015) relating to this proposed construction project -**"NRT ICON": Andhra Pradesh Non-Resident Telugu Society**" as it is one of the inter-linked projects of the Greenfield Capital City Amaravati Project.
- (ii) The Project Proponent shall implement the solid waste management as per the Solid Waste Management Rule, 2016, applicable for construction projects;
- (iii) The parking area in compliance with the NBC/ MoEF/ local Government regulations as applicable, whichever is higher;
- (iv) The Project Proponent shall develop the avenue plantation along the approach road leading to the proposed project site
- (v) The proponent shall provide the Sewage Treatment Plant (STP) of capacity 340 KLD.
- (vi) Dual plumbing system to be provided for reuse of the treated effluent for flushing and other purposes.
- (vii) Solar Energy systems to be planned to utilize at least one third of the roof area.
- (viii) The building shall be designed for compliance with earth quake resistance and resisting other natural hazards.
- (ix) The proponent shall use only fly ash based products for construction, such as cement or concrete, fly ash bricks or tiles or clay fly ash bricks, or bricks, blocks or tiles or cement fly ash bricks or blocks or similar products or a combination or aggregate of them as required under MOEF notification S.O.763(E) d 14.9.1999 amended thereof.
- (x) Provision for Rain Water Harvesting (RWH) is to be made for collection, usage and also for ground water table maintenance.
- (xi) The proponent shall use only LED lights in the common areas and internal roads.
- (xii) The proponent shall create Corpus Fund of Rs.6.64 Crores to ensure continuous operation of STP.

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- 22
- (xiii) The proponent shall obtain required clearances if any from all regulatory Departments including Fire Department, before starting the construction.
- (xiv) The proponent shall develop green belt in an area not less than 10% of plot area in addition to green belt in set-back areas.

PART-B SPECIFIC CONDITIONS:

I. CONSTRUCTION PHASE:

- i. Provision shall be made for the housing of the construction labour within the site with all necessary infrastructure and facilities such as safe drinking water, fuel for cooking, mobile toilets, mobile STP, medical health care, crèche etc., The housing may be in the form of temporary structures to be removed after the completion of the project. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- ii. A First Aid Room shall be provided in the project both during construction and operation of the project.
- iii. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- iv. Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- v. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- vi. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- vii. Any hazardous waste including biomedical waste, if any, should be disposed of as per applicable Rules & norms with necessary approvals of the Andhra Pradesh Pollution Control Board.
- viii. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to E (P) Rules prescribed for air and noise emission standards.
- ix. Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours

78

- x. Ambient noise levels should conform to the residential standards both during day and night as notified by the MoEF&CC, 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. Ready mixed concrete must be used in building construction.
- xii. Storm water control and its re-use shall be as per CGWB and BIS standards for various applications.
- xiii. Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- xiv. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xv. 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.
- xvi. 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.
- xvii. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- xviii. Adequate measures to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
- xix. 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.
- xx. 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.
- xxi. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.

II. Occupational Phase:

- i. The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the SEIAA before the project is commissioned for operation. Discharge of treated sewage shall conform to the norms & standards of the Andhra Pradesh Pollution Control Board. Sewage Treatment Plant should be monitored on a regular basis. No waste water shall be discharged outside the premises until outlet is connected to public sewer line. Till such time, the excess treated sewage, if any, is to be discharged into an artificial pond within the premises and can be utilized for recreational purpose

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29

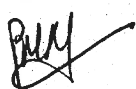
- ii. Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease.
- iii. The solid waste generated should be properly collected & segregated before disposal to the Facility. The organic waste shall be composted.
- iv. The D.G. Sets shall be provided with acoustic enclosures and adequate stack height as per CPCB norms. The fuel used for the diesel generator sets should be low sulphur diesel and should conform to E (P) Rules prescribed for air and noise emission standards.
- v. Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Andhra Pradesh Pollution Control Board.
- vi. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use by the MoEF&CC, GOI/CPCB. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- vii. Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
- viii. Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid systems or fully solar system for a portion of the apartments should be provided by utilizing atleast 1/3rd roof area for solar energy system.
- 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. 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.
- xi. 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.
- xii. Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.

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80

PART – C. GENERAL CONDITIONS:

- i. **This order is valid for a period of 7 years.**
- ii. “Consent for Establishment” shall be obtained from Andhra Pradesh Pollution Control Board under Air and Water Act before the start of any construction work at site.
- iii. 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, A.P., District Collector and Ministry’s Regional office, Chennai on 1st June and 1st December of each calendar year.
- iv. Officials from the Regional Office of MoEF&CC, Chennai / The SEIAA, Andhra Pradesh through the Regional Offices of Andhra Pradesh Pollution Control Board, 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, MoE&F, Chennai.
- v. 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, AP.
- vi. 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.
- vii. The proponent shall obtain clearance from Fire Department. All other statutory clearances shall be obtained, as applicable by project proponents from the competent authorities.
- viii. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Andhra Pradesh Pollution Control Board. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office of this Ministry at Chennai.
- ix. The funds earmarked for environmental protection measures (**Capital cost for Rs.194.85 Lakhs & Recurring cost for Rs.39.06 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.
- x. At least 2% of the total project cost shall be allocated for Corporate Environment Responsibility (CER) and item-wise details along with time bound action plan shall be prepared in accordance to the MoEF&CC’s office Memorandum No.F.No.22-65/2017-IA.III, dated.01.05.2018 and submit to the SEIAA, A.P and Ministry’s Regional Office, Chennai.



81

- xi.** 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.
- xii.** 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.
- xiii.** 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.
- xiv.** 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/-
**MEMBER SECRETARY,
SEIAA, A.P.**

Sd/-
**MEMBER,
SEIAA, A.P.**

Sd/-
**CHAIRMAN,
SEIAA, A.P.**

To
'NRT ICON' Andhra Pradesh Non-Resident Telugu Society,
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//T.C.F.B.O//

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