



Dragonstone Realty Private Limited

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Ref: TIH/DRPL/ZEN/MOEF/CR/007

09th May 2023

To
The Additional Principal Chief Conservator of Forests (C)
The Ministry of Environment, Forests & Climate Change - Regional Office (Southern Zone)
4th Floor, E&F Wings Kendriya Sadan, 17th Main Road
2nd Block, Koramangala, Bangalore – 560 034

Sub: Submission of Six Monthly Condition Wise Compliance Report for the Period from 01/10/2022 to 31/03/2023 in respect to Construction of our Commercial cum Office complex at Technopark Phase – 3 campus in (Non-SEZ) Sy. Nos 290/2(part), 290/3(part) & others, Village Attipara, Taluk & District Thiruvananthapuram, Kerala.

Ref: File No.SIA/KL/MIS/52546/2018, 1202/EC2/2018/SEIAA dated 6th March 2021, Environment Clearance No. 17/2021

Dear Sir,

Please find enclosed herewith the Half Yearly compliance Report of the conditions stipulated in the Environment Clearances as mentioned above.

We hope you find the same in order.

Thanking you,

Yours faithfully,
For **Dragonstone Realty Pvt Ltd**

Authorized Signatory

Encl: as above

DESCRIPTION

The proposed mixed land use building construction project by M/s Dragonstone Realty Pvt. Ltd. on 3.937 hectares of plot area with 212653.51 sq m of built-up area consists of Commercial retail Area, Multiplex, Hotel, Restaurant, Office and Residential with supporting infrastructure facilities.



COMPLIANCE STATEMENT FOR THE SPECIFIC CONDITIONS GIVEN IN THE MOEF EIA CLEARANCE FOR THE PROPOSED COMMERCIAL CUM OFFICE COMPLEX PROJECT AT TECHNOPARK PHASE-3 CAMPUS IN (NON-SEZ PLOT) SY. NOS. 290/2(PART), 290/3(PART) & OTHERS, VILLAGE ATTIPRA, TALUK & DISTRICT THIRUVANANTHAPURAM, KERALA BY M/S DRAGONSTONE REALTY PRIVATE LIMITED

File No.SIA/KL/MIS/52546/2018, 1202/EC2/2018/SEIAA Dated 6th March 2021

Environment clearance no 17/2021

Environment Clearance Tracker for Non-SEZ

EC No.17/2021		Validity expires on 05/03/2028
Sl No.	Requirements	Compliance
1	Half Yearly Compliance Report (HYCR): HYCR with its contents of a covering letter, compliance report, and environmental monitoring data has to be in PDF format merged into a single document. The email should mention the name of the project, EC No and date, period of submission and to be sent to the Regional Office of MoEF & CC by email only at email ID rosz.bng-mefcc@gov.in	Compliance Report for a period till 30-Sep 2022 Submitted to SEIAA
2	Notarized Affidavit: The proponent should provide a notarised affidavit indicating the number and date of EC proceedings that all the conditions stipulated the EC shall be scrupulously followed.	Notarized Affidavit submitted to SEIAA Office. Copy of the Affidavit is attached in Annexure 7 – Notarized Affidavit
3	Advertisement: The 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 on the SEIAA website. copy of the advertisement signed in all pages should be forwarded to the office of SEIAA as confirmation.	Ads Published in 4 Newspapers and copies of ads published are submitted to SEIAA Copy of the advertisement in the newspaper is attached as Annexure 8 – Newspaper advertisement.
4	Copy of Clearance Letter to: The proponent shall send a copy of the clearance letter to the concerned Grama Panchayath/District Panchayath /Municipality/Corporation/Urban Local Body and also to the local NGO. The Environmental Clearance shall also be uploaded on the website of the company.	copy of clearance letter submitted to Corporation Office and received acknowledgment and EC Order is uploaded in company website. Copy of the clearance letter submitted to the corporation office is attached in Annexure 4 EC clearance URL for the Website: https://downtownvm.com/compliance/ Annexure 4 – EC clearance
5	Display of EC Letter: 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.	The project has displayed the details of environmental clearance and conditions at site. Hence complied

6	<p>All other statutory approvals: Consent to Establish and Consent to Operate from Kerala State Pollution Control Board under Water and Air Act(s) should be obtained before initiating activity. All other statutory clearances should be obtained, as applicable, by project proponents from the respective component authorities including that for blasting and storage of explosives. Copies of statutory clearance obtained shall be enclosed along with first half-yearly compliance report.</p>	<p>Necessary clearance/permission for all relevant agencies has been obtained for commencement of work. Please find the attached permits obtained from the relevant authority.</p> <p>Annexure 1- Building permit. Annexure 2- Fire NOC Annexure 3- Height NOC from AAI</p>
7	<p>Corporate Environment Responsibility (CER): The conditions specified in the EIA notifications 2006 and subsequent amendments, the specific directions given by SEIAA/SEAC should be followed under CER. As per OM no F.No.22-65/2017-IA.III dated 30th September 2020, the Project Proponent shall prepare an Environment Management Plan (EMP) as directed by SEAC during appraisal, covering the issues to address the environmental problems in the project region, indicating both physical and financial target yearwise. The EMP shall be implemented in consultation with District Collector. The indicated cost for CER shall be 1% of Project Cost. The activities carried out under CER should be listed with details in half yearly compliance report along with Status of implementation and certificates from the beneficiaries and photographs.</p>	<p>Will be complied CER activities as for Rain Water Harvesting, Waste management, Infrastructure development of retaining walls (wherever required), soft landscaping for the rejuvenation of Thettiyar shall be implemented.</p>
8	<p>Forming Environment Monitoring Committee : Environment Monitoring Committee as agreed under the affidavit filed by the proponent should be formed and made functional.</p>	<p>The project has developed an environmental management plan to demonstrate compliance with the various environmental conditions as specified in the approval. Also, a dedicated Environment Monitoring Cell has been put in place to implement this EMP. The environmental cell shall ensure that this environmental management plan is closely monitored throughout the project and shall also keep the record of these activities on an ongoing basis on site.</p> <p>The minutes of the Environment Monitoring Cell meetings held between June 2020 is attached as Annexure 12</p> <p>Annexure 12 - MOM of environmental monitoring cell</p>

9	Planting Trees : Suitable avenue trees should be planted on either side of approach road and internal roads and open parking areas, if any. The proponent should plant trees at least 5 times of the loss of trees that has occurred while clearing the land for the project.	Will be complied, suitable avenue trees will be planted on either side of approach road and internal roads and open parking area for at least 5 times of the trees which is cleared during the land clearing. The project has planned the design of the entire site in a sustainable manner. There are landscaped areas that have been identified right from the initial stage of design and the same will be implemented at the end of the construction period. No existing trees have been felled onsite. In addition, the project is planning to adopt species of landscaping to be native and adaptive species that are drought tolerant and require minimal water and the same shall be implemented onsite post completion of the project
10	Implementation of Environmental Management Plan :The Project Proponent shall implement the activities proposed in the Environmental Management Plan to ensure the Environmental Stability in the project region	Will be complied. The Project Proponent will implement the activities proposed in the Environmental Management Plan to ensure Environmental Stability in the project region
11	Ensure uninterrupted overflow of storm water to the nearby canal	The site is being planned such that the natural drainage system will be maintained to ensure unrestricted flow of water and there is no obstruction to the flow of water. In addition stormwater channels/trenches will be provided throughout the site to ensure that when the stormwater runs off from the site it does not carry away the soil along with it. Please find the attached stormwater drainage layout Annexure 5 – Stormwater drainage layout
12	Compensatory afforestation/Miyawaki forest as suggested by SEAC shall be developed within first two years of the project if it is not a part of Environmental Management Plan (EMP)	Will be complied. This will be made a part of the landscape design
13	The construction activities shall be carried out as per the approved Building plan observing all rules and regulations under Kerala Municipal Building Rules	Construction activities will be carried out as per the approved building plan with all the regulations under KMBR and provided in the Building Permit received for the project Annexure 1- Building permit.

14	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, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project (Circular No.J-11013/41/2006-IA.II (I) of GoI MoEF dt.22.09.2008 and Regulation of Employment and Conditions of Service)Act,1996)	Provision outside the site has been made for the housing of construction workers and all the necessary infrastructure including fuel for cooking, toilets, mobile STP, safe drinking water, medical care, creche, etc. have been provided. Presently as all site works have been suspended there are no laborers in the labor camps as of date.
15	If blasting is involved in the preparation of site, the required clearances from the competent authorities should be obtained.	Will be complied. If blasting is involved in the preparation of the site, project will obtain required clearances from the competent authorities
16	The stipulations/conditions issued 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, Solid Waste Management Rules, 2016 Plastic Waste Management and Handling Rules, 2016 Construction and Demolition Waste Management Rules 2016, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.	The project is implementing a detailed construction waste management plan in line with these requirements and LEED norms. The project will ensure that all construction debris will be segregated and stored at the site before they are properly recycled/reused and or diverted. The project confirms that the same will not be dumped on the roads or open spaces outside. Annexure 15- Air quality report.
17	Safety measures should be implemented as per the Fire and Safety Regulations /SDMA guidelines	The project follows stringent safety norms. Contractor selection for the works is based on their track record on EHS. The safety manual/s are approved before the Contractor can start work at the site and the Site Safety Manager appointed shall audit and report on adherence to the EHS manual and policy requirements. Copy of company EHS policy is attached. Annexure 9 – EHS policy
18	The environmental safeguards contained in the EIA Report should be implemented in letter and spirit and status of implementation of each one should be included in the half yearly compliance Report	Will be complied. There are no construction activities happened at the site for the last 6 months due to covid 19 pandemic induced lockdown and suspension of construction activities from March 2020.
19	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 power grid and consumption in future.	Grid interacted solar PV system of 683 kW is considered. To be installed during project commissioning

20	The proponent shall submit half yearly compliance 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 same on their website and shall update the same periodically. The compliance report shall be simultaneously sent to the regional Office of Ministry of Environment , Forest and Climate Change, Govt. of India at Bengaluru and also to SEIAA.	6 monthly Compliance reports for the previous have already been submitted to the Regional Office of MoEF and have been uploaded on the website : . URL for the Website: https://downtownvm.com/compliance/ Annexure 6 - EC compliance report
21	The project proponent is responsible for implementing all the provisions of labour laws applicable from time to time. Provisions should be made for providing cooking facilities and supply of kerosene or cooking gas to the labourers.	The project will adhere to provisions of labour laws applicable from time to time will provide cooking facilities along with the supply of kerosene/cooking gas to the labourers.
22	The Proponent shall co-operate with and provide facilities and documents/data to the Agencies including Officials from the Regional of Ministry of Environment, Forests and Climate Change, Bengaluru during their inspection as part of monitoring the implementation of environmental safeguards.	Project will co-operate and provide facilities, documents/data to the Agencies including Officials from the Regional of Ministry of Environment, Forests and Climate Change, Bengaluru during their inspection as part of monitoring the implementation of environmental safeguards.
23	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Authority.	Noted
24	In case of transfer of EC, the matter shall be intimated and approval from the Authority shall be obtained as per the existing norms	Noted
25	Environmental Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.	Noted.
26	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.	Noted
27	Any appeal against this Environmental Clearance shall lie with the National Green Tribunal 1, if preferred, within a period of 30 days as prescribed under section 11 of the National Green Tribunal Act,1997.	Noted

Green Conditions

Green Conditions		
1	Adequate rainwater harvesting facilities shall be arranged for.	To conserve water, a rainwater storage capacity of 550 KL will be provided at the site during the operation phase.
2	Technology and capacity of the STP to be indicated with discharge point (if any) of the treated water	A Sewage Treatment Plant (STP) with MBBR technology has been proposed for the treatment of 100% of wastewater onsite and no untreated water shall leave the site. This treated water shall be 100% reused for flushing, landscape irrigation and cooling tower makeup purposes as mentioned. The project confirms that 100% of the sewage will be treated to tertiary standards and reused onsite
3	Effluent water not conforming to specifications shall not be let out to water bodies	Complied. 100% of the Wastewater onsite shall be treated and reused on-site. This treated water shall be reused for flushing, Irrigation and Cooling tower make up water requirements. We confirm that no sewage or untreated effluent water shall be discharged from site.
4	Maximum reuse of grey water for toilet flushing and gardening and construction work shall be ensured	Project has considered the reuse of greywater for toilet flushing and gardening. During construction treated water will be procured from authorized government agencies.
5	Dual plumbing for flushing shall be done	The project considers dual plumbing system. Hence complied .
6	Provisions for disposal of e-wastes, solid wastes, non-biodegradables and separate parking facility for the buildings shall be provided.	Complied, the project has considered a provision of disposal of e-waste, non-biodegradable waste. As per LEED, a centralized waste collection and recycling room of a minimum 500 sqft will be identified.
7	Generation of solar energy to be mandatory for own uses and/or to be provided to the grid	Grid-connected solar PV of 683 kW is considered. To be installed during project commissioning
8	There shall be no compromise on safety conditions and facilities to be provided by the project proponent, which shall be ensured for occupation, regularisation or consent to operate	Complied. The project design is based in Indian Codes, NBC 2016 requirements, and Fire department NOC.

S.No	General Condition specific to Construction Phase	Compliance
1	All Statutory permissions including "Consent for Establishment " to STP/ETP/, Solid waste management plant, Power Generator etc shall be obtained from Kerala Pollution Control Board under Air Act and Water Act and Environment (Protection) Act. A Copy shall be submitted to the Ministry/SEIAA before start of any construction work at site.	Will be complied. Clearance from the state pollution control board as required under the Air (Prevention and control of pollution) Act, 1981, and water (prevention and control of pollution) Act 1974 will be obtained. Presently project has obtained clearance for state environment impact assessment authority Annexure 4 – EC clearance
2	The approval of the competent authority shall be obtained for structural safety of the building due to earthquake, adequacy of fire fighting equipment's, etc. as per National Building Code including protection measures from lightning etc. Building constructed in the runout area of landslide / rock fall area, shall be provided with suitable structures /measures to prevent earth materials to hit the structure.	Necessary clearance/permission for all relevant agencies has been obtained for commencement of work. Please find the attached permits obtained from the relevant authority. Annexure 1- Building permit. Annexure 2- Fire NOC Annexure 3- Height NOC from AAI
3	All required sanitary and hygienic measures should be in place before starting construction activities which are to be maintained throughout the construction phase.	Sanitary and hygienic measures are already provided before starting construction and ensure that they will be available throughout the construction phase.
4	A First Aid Room shall be provided at the project site both during construction and operation phases of the project.	First aid room has been provided onsite as required
5	Provide safe and healthy basic facilities for construction workers as per the Building & Other Construction Workers (Regulation of Employment and Conditions of Services) Act, 1996.	The project will be providing safe and healthy basic facilities for construction workers as per the Building & Other Construction Workers (Regulation of Employment and Conditions of Services) Act, 1996.
6	Adequate drinking water and sanitary facilities should be provided for construction workers at the site, Provision should be made for mobile toilets. Safe disposal of wastewater and solid wastes generated including piling debris during the construction phase should be ensured.	Adequate drinking water and sanitary facilities have been provided for construction workers at the site, along with the mobile toilets. Also, a waste management tracker is developed to ensure the safe disposal of wastewater and solid wastes generated at site including piling debris during the construction.
7	Unless provided otherwise, all the topsoil excavated during construction phase should be stored and reused for backfilling/horticulture/landscaping purposes within the project site.	Since the project topsoil is not suitable for horticulture and landscaping, the same has been used for backfilling within the site
8	Top soil excavated should not be used for reclaiming wetlands.	As indicated in the above point 7, project has reused the excavated soil for filling purposes.

9	The muck shall be disposed of only at approved sites with the approval of competent authority. The disposal should not create any adverse effect on the neighbouring communities and should be disposed taking necessary precautions for general safety and health of the public. Proof regarding the same shall be enclosed with the respective six monthly compliance reports.	All muck shall be disposed off at designated areas/locations post approval from the Geology & Mining department. The required approval documents shall be submitted along with the 6 monthly compliance reports as and when the activity will start.
10	Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate water sources and the dump sites for such materials must be secured so that they will not leach into the ground water.	Will be complied. The water shall be segregated at site. Nonhazardous waste shall be deposited at locations within the site or at locations approved by the Corporation. Hazardous waste shall be provided to PCB authorized Hazardous waste collection vendors
11	Any hazardous waste generated during construction phase, should be disposed off to authorised/approved Waste Collectors as per applicable rules and norms with necessary approval of the Kerala State Pollution Control Board.	The effort in this project has been firstly to minimize the amount of waste generated by careful resource planning, factory manufacturing of most products, etc. Additionally whatever waste is generated onsite is also being recycled /reused thereby diverting it away from landfills and dump yards. Any hazardous waste will be segregated and disposed off as per applicable CPCB norms.
12	Soil and Ground water samples shall be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Groundwater samples are tested once in the 6 months to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants. Annexure 13 – water test report.
13	Storm water control and its re-use measures as per CGWB and BIS standards shall be followed for various applications	The project proposes to have a rainwater harvesting pond. The water will be treated and used during the post-construction phase. Will be complied.
14	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 the applicable air and noise emission standards and should be operated only during non-peak hours. During the transportation of building materials / products, the vehicles shall be covered with suitable materials to prevent dust pollution.	The same is being followed onsite and the project will ensure that the vehicles conform to the air and noise emission standards

15	Ambient noise levels should conform to 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 taken to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/KSPCB.	Ambient noise levels are in line with the Commercial Standard both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. The noise levels during the entire construction activity have been closely monitored by the project to ensure that they conform to the stipulated standards by CPCB/SPCB. In case of instances when the noise levels exceed the standards, suitable corrective action was taken. As per the noise readings taken recently on site the project confirms that it is within the noise levels as per the stipulated standards. Annexure 14 – Noise level report
16	The diesel generated sets used during construction phase should be of low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken. DG sets shall be installed and made functional as per guidelines of KSPCB.	The project confirms that the DG sets used during construction complies with CPCB norms and is of low sulphur diesel type. Necessary certificates of the same are available onsite, Moreover, the project confirms that gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards
17	Ready mixed concrete must be used in building construction. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Already considered in the design. Will be complied with during the construction.
18	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	Efforts to take avoided Groundwater withdrawal. During construction, the water requirement shall be met from the external water supply that primarily recycled greywater. Technopark / KWA water supply (an assurance letter for assured water supply for 2.5 MLD from Kerala Water Authority (KWA) vide letter dt .17-04-2018 obtained). Annexure 10 -Letter from KWA
19	Separate dual plumbing line should be provided; one line for Toilet Flushing/Gardening/Vehicle wash and another separate line for other domestic uses, for ensuring reuse/recycle of treated waste water to the maximum extent possible.	The project has considered a dual-pipe plumbing system to enable reuse of treated water for flushing, cooling tower makeup, and landscaping purposes separately and freshwater for drinking, cooking, bathing, and other contact purposes in line with the requirements. This is to reduce the potable water requirement for the project.
20	Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water	Will be complied.
21	Fixtures for showers, toilets flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	As per the LEED certification project has proposed to use the low flow water fixtures as per the green building requirement. Dual

		flush water closets 4.2/ 2.1 litres, low flow water fixtures including kitchen faucet at 4 LPM, Lavatory faucet at 2.5 LPM, urinal at 1.15 LPF.
22	Water efficient plumbing features should be adopted	By considering the low flow water-efficient plumbing features, there is an estimated reduction of the water used by over 30% in comparison to conventional buildings
23	Use of glass may be reduced by 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating on windows.	High-performance glass with SHGC less than 0.25 and U value less than 0.3 Btu /hr/sqft F is considered. Also, project is trying the reduce the glass area to less than 40% to minimize the heat load.
24	Design of the building should be in compliance to Energy Building Code as applicable	The project confirms that its design and specifications comply with the ECBC code as well as the ASHRAE 90.1-2010 standard. has been ensured in design. The project is also pursuing the LEED BD+C New construction rating and in line with both ECBC and LEED norms has considered as part of its design - passive solar strategies such as building orientation, shading, appropriate fenestration to harvest maximum natural lighting while minimizing the overall energy consumption. In addition, the project is going for high-performance glazing, high-efficiency HVAC and electrical systems to bring down the energy demand of the building have been planned. The project shall take the energy simulation Whole building performance approach in ECBC as well as the Performance rating method as per ASHRAE 90.1-2010 standard. The project confirms that it meets the ECBC requirements
25	Roof should meet perspective requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil the requirement.	The project shall take the energy simulation Whole building performance approach in ECBC as well as the Performance rating method as per ASHRAE 90.1-2010 standard. The project confirms that it meets the ECBC requirements
26	Opaque wall should meet perspective requirement as per energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is optional for non air conditioned spaces by use of appropriate thermal insulation material to fulfil requirement	The project shall take the energy simulation Whole building performance approach in ECBC as well as the Performance rating method as per ASHRAE 90.1-2010 standard. The project confirms that it meets the ECBC requirements.
27	Climate responsive design as per Green Building Guidelines in practice should be	The project is pursuing LEED certification and climate responsive

	adopted.	design is adopted as per the LEED rating. The pre-certification for the retail building has been received and is attached Annexure 11- LEED Pre-certification review report.
28	Building design should cater to the differently - abled citizens	The building complies to differently-abled design stipulations provided in NBC 2016 / KMBR which is a part of the Building Permit approval process . Hence complied.
29	Vegetation should be adopted appropriately on the ground as well as over built structure such as roofs, basements, podiums etc.	Proposed landscape design considers adaption of vegetation on ground and over-built structures. Hence will be complied.
30	Exposed roof area and covered parking should be covered with material having high solar reflective index.	As per LEED requirement project has considered roof with high reflective finish with SRI greater than 82 and also ensured that all the car parks is allocated in the basement. In case if there is any covered car parking, will ensure that materials with high SRI of greater than 29 will be used.
31	Regular supervision of the above and other measures should be in place all throughout the construction phase, so as to avoid disturbances to the surroundings.	Noted.
32	Fly ash should be used as building material in construction as per the provisions of Fly Ash Notification of September, 1999 and Amended as on 27th August 2003,(Applicable to Power Stations)	In line with green building requirements, environment-friendly materials are used i.e., which has good amount of recycled content in it, such as cement with fly ash, bricks/blocks with fly ash content up to 70% and glass with recycled content. In addition to that construction materials which is manufactured locally has given preference to reduce the impact on the environment due to transportation.
33	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without statutory clearances.	The project has obtained the necessary clearance from the environment authority before the commencement of construction.

General Conditions specific to operation phase		Compliance
S.NO	Condition	
1	The buildings should have adequate distance between them to allow movement of fresh air and passage of nature light and ventilation.	The master plan design have taken into consideration the requirement of fresh air , passage of light and natural ventilation.
2	Sewage Treatment Plant (STP) should be installed and made functional as per KSPCB guidelines. On/site Treatment of Sewage and Sullage should be done with scientific method ensuring efficiency of treatment, ease in operation, sustainability and it should contain the units of primary, secondary, tertiary and quaternary type of treatment scheme. The installation of the STP should be certified by an independent expert and a report in this regard should be submitted to the Ministry/SEIAA before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% grey water shall be done through a decentralized treatment. Reuse of water shall be practiced for flushing process and garden purposes. Discharge of unused treated effluent shall confirm to the norms and standards of the Kerala State Pollution Control Board. Necessary measures should be taken to mitigate the odour problem from STP.	A Sewage Treatment Plant (STP) with MBBR technology has been proposed for the treatment of 100% of wastewater onsite and no untreated water shall leave the site. This treated water shall be 100% reused for flushing, landscape irrigation and cooling tower makeup purposes as mentioned. The project confirms that 100% of the sewage will be treated to tertiary standards and reused onsite
3	Solid waste management plant shall be installed and made functional as per the guidelines of KSPCB. The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material. Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.	The project has proposed to dedicate a separate area for solid waste management within the premises, which will include the area for waste collection and segregation. This area shall have bins for segregating paper, plastic, metals, cardboard, and glass. In addition, the wet waste shall be separated and using onsite waste converter units shall be converted to manure which will then be reused in the landscaping. A dedicated forced ventilation system is considered for STP and solid waste processing plant.
4	Provide adequate Material Collection Facility (MCF) for storage of non-biodegradable waste including plastic waste and E waste, for handing over the same to Recyclers/ Local Body, as stipulated by Kerala State Pollution Control Board.	The project has proposed to dedicate a separate area for solid waste management within the premises, which will include the area for waste collection and segregation. This area shall have bins for segregating paper, plastic, metals, cardboard and glass. In addition, the wet waste shall be separated and using onsite waste converter units shall be converted to manure which will then be reused in the landscaping. Recyclable waste will be handed over to the KSPCB approved recyclers/ local body.

5	Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be 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.	The project confirms that the DG sets used during construction comply with CPCB norms and is of low sulphur diesel type. Necessary certificates of the same are shall be made available onsite, Moreover the project confirms that gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards
6	Low sulphur diesel shall be used as fuel in DG sets. The location of the DG sets may be decided in consultation with Kerala State Pollution Control Board. DG sets should not be housed in sub basement levels.	Noted.
7	Noise should be controlled to ensure that it does not exceed the prescribed standards. 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.	Necessary design intervention to meet the noise levels as per the standard has been considered in the design.
8	The green belt of adequate width and density shall be revised preferably with local species along the periphery of the project site so as to provide protection against particulate matter and noise.	Will be complied. The landscape consultant will ensure that local species will be planted at the periphery of the project site
9	Weep holes shall be provided in the compound walls to ensure natural drainage of rain water during the monsoon period.	Noted.
10	Rain Water Harvesting structures should be installed as per the prevailing provisions of KMBR/KPBR, unless otherwise specified elsewhere. Rain water harvesting measures for roof run-off and surface run-off, as per approved building plan should be implemented. Before recharging the surface run-off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 m above the highest ground water table.	To conserve water, a rainwater storage capacity of 550 KL will be provided at the site. Roof rainwater will be directed to rain harvesting tanks after de-siltation, the removal of oil and grease through a trap within the site. This water will be used for daily requirements after suitable treatment. Excess rainwater shall be lead to a storm water drain available near the site.
11	The ground water level and its quality should be monitored regularly in consultation with State Groundwater Department/Central Ground Water Authority.	Noted.
12	Traffic congestion near the entry and exit points from the roads adjoining the project site must be avoided. Parking should be fully internalized and no public space should be utilized.	The project has considered the traffic impact assessment study and ensured that there is no traffic congestion and no public space are utilized for parking.

13	<p>A Report on the energy conservation measures, conforming to energy conservation norms issued by Bureau of Energy Efficiency, should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the Ministry in three months time.</p>	<p>The project confirms that its design and specifications comply with ECBC code as well as the ASHRAE 90.1-2010 standard. has been ensured in design. The project is also pursuing the LEED BD+C New construction rating and inline with both ECBC and LEED norms has considered as part of its design - passive solar strategies such as building orientation, shading, appropriate fenestration to harvest maximum natural lighting while minimizing the overall energy consumption. In addition the project is going for high-performance glazing, high-efficiency HVAC and electrical systems to bring down the energy demand of the building have been planned. The project shall take the energy simulation Whole building performance approach in ECBC as well as the Performance rating method as per ASHRAE 90.1-2010 standard. The project confirms that it meets the ECBC requirements</p>
14	<p>Energy conservation measures like installation of LED/CFLs/TELS for the lighting the areas outside the building should be an integral part of the project design and should be in place before project commissioning. Used LED/CFLs and TELs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Solar panels may be used to the extent possible.</p>	<p>Yes, the project will be implementing several energy conservation measures including LEDs for external lighting and common area lightings and will have in place a program for the recycling of the LEDs to avoid any mercury contamination as per the prevailing norms. Grid-connected solar PV of 683 kW is considered. To be installed during project commissioning</p>

SITE PROGRESS PHOTO

Due to COVID 19 pandemic induced lockdown all construction activities at site suspended from March 2020



LIST OF ANNEXURES

S.No	Annexure
1	Building Permit
2	Fire NOC
3	Height NOC from AAI
4	EC clearance - Phase 2
5	Storm water drianage layout
6	EC Six month compliance report
7	Notarized Affidavit
8	News Paper Advertisement
9	EHS Policy
10	Letter from KWA
11	LEED Pre-Certification review report
12	MOM of environmental monitoring cell
13	Water test report
14	Noise level report
15	Air quality report

ANNEXURE 1

BUILDING PERMIT

Technopark Area Single Window Clearance Board

Technopark Phase 3 Campus

No. BP/PH3/DR/01

Date: 29th July 2022

- Ref:** (i) The drawings/proposals submitted by M/s. Dragonstone Realty & M/s.Dorne Realty Pvt for "Building Permit"
(ii) 11th meeting of the Technopark Area Single Window Clearance Board held on 6th July 2022.

Permission is granted for the construction of office building, hotel building, retail / assembly, residential & MLCP sbuilding for M/s.Dragonstone Realty Pvt Ltd & M/s.Dorne Realty Pvt Ltd in Technopark Phase 3 campus in allotted Re. Sy. Nos. of Attipra Village in Thiruvananthapuram Taluk of Thiruvananthapuram District subject to the below mentioned conditions and other conditions mentioned in the letter No. **ETPK/PH3/SWC/2022-23/963 dated 29th July 2022.**

1. Directions / conditions mentioned in the Environmental Clearance issued by SEIAA / MoEF shall be strictly followed and complied.
2. Fire NOC shall be obtained from the Department of Fire & Rescue Services for the construction of Retail / Assembly building, Office, Hotel & Residential buildings.
3. All statutory approvals with regard to land conversion shall be obtained and complied, before the construction activities.
4. Consent from Kerala State Pollution Control Board shall be obtained for all the constructions including Retail / Assembly building, Office, Hotel & Residential buildings.
5. Clarity from SEIAA on the MLCP building related to the applicability of the existing Environmental Clearance shall be obtained, before the construction.
6. The building constructions shall strictly conform to KMBR 2019 and its latest amendments and as per the directions given by the Town Planner in their letters addressed to Technopark.
7. All statutory requirements / approvals from electrical inspectorate, KSPCB, etc shall be obtained / complied before the construction activities.

8. Demarcated Parking facilities need to be provided as per Kerala Cinemas (Regulation) Rules, 1988 and its latest amendments.
9. Approvals are to be obtained from Kerala State Pollution Control Board and Department of Factories & Boilers wherever applicable.
10. M/s.Dragonstone Realty Pvt Ltd & M/s.Dorne Realty Pvt Ltd shall be solely responsible for any possible damages or consequences on account of any deviations from the above conditions related to Building Permit / constructions in their allotted land.

Type of Building	Total Plinth Area (m ²)	Total Floor Area (m ²)
Retail / Assembly Building	101166.77	65090.08
Office Building	50560.99	40988.87
Hotel Building	17774.43	12646.00
Residential Building	42949.45	27225.99
MLCP	44829.07	1296.19

For Electronics Technology Parks- Kerala



John M Thomas
Chief Executive Officer

ANNEXURE 2



**DEPARTMENT OF FIRE & RESCUE SERVICES
GOVERNMENT OF KERALA**

No.F2-1516/2022.

Dated :22.07.2022.

NO OBJECTION CERTIFICATE (FOR BUILDING PERMIT) (REVISED)
(As per Rule 5(4).12 of KMBR 2019/KPBR 2019)

1. Name & Address of the Applicant : M/s.Dragonstone Realty Pvt. Ltd. & M/s.Dorne Realty Pvt. Ltd. Mr.Anil Kumar (Authorized Signatory)
B' Hub-Cardinal Cleemis, Centre for Innovations, Mar Ivanious Vidya Nagar, Nalanchira, Thiruvananthapuram-695 015.
2. Name of the Company :
3. Occupancy type of Building : Business
4. Height of the Building : 58.75 mtrs.
5. Number of Floors of the Building : 15 F (B+G+13)
6. Total Built up Area (in sqm) : 50560.99 m²
7. Survey No. : 290(2part, 3part, 4part, 5part, 6, 7part, 8part)
291(2part, 4part, 5part, 6part, 7, 8, 9part,
11part,12, 13, 14, 15, 16, 17, 18, 19), 292(1,2,3,4,
5,6,8part, 9,10,11part, 12part, 14part, 18part)
295(1part,2part,3part,8part,9,10,11part, 12,13,
14,15,16,17part, 18part, 19part, 23part),
296(1part, 2part, 5part, 6part,7,8,9,10,11,12,13,
14,15,16,17,18,19), 297(8part,18part,19part)
MLCP:(281/1(part) 292/12(part), 13,14(part),
15(part), 16,17,18(part),19) (293/2(part),3,4
(part), 5(part), 8(part) 295/19(part), 23(part)
8. Village : Attipra
9. Corporation : Thiruvananthapuram
10. District : Thiruvananthapuram

The above site is inspected by the competent and authorized Officials of this Department. It was found that the site is suitable from fire protection point of view for the proposed construction.



No: F2-1516/2022

The Fire System drawings were scrutinized and compared with the Checklist (Form No.B-6) and Prima Facie found to be in Order. The Applicant shall comply with all the Fire Safety arrangements as contained in the relevant Rules and Norms pertaining to Fire Safety, without any deviation. In case, if any deviation is to be made in construction for any reason, the same shall be intimated to the competent authorities of the Stake Holder Departments including this Department and deposit necessary Fees etc. as per rules to obtain revised clearance.

On completion of the building construction and after installation of the Fire protection arrangements, the Applicant shall fill the Checklist cum Application again and also prepare a Fire System Drawing and submit following the due procedure. On receiving the Plan & the Checklist cum Application duly filled, the authorized and competent Officials of this Department will inspect & verify the fire protection arrangements made as per the filled up checklist to consider issuance of a No Objection Certificate (Completion) from this Department for compliance of the proposed fire protection requirements.

This clearance is limited to the Fire protection arrangements for the proposed Building. All other matters including eligibility of the land and plot for this project, environmental feasibility, survey details, etc. should be got verified and approved by the concerned competent authority. This No Objection Certificate is issued for facilitating the construction of the proposed Building. The validity of this certificate will be for 5 years from the date of issue. Renewal will be subject to the conditions of building permit issued by the local authority.


**ARUN ALPHONSE,
DIRECTOR(ADMINISTRATION),
For DIRECTOR GENERAL.**

To,

The Secretary, Thiruvananthapuram Corporation (In Original).

Enclosures: 1) Approved Checklist Cum Application form duly signed by the Competent Official.
2) Fire Plan duly affixed with Seal.

Copy to: 1) The Applicant with the above Enclosures
2) The Regional Fire Officer, Thiruvananthapuram.
3) The District Fire Officer, Thiruvananthapuram.
4) The Station Officer, Kazhakkuttom.



DEPARTMENT OF FIRE & RESCUE SERVICES
GOVERNMENT OF KERALA

No.F2-1514/2022.

Dated :21.07.2022.

NO OBJECTION CERTIFICATE (FOR BUILDING PERMIT) (REVISED)
(As per Rule 5(4).12 of KMBR 2019/KPBR 2019)

1. Name & Address of the Applicant : M/s.Dragonstone Realty Pvt. Ltd. & M/s.Dorne Realty Pvt. Ltd. Mr.Anil Kumar (Authorized Signatory)
B* Hub-Cardinal Cleemis, Centre for Innovations, Mar Ivanious Vidya Nagar, Nalanchira, Thiruvananthapuram-695 015.
2. Name of the Company :
3. Occupancy type of Building : Multiplex (Assembly)
4. Height of the Building : 30 mtrs.
5. Number of Floors of the Building : 6 F (BF+GF+4F)
6. Total Built up Area (in sqm) : 101166.77 m²
7. Survey No. : 290(2part, 3part, 4part, 5part, 6, 7part, 8part)
291(2part, 4part, 5part, 6part, 7, 8, 9part,
11part,12, 13, 14, 15, 16, 17, 18, 19), 292(1,2,3,4,
5,6,8part, 9,10,11part, 12part, 14part, 18part)
295(1part,2part,3part,8part,9,10,11part, 12,13,
14,15,16,17part, 18part, 19part, 23part),
296(1part, 2part, 5part, 6part,7,8,9,10,11,12,13,
14,15,16,17,18,19), 297(8part,18part,19part)
MLCP:(281/1(part) 292/12(part), 13,14(part),
15(part), 16,17,18(part),19) (293/2(part),3,4
(part), 5(part), 8(part) 295/19(part), 23(part)
8. Village : Attipra
9. Corporation : Thiruvananthapuram
10. District : Thiruvananthapuram

The above site is inspected by the competent and authorized Officials of this Department. It was found that the site is suitable from fire protection point of view for the proposed construction.

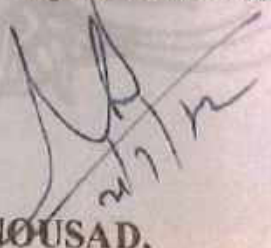


No: F2-1514/2022

The Fire System drawings were scrutinized and compared with the Checklist (Form No.A-6) and Prima Facie found to be in Order. The Applicant shall comply with all the Fire Safety arrangements as contained in the relevant Rules and Norms pertaining to Fire Safety, without any deviation. In case, if any deviation is to be made in construction for any reason, the same shall be intimated to the competent authorities of the Stake Holder Departments including this Department and deposit necessary Fees etc. as per rules to obtain revised clearance.

On completion of the building construction and after installation of the Fire protection arrangements, the Applicant shall fill the Checklist cum Application again and also prepare a Fire System Drawing and submit following the due procedure. On receiving the Plan & the Checklist cum Application duly filled, the authorized and competent Officials of this Department will inspect & verify the fire protection arrangements made as per the filled up checklist to consider issuance of a No Objection Certificate (Completion) from this Department for compliance of the proposed fire protection requirements.

This clearance is limited to the Fire protection arrangements for the proposed Building. All other matters including eligibility of the land and plot for this project, environmental feasibility, survey details, etc. should be got verified and approved by the concerned competent authority. This No Objection Certificate is issued for facilitating the construction of the proposed Building. The validity of this certificate will be for 5 years from the date of issue. Renewal will be subject to the conditions of building permit issued by the local authority.


M.NOUSAD,
DIRECTOR(TECHNICAL),
For DIRECTOR GENERAL.

To,
The Secretary, Thiruvananthapuram Corporation (In Original).

- Enclosures: 1) Approved Checklist Cum Application form duly signed by the Competent Official.
2) Fire Plan duly affixed with Seal.
- Copy to: 1) The Applicant with the above Enclosures
2) The Regional Fire Officer, Thiruvananthapuram.
3) The District Fire Officer, Thiruvananthapuram.
4) The Station Officer, Kazhakkuttom.



**DEPARTMENT OF FIRE & RESCUE SERVICES
GOVERNMENT OF KERALA**

No.F2-1515/2022.

Dated : 22.07.2022.

NO OBJECTION CERTIFICATE (FOR BUILDING PERMIT) (REVISED)

(As per Rule 5(4).12 of KMBR 2019/KPBR 2019)

1. Name & Address of the Applicant : M/s.Dragonstone Realty Pvt. Ltd. & M/s.Dorne Realty Pvt. Ltd. Mr.Anil Kumar (Authorized Signatory)
B' Hub-Cardinal Cleemis, Centre for Innovations, Mar Ivanious Vidya Nagar, Nalanchira, Thiruvananthapuram-695 015.
2. Name of the Company :
3. Occupancy type of Building : Residential (Hotel)
4. Height of the Building : 34.30 mtrs.
5. Number of Floors of the Building : 8 F (B+G+6)
6. Total Built up Area (in sqm) : 17774.43 m²
7. Survey No. : 290(2part, 3part, 4part, 5part, 6, 7part, 8part)
291(2part, 4part, 5part, 6part, 7, 8, 9part,
11part,12, 13, 14, 15, 16, 17, 18, 19), 292(1,2,3,4,
5,6,8part, 9,10,11part, 12part, 14part, 18part)
295(1part,2part,3part,8part,9,10,11part, 12,13,
14,15,16,17part, 18part, 19part, 23part),
296(1part, 2part, 5part, 6part,7,8,9,10,11,12,13,
14,15,16,17,18,19), 297(8part,18part,19part)
MLCP:(281/1(part) 292/12(part), 13,14(part),
15(part), 16,17,18(part),19) (293/2(part),3,4
(part), 5(part), 8(part) 295/19(part), 23(part)
8. Village : Attipra
9. Corporation : Thiruvananthapuram
10. District : Thiruvananthapuram

The above site is inspected by the competent and authorized Officials of this Department. It was found that the site is suitable from fire protection point of view for the proposed construction.



No: F2-1515/2022

The Fire System drawings were scrutinized and compared with the Checklist (Form No.R-10) and Prima Facie found to be in Order. The Applicant shall comply with all the Fire Safety arrangements as contained in the relevant Rules and Norms pertaining to Fire Safety, without any deviation. In case, if any deviation is to be made in construction for any reason, the same shall be intimated to the competent authorities of the Stake Holder Departments including this Department and deposit necessary Fees etc. as per rules to obtain revised clearance.

On completion of the building construction and after installation of the Fire protection arrangements, the Applicant shall fill the Checklist cum Application again and also prepare a Fire System Drawing and submit following the due procedure. On receiving the Plan & the Checklist cum Application duly filled, the authorized and competent Officials of this Department will inspect & verify the fire protection arrangements made as per the filled up checklist to consider issuance of a No Objection Certificate (Completion) from this Department for compliance of the proposed fire protection requirements.

This clearance is limited to the Fire protection arrangements for the proposed Building. All other matters including eligibility of the land and plot for this project, environmental feasibility, survey details, etc. should be got verified and approved by the concerned competent authority. This No Objection Certificate is issued for facilitating the construction of the proposed Building. The validity of this certificate will be for 5 years from the date of issue. Renewal will be subject to the conditions of building permit issued by the local authority.


ARUN ALPHONSE,
DIRECTOR(ADMINISTRATION),
For DIRECTOR GENERAL.

To,

The Secretary, Thiruvananthapuram Corporation (In Original).

- Enclosures: 1) Approved Checklist Cum Application form duly signed by the Competent Official.
2) Fire Plan duly affixed with Seal.
- Copy to: 1) The Applicant with the above Enclosures
2) The Regional Fire Officer, Thiruvananthapuram.
3) The District Fire Officer, Thiruvananthapuram.
4) The Station Officer, Kazhakkuttom.



DEPARTMENT OF FIRE & RESCUE SERVICES
GOVERNMENT OF KERALA

No. F2-5334/2019

Dated : 26.06.2019.

FIRE SAFETY CLEARANCE FOR SITE

1. Name & Address of the Applicant : M/s.Dragonstone Realty Pvt. Ltd. & M/s.Dorne Realty Pvt. Ltd., Sri.Anil Kumar (Authorized Signatory) B'Hub, Cardinal Cleemis Centre for Innovations, Mar Ivanious Vidya Nagar, Nalanchira, Thiruvananthapuram-695 003.
2. Name of the Company : -
3. Occupancy type of Building : Residential
4. Height of the Building : 84.55 mtrs.
5. Number of Floors of the Building : 29 F (BE2 + BF1 + GF + 26 F)
6. Total Plinth Area (in sqm) : 43151.32 m²
7. Survey No : 290/2(part), 290/3(part), 290/4(part), 290/5(part), 290/6, 290/7(part), 290/8(part), 291/2(part), 291/3(part), 291/4(part), 291/5(part), 291/6(part), 291/7, 291/8, 291/9, 291/10(part), 291/11(part), 291/12, 291/13, 291/14, 291/15, 291/16, 291/17, 291/18, 291/19, 292/1, 292/2, 292/3, 292/4(part), 292/5, 292/6(part), 292/7(part), 292/8(part), 292/9, 292/10, 292/11(part), 292/12(part), 292/14(part), 292/18(part), 295/1(part), 295/2(part), 295/3(part), 295/8(part), 295/9, 295/10, 295/11(part), 295/12, 295/13, 295/14, 295/15, 295/16, 295/17(part), 295/18(part), 295/19(part), 296/1(part), 296/2(part), 296/5(part), 296/6(part), 296/7, 296/8, 296/9, 296/10, 296/11, 296/12, 296/13, 296/14, 296/15, 296/16, 296/17, 296/18, 296/19, 297/8(part), 297/18(part), 297/19(part).
8. Village : Attipra
9. Corporation : Thiruvananthapuram
10. District : Thiruvananthapuram




No: F2-5334/19

The above site was inspected by the competent and authorized Officials of this Department. It was found that the site is suitable, prima facie for the proposed construction as per KMBR.

The Fire Plan drawings were scrutinized and compared with the Checklist (Form No.R5) and Prima Facie found to be in Order. The Applicant shall comply with all the Fire Safety arrangements as contained in the filled up Checklist, copy of which is attached to this clearance letter without any deviation. In case of some deviation to be made, the same shall be intimated to the competent authorities of the Stake holder Departments including this Department and the Applicant shall deposit necessary Fees etc. as per rules to obtain further clearance.

On completion of construction of the Building, the Applicant shall fill the Checklist Cum Application (Form No.R5) again and also prepare a Fire Plan Drawing and submit following the due procedure. On receiving the Plan & the Checklist Cum Application duly filled, the authorized and competent Officials of this Department will inspect & verify the arrangements made as per the filled up Checklist to consider issuance of Certificate of Approval from this Department.

This clearance is limited to the Fire Safety measures/Arrangements for the proposed Building. The Fire Safety Clearance for the Site is issued for facilitating the construction of the proposed Building.


M.NOUSAD,
DIRECTOR(ADMINISTRATION),
For DIRECTOR GENERAL.

To,

The Secretary, Thiruvananthapuram Corporation (In Original).

Enclosures: 1) Approved Checklist Cum Application form duly signed by the Competent Official.
2) Fire Plan duly affixed with Seal.

Copy to: 1) The Applicant with the above Enclosures
2) The Regional Fire Officer, Thiruvananthapuram.
3) The District Fire Officer, Thiruvananthapuram.
4) The Station Officer, Kazhakkootam.

ANNEXURE 3



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

THIR/SOUTH/B/060322/675551

मालिक का नाम एवं
पता

DRAGONSTONE REALTY PVT LTD & DORNE
REALTY PVT LTD, AUTHORIZED
SIGNATORY, MR. R ANIL KUMAR
THE ATOMIC, FLOOR NO.1, NEAR
TECHNOPARK PHASE I MAINGATE,
KAZHAKUTTAM, THIRUVANANTHAPURAM,
KERALA, 695582

दिनांक/DATE: 16-06-2022

OWNERS Name &
Address

वैधता/ Valid Up
to: 15-06-2030

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	THIR/SOUTH/B/060322/675551
आवेदक का नाम / Applicant Name*	Bhuvanesh B 9495476086 , www.dbsindia.com
स्थल का पता / Site Address*	SITE LOCATED TECHNOPARK PHASE 3, TAURUS NON SEZ PLOT, KULATHOOR SURVEY NOS – 290/2,3,4,5,7,8(P), 290/6, 291/2,4,5,6,11(P), 291/7,8,9,12,13,14,15,16,17,18,19, 292/1,2,3,4,5,6,9,10, 292/8,11,12,14,18(P), 295/1,2,3,8,11,17,18,19,23(P), 295/9,10,12,13,14,15,16, 296/1,2,5,6,(P), 296/7,8,9,10,11,12,13,14,15,16,17,18,19, 297/8,18,19(P), MLCP LAND- 281/1(P),292/12,14,15,18(P), 292/13,16,17,19, 293/2,4,5,8,(P), 293/3,295/19,23(P) ATTIPARA VILLAGE TRIVANDRUM TALUK TRIVANDRUM district, TRIVANDRUM /ATTIPARA /TECHNOPARK PHASE III, Thiruvananthapuram, Kerala

क्षेत्रीय मुख्यालय दक्षिणी क्षेत्र भा.वि.प्रा. परिचालन कार्यालय परिसर, चेन्नई हवाईअड्डा, चेन्नई - 600 027

दूरभाष संख्या : 44-2256 1234

Regional headquarter Southern Region, AAI Operational Offices Complex, Chennai Airport, Chennai 600 027

Tel. No: 44-2256 1234



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

THIR/SOUTH/B/060322/675551

स्थल के निर्देशांक / Site Coordinates*	8 32 54.92N 76 52 41.52E, 8 32 55.80N 76 52 43.93E, 8 33 2.37N 76 52 45.36E, 8 32 54.26N 76 52 45.64E, 8 32 49.14N 76 52 48.61E, 8 32 49.18N 76 52 48.70E, 8 32 53.32N 76 52 48.99E, 8 33 2.76N 76 52 51.65E, 8 32 55.60N 76 52 51.77E, 8 32 57.15N 76 52 52.40E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	7.81 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	94.48 M (Restricted)

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994",

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

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c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightning arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

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ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट I सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Thiruvananthapuram विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Thiruvananthapuram Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता हैं, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

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क्षेत्र का नाम / Region Name: दक्षिण/SOUTH

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	Digitally signed by ALAGIRI VENIMADHAVAN Date: 2022.06.16 16:06:10 +05'30'
द्वारा तैयार Prepared by	Digitally signed by K S RAGUNATHAN Date: 2022.06.16 16:03:33 +05'30'
द्वारा जांचा गया Verified by	Digitally signed by JABIRA M YASEEN Date: 2022.06.16 16:04:48 +05'30'

ईमेल आईडी / EMAIL ID : vommm.noc@aai.aero
फोन/ Ph: 044-22560046

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/ निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/ निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Thiruvananthapuram	8659.83	329.29
NOCID	THIR/SOUTH/B/060322/675551	

क्षेत्रीय मुख्यालय दक्षिणी क्षेत्र भा.वि.प्रा. परिचालन कार्यालय परिसर, चेन्नई हवाईअड्डा, चेन्नई - 600 027
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Tel. No: 44-2256 1234

Street View



Jun 3, 2022

1:5000
0 300 600 900 m
0 900 30 11900
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Satellite View



Jun 3, 2022

1:5000
0 300 600 900 m
0 900 30 11900
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e. Only use of oil fired or electric fired furnace is permissible, within 8 KM of the Aerodrome Reference Point.

f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, for a period not exceeding 8 years from the date of issue of NOC in respect of building/structure and for a period not exceeding 12 years from the date of issue of NOC in respect of chimney, may be considered by AAI. The date of completion of the Structure should be intimated to this office.

g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights

h. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.

l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

m. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

Chairman NOC Committee

Region Name: SOUTH

Address: General Manager Airports
Authority of India, Regional
Headquarter, Southern Region,
Chennai Airport,
Chennai-600027 (Tamil Nadu)

Email ID: vomn.noc@aaiaero

Contact No: 044-22560046

संयुक्त महाप्रबंधक (वि.प्र.प्र.)
Jt. General Manager (ATM)
भा.वि.प्रा. दक्षिणी क्षेत्र / A.A.I., Southern Region
चेन्नई / Chennai - 600 027

ANNEXURE 4



सत्यमेव जयते

Validity expires on 05.03.2028

**PROCEEDINGS OF THE
STATE ENVIRONMENT IMPACT ASSESSMENT
AUTHORITY – KERALA, THIRUVANANTHAPURAM**

*Present: Dr.H.Nagesh Prabhu IFS (Retd), Chairman; Dr.V.Venu IAS, Member Secretary
and Dr.Jayachandran.K, Member*

Sub: SEIAA- Environmental Clearance for the proposed expansion of the Mixed Land Use (Master Plan) project by M/s Dragonstone Realty Pvt. Ltd. at Technopark Phase-3 Campus in Re-Sy. Nos. 290/2 part & others, in Attipra Village , Thiruvananthapuram Taluk, Thiruvananthapuram District, Kerala- Granted- Orders issued

State Environment Impact Assessment Authority, Kerala

No.SIA/KL/MIS/52546/2018,1202/EC2/2018/SEIAA

dated, Thiruvananthapuram : 06.03.2021

- Ref: 1. Application received on 20/03/2020 through PARIVESH from Mr.R.AnilKumar, Authorized Signatory,M/s Dragonstone Realty Pvt. Ltd., B Hub, Mar Ivanios, Vidya Nagar, Nalanchira, Trivandrum, Kerala- 695015.
2. Minutes of the 112th SEAC held on 12th,13th& 14th, August 2020
3. Minutes of the 115th SEAC meeting held on 3 – 5, November 2020
4. Minutes of the 116th SEAC meeting held on 2nd, 3rd and 7th December, 2020
5.Minutes of the 118th SEAC held on 1st, 2nd & 3rd February, 2021
6. Minutes of the 107th meeting of SEIAA held on 18th &19thFebruary 2021
7. G.O(Rt.) No.29/2019/Envr dt.12.04.2019.

ENVIRONMENTAL CLEARANCE NO. 17 /2021

Mr.R.AnilKumar, Authorized Signatory,M/s Dragonstone Realty Pvt. Ltd., B Hub, Mar Ivanios, Vidya Nagar, Nalanchira, Trivandrum, Kerala- 695015, has submitted an application for Environmental Clearance via PARIVESH on 20/03/2020 for the proposed expansion of the Mixed Land Use (Master Plan) project by M/s Dragonstone Realty Pvt. Ltd.

at Technopark Phase-3 Campus, Attipra Village, Thiruvananthapuram Corporation, Taluk & District Thiruvananthapuram, Kerala. The details of the project are as follows:

SL.No.	Particulars	Details
1	Name of the Project	Expansion of the Mixed Land Use (Master Plan) project by M/s Dragonstone Realty Pvt. Ltd
2	Proposed Activity	New Construction Projects and Industrial Estates
3	Name of the Sector & Schedule No. (in the EIA Notification, 2006)	Category 'B' Schedule 8 (b) Townships and Area development projects
4	Name & Address of the Project Proponent	Mr.R.AnilKumar, Authorized Signatory,M/s Dragonstone Realty Pvt. Ltd., B Hub, Mar Ivanios, Vidya Nagar, Nalanchira, Trivandrum - 695015
5	Project Location	
	a) Survey Nos:	Re-Sy. Nos. 290/2 part, 290/3 part, 290/4 part, 290/5 part, 290/6 , 290/7 part, 291/2 part, 291/4 part, 291/5 part, 291/6 part, 291/7, 291/8, 291/9 part, 291/11 part, 291/12, 291/13, 291/14, 291/15, 291/16, 291/17, 291/18, 291/19, 292/1, 292/2, 292/3, 292/4 part, 292/5 part, 292/6 part, 292/8 part, 292/9, 292/10, 295/1 part, 295/2 part, 295/3 part, 295/8 part, 295/9, 295/10, 295/11 part, 295/12, 295/13, 295/14, 295/17 part, 295/19 part, 295/23 part, 296/1 part, 296/2 part, 296/5 part, 296/6 part, 296/7, 296/8, 296/9, 296/10, 296/11, 296/12, 296/13, 296/14, 296/15, 296/16, 296/17, 296/18, 296/19, 297/8 part, 297/18 part, 297/19 part, 292/2 part, 292/3 part, 292/8 part, 292/9 part, 292/10 part, 292/11 part, 292/12 part, 292/14 part, 292/18 part, 295/14 part, 295/15,

		295/16, 295/17 part, 295/18 part, 296/10 part, 296/18 part, 296/19 part
	b) Revenue Village	Attipra Village
	c) Taluk	Thiruvananthapuram
	d) District	Thiruvananthapuram
6	Geo Co-ordinates	08 ^o 33'02.82" to 08 ^o 32'55.64" N 76 ^o 52'52.50" to 76 ^o 52'43.58"E
7	Total Plot Area	3.937 ha
8	Total Built-up Area	2,71,164.4 sq.m (approved built up area by MoEF&CC 1,33,491 sq.m + additional built up area now proposed 1,37,673.4 sq.m)
9	Project Cost	800 Crores
10	Total Water Requirement	1,137 KL/day
11	Sewage Generation	709 KL/day
12	Total Power Requirement	13 MVA
13	ToR approved letter No.	1202/EC2/2018/SEIAA dated 09.09.2019
14	Field Inspection Details	18 th December 2020
15.	CER details	1% of the project cost = 8 crores.
16.	Validity	7 years

2. The proposal was placed in the 118th SEAC meeting held on 1st, 2nd & 3rd February, 2021. The proposed expansion of Mixed Land Use (Master Plan) development is in plot area of 3.937 ha. with total cumulative built-up area of 2,71,164.4 sq.m. (Approved built-up area 1,33,491 sq m + Proposed expansion of built-up area of 1,37,673.4 sq m). The Hon'ble Supreme Court by judgment dated 29.10.20 dismissed the Civil Appeal 2535/2020 filed by Shri.Thomas Lawrence Challenging the order of NGT with a direction that the Collector has passed an order pursuant to the NGT's order dated 19.12.2018, it is clear that the execution application filed before the

NGT has become infructuous. The Committee examined all the additional documents/details filed by the proponent and decided to recommend the issuance of EC for a total built up area of 2,71,164.4 sq m. subject to following specific conditions.

- 1) Ensure uninterrupted overflow of storm water to the nearby canal.
- 2) Compensatory afforestation/ Miyawaki forest may be developed within first two years of the project.
- 3) Maximum non-conventional energy resource potential must be tapped to meet energy requirement of the project.

3. The proposal was placed in the 107th SEIAA meeting held on 18th & 19th February 2021. The decision is as follows:

“ The Authority noted that as per the legal opinion given Standing Counsel Adv. G Prakash there is no case pending in Hon: Supreme court of India and as well as in Hon: NGT with regard to phase 3 Project lands of M/S Dragonstone Realty Pvt.Ltd., as reported by SEAC.

Authority noted that M/S Dragonstone Realty Pvt.Ltd. have obtained EC for 1,33,491 sq m from MoEF&CC already as per EC order No. 21-48/2018-IA.III dated 7.6.2019. Hence out of the total area of of 2,71,164.4 sq m , Authority need to issue EC for balance area of 1,37,673.4 sq m.

Authority also noted that SEAC had appraised the proposal based on Form IA, Conceptual Plan, the filed inspection report, the additional details/documents obtained from the proponent as the part of the appraisal. After the due appraisal SEAC has recommended to issue EC subject to certain conditions.

Authority decide to issue EC for 7 years as recommended by SEAC for the balance built up area of 1,37,673.4 sqm subject to following specific conditions and general conditions.

1. *The Project proponent shall scrupulously follow the EC conditions imposed by MoEF&CC while issuing EC for 1, 33,491 sq m. as per EC order No. 21-48/2018-IA.III dated 7.6.2019.*
2. *The Project Proponent shall implement the activities proposed in the Environmental Management Plan to ensure the Environmental stability in the project region.*

3. *Ensure uninterrupted overflow of storm water to the nearby canal.*
4. *Compensatory afforestation/Miyawaki forest as suggested by SEAC shall be developed within first two years of the project if it is not a part of Environment Management Plan (EMP)*
5. *Maximum non-conventional energy resource potential shall be tapped to meet energy requirement of the project.*
6. *The Project Proponent shall obtain all required clearances from all the concerned local self-government organizations and Thiruvananthapuram Corporation.*
7. *The construction activities shall be carried out as per the approved Building plan observing all rules and regulations under Kerala Municipal Building rules.*
8. *Corporate Environment Responsibility (CER): As per OM no F.No.22-65/2017-IA.III dated 30th September 2020, the project Proponent shall prepare an Environment Management Plan (EMP) as directed by SEAC during appraisal, covering the issues to address the environmental problems in the project region, indicating both physical and financial targets year wise. The EMP shall be implemented in consultation with District Collector. The indicated cost for CER shall be 1% of the project cost. The follow up action on implementation of CER shall be included in the half yearly report which will be subjected to field inspection at regular intervals.*
9. *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 (Circular No.J-11013/41/2006-IA.II (I) of Gov. MoEF dt.22.09.2008 and Regulation of Employment and Conditions of Service) Act, 1996)".*

4. In this circumstance, Environmental Clearance is granted to Mr.R.AnilKumar, Authorized Signatory, M/s Dragonstone Realty Pvt. Ltd., B Hub, Mar Ivanios, Vidya Nagar, Nalanchira, Trivandrum, Kerala- 695015, for the proposed expansion of the Mixed Land Use (Master Plan) project by M/s Dragonstone Realty Pvt. Ltd. at Technopark Phase-3 Campus in Re-Sy. Nos. 290/2 part & others, Attipra Village, Thiruvananthapuram Taluk.

Thiruvananthapuram District, Kerala, subject to the condition in para 3 of this order and the usual general conditions for projects other than mining appended hereto. Also the following green conditions should be strictly adhered to.

Green Conditions.

1. *Adequate rain water harvesting facilities shall be arranged for.*
 2. *Technology and capacity of the STP to be indicated with discharge point (if any) of the treated effluent.*
 3. *Effluent water not conforming to specifications shall not be let out to water bodies.*
 4. *Maximum reuse of grey water for toilet flushing and gardening and construction work shall be ensured.*
 5. *Dual plumbing for flushing shall be done.*
 6. *Provisions for disposal of e-wastes, solid wastes, non-biodegradables and separate parking facility for the buildings shall be provided.*
 7. *Generation of solar energy to be mandatory for own use and/or to be provided to the grid.*
 8. *There shall be no compromise on safety conditions and facilities to be provided by the project proponent, which shall be ensured for occupation, regularisation or consent to operate.*
5. The Clearance will also be subject to full and effective implementation of all the undertakings given in the application form, all the environmental impact mitigation and management measures undertaken by the project proponent in the documents submitted to SEIAA, and the mitigation measures and waste management proposal as assured in the Form - I and Form-1A, Environment Management Plan as submitted. The assurances and clarifications given by the proponent in the application and related documents will be deemed to be part of these proceedings as conditions as undertaken by the proponent, as if incorporated herein.
6. Validity of the Environmental Clearance will be for **Seven years** from the date of issuance of E.C, subject to inspection by SEIAA on annual basis and compliance of the conditions, subject to earlier review of E.C in case of violation or non-compliance of any of

the conditions stipulated herein or genuine complaints from residents within the scrutiny area of the project.


7. Compliance of the conditions herein will be monitored by the State Environment Impact Assessment Authority or its agencies and also by the Regional Office of the Ministry of Environment and Forests, Govt. of India, Bangalore.

8. Necessary assistance for entry and inspection by the concerned officials and staff should be provided by the project proponents.

9. Instances of violation if any shall be reported to the District Collector, Thiruvananthapuram to take legal action under the Environment (Protection) Act 1986.

10. The Half Yearly Compliance Report (HYCRs) with its contents of a covering letter, compliance report and environmental monitoring data has to be in PDF format merged into a single document. The email should clearly mention the name of the project, EC No and date, period of submission and to be sent to the Regional Office of MoEFF& CC by email only at email ID rosz.bng-mefcc@gov.in . Hardcopy of HYCRs shall not be acceptable.

11. The given address for correspondence with the authorized signatory of the project is Mr.R.AnilKumar, Authorized Signatory,M/s Dragonstone Realty Pvt. Ltd., B Hub, Mar Ivanios, Vidya Nagar, Nalanchira, Trivandrum, Kerala- 695015.



Anil P. Antony
Administrator, SEIAA
For Member Secretary, SEIAA

To,

Mr.R.AnilKumar,
Authorized Signatory,
M/s Dragonstone Realty Pvt. Ltd.,
B Hub, Mar Ivanios,
Vidya Nagar, Nalanchira,
Trivandrum, Kerala- 695015



Copy to:

1. MoEF Regional Office, Southern Zone, KendriyaSadan, 4th Floor, E&F Wing, II Block, Koramangala, Bangalore-560034.(through e-mail: rosz.bng-mefec@gov.in)
2. The Principal Secretary to Government, Environment Department
3. The Director, Directorate of Environment & Climate Change, 4th Floor KSRTC Bus Terminal, Thampanoor, Thiruvananthapuram, Kerala 695001
4. The Principal Secretary to Government, Environment Department
5. The District Collector, Thiruvananthapuram
6. The District Town Planner, Thiruvananthapuram
7. The Tahsildhar, Thiruvananthapuram Taluk, Thiruvananthapuram District
8. The Member Secretary, Kerala State Pollution Control Board
9. The Secretary, Attipara Village Office, Sreekariyam Kazhakuttam Road, Manvila Industrial Estate, Manvila, Thiruvananthapuram -695001.
10. Chairman, SFIAA, Kerala
11. Website
12. Stock file
13. O/c

**STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY (SEIAA),
KERALA**

GENERAL CONDITIONS FOR PROJECTS OTHER THAN MINING

1. 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.
2. 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 on the website of SEIAA www.seiaakerala.in. 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.
3. The proponent shall send a copy of the clearance letter to the concerned Grama Panchayath/District Panchayath/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 uploaded on the website of the company.
4. 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.
5. Consent to Establish and Consent to Operate from Kerala State Pollution Control Board under Water and Air Act(s) should be obtained before initiating activity. 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. Copies of statutory clearance obtained shall be enclosed along with first half yearly compliance report.
6. If blasting is involved in the preparation of site, the required clearances from the competent authorities should be obtained.
7. The stipulations/conditions issued 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, Solid Waste Management Rules, 2016 Plastic Waste Management and Handling Rules, 2016, Construction and Demolition Waste Management Rules 2016, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

8. The conditions specified in the EIA notifications 2006 and subsequent amendments, the specific directions given by SEIAA/SEAC should be followed under corporate Environment Responsibility. The activities carried out under CER should be listed with details in Half yearly compliance report along with Status of Implementation and certificates from the beneficiaries and photographs.
9. Safety measures should be implemented as per the Fire and Safety Regulations/SDMA guidelines.
10. The environmental safeguards contained in the EIA Report should be implemented in letter and spirit and status of implementation of each one should be included in the half yearly compliance Report.
11. Environment Monitoring Committee as agreed under the affidavit filed by the proponent should be formed and made functional. Environmental Monitoring Committee with defined functions and responsibility should foresee post operational environmental problems (Eg. development of slums near the site, increase in traffic congestion, power failure, increase in noise level, natural calamities, and increase in suspended particulate matter etc.) and action taken to solve these immediately with mitigation measures
12. Suitable avenue trees should be planted on either side of approach road and internal roads and open parking areas, if any. The proponent should plant trees at least 5 times of the loss of trees that has occurred while clearing the land for the project. The native flowering and fruiting species only shall be used for planting and planning should be done considering the nature of public use.
13. 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 power grid and consumption in future.
14. The proponent shall submit half yearly compliance 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 same on their website and shall update the same periodically. The

- compliance report shall be simultaneously sent to the Regional Office of Ministry of Environment, Forests and Climate Change, Govt. of India at Bengaluru and also to SEIAA.
15. The project proponent is responsible for implementing all the provisions of labour laws applicable from time to time. Provision should be made for providing cooking facilities and supply of kerosene or cooking gas to the labourers.
 16. The proponent shall co-operate with and provide facilities and documents/data to the Agencies including the Officials from the Regional of Ministry of Environment, Forests and Climate Change, Bengaluru during their inspection as part of monitoring the implementation of environmental safeguards.
 17. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Authority.
 18. In case of transfer of EC, the matter shall be intimated and approval from the Authority shall be obtained as per the existing norms.
 19. Environmental Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.
 20. 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.
 21. Any appeal against this Environmental Clearance shall lie with the National Green Tribunal 1, if preferred, within a period of 30 days as prescribed under section 11 of the National Green Tribunal Act, 1997.

General Conditions specific to Construction Phase

1. All statutory permissions including "Consent for Establishment" to STP/ETP, Solid waste management plant, Power Generator etc shall be obtained from Kerala State Pollution Control Board under Air Act and Water Act and Environment (Protection) Act. A copy shall be submitted to the Ministry/SEIAA before start of any construction work at the site.
2. 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 lightning etc. Building constructed in the

runout area of landslide / rock fall area, shall be provided with suitable structures/ measures to prevent earth materials to hit the structure.

3. All required sanitary and hygienic measures should be in place before starting construction activities which are to be maintained throughout the construction phase.
4. A First Aid Room shall be provided at the project site both during construction and operation phases of the project.
5. Provide safe and healthy basic facilities for construction workers as per the Building & Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996
6. Adequate drinking water and sanitary facilities should be provided for construction workers at the site, Provision should be made for mobile toilets. Safe disposal of wastewater and solid wastes generated including piling debris during the construction phase should be ensured.
7. Unless provided otherwise, all the topsoil excavated during construction phase should be stored and re-used for backfilling/ horticulture/landscaping purposes within the project site.
8. Top soil excavated should not be used for reclaiming wetlands.
9. The muck shall be disposed of only at approved sites with the approval of competent authority. The disposal should not create any adverse effect on the neighbouring communities and should be disposed taking necessary precautions for general safety and health of the public. Proof regarding the same shall be enclosed with the respective six monthly compliance reports.
10. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such materials must be secured so that they will not leach into the ground water.
11. Any hazardous waste generated during construction phase, should be disposed off to authorised/approved Waste Collectors as per applicable rules and norms with necessary approval of the Kerala State Pollution Control Board.
12. Soil and ground water samples shall be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
13. Storm water control and its re-use measures as per CGWB and BIS standards shall be followed for various applications.
14. 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 the applicable air and noise

emission standards and should be operated only during non-peak hours. During the transportation of building materials/products, the vehicles shall be covered with suitable materials to prevent dust pollution.

15. Ambient noise levels should conform to 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 taken to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/KSPCB.
16. The diesel generator sets used during construction phase should be of low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken. DG sets shall be installed and made functional as per guidelines of KSPCB.
17. Ready mixed concrete must be used in building construction. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
18. Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
19. Separate dual plumbing line should be provided; one line for Toilet Flushing / Gardening / Vehicle wash and another separate line for other domestic uses, for ensuring reuse / recycle of treated waste water to the maximum extent possible.
20. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
21. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
22. Water efficient plumbing features should be adopted
23. Use of glass may be reduced by 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating on windows.
24. Design of the building should be in compliance to Energy Building Code as applicable

25. Roof should meet perspective requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill the requirement.
26. Opaque wall should meet perspective requirement as per energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is optional for non-airconditioned spaces by use of appropriate thermal insulation material to fulfill requirement
27. Climate responsive design as per Green Building Guidelines in practice should be adopted
28. Building design should cater to the differently-abled citizens
29. Vegetation should be adopted appropriately on the ground as well as over built structure such as roofs, basements, podiums etc.
30. Exposed roof area and covered parking should be covered with material having high solar reflective index
31. Regular supervision of the above and other measures should be in place all throughout the construction phase, so as to avoid disturbance to the surroundings.
32. Fly ash should be used as building material in construction as per the provisions of Fly Ash Notification of September, 1999 and Amended as on 27th August 2003. (Applicable to Power Stations).
33. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining the statutory clearances.

General Conditions specific to operation phase

1. The buildings should have adequate distance between them to allow movement of fresh air and passage of natural light and ventilation.
2. Sewage Treatment Plant (STP) should be installed and made functional as per KSPCB guidelines. On/site Treatment of Sewage and Sullage should be done with scientific method ensuring efficiency of treatment, ease in operation, sustainability and it should contain the units of primary, secondary, tertiary and quaternary type of treatment scheme. The installation of the STP should be certified by an independent expert and a report in this regard should be submitted to the Ministry/SEIAA before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% grey water shall be done through a decentralized treatment. Reuse of water shall be practiced for flushing process and garden purposes. Discharge of

unused treated effluent shall conform to the norms and standards of the Kerala State Pollution Control Board. Necessary measures should be taken to mitigate the odour problem from STP.

3. Solid waste management plant shall be installed and made functional as per the guidelines of KSPCB. The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material. Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.
4. Provide adequate Material Collection Facility (MCF) for storage of non-biodegradable waste including plastic waste and E waste, for handing over the same to Recyclers/ Local Body , as stipulated by Kerala State Pollution Control Board.
5. Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase 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.
6. Low sulphur diesel shall be used as fuel in DG sets. The location of the DG sets may be decided in consultation with Kerala State pollution Control Board. DG sets should not be housed in sub basement levels.
7. Noise should be controlled to ensure that it does not exceed the prescribed standards. 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.
8. The green belt of adequate width and density shall be raised preferably with local species along the periphery of the project site so as to provide protection against particulate matter and noise.
9. Weep holes shall be provided in the compound walls to ensure natural drainage of rain water during the monsoon period.
10. Rain Water Harvesting structures should be installed as per the prevailing provisions of KMBR/KPBR, unless otherwise specified elsewhere. Rain water harvesting measures for roof run-off and surface run-off, as per approved building plan should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 m above the highest ground water table.

11. The ground water level and its quality should be monitored regularly in consultation with State Groundwater Department/Central Ground Water Authority.
 12. Traffic congestion near the entry and exit points from the roads adjoining the project site must be avoided. Parking should be fully internalized and no public space should be utilized.
 13. A Report on the energy conservation measures, conforming to energy conservation norms issued by Bureau of Energy Efficiency, should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the Ministry in three months time.
 14. Energy conservation measures like installation of LED /CFLs/TFLs for the lighting the areas outside the building should be an integral part of the project design and should be in place before project commissioning. Used LED/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. Solar panels may be used to the extent possible.
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ANNEXURE 5

ANNEXURE 6



Dragonstone Realty Private Limited

Registered Office: The Atomic,
Technopark Maingate,
Kazhakkuttam Trivandrum 695 582
Landline: 799 444 80 60
W: www.tihholdings.in
CIN: U45201KL2015FTC038988
GSTIN: 32AAFCD4865Q1Z5

Ref: TIH/DRPL/ZEN/MOEF/CR/006

28th October 2022

To
The Additional Principal Chief Conservator of Forests (C)
The Ministry of Environment, Forests & Climate Change - Regional Office (Southern Zone)
4th Floor, E&F Wings Kendriya Sadan, 17th Main Road
2nd Block, Koramangala, Bangalore – 560 034

Sub: Submission of Half Yearly Compliance Report for the Period from 01/04/2022 to 30/09/2022 in respect to Construction of our Commercial cum Office complex at Technopark Phase – 3 campus in (Non-SEZ) Sy. Nos 290/2(part), 290/3(part) & others, Village Attipara, Taluk & District Thiruvananthapuram, Kerala.

Ref: File No.SIA/KL/MIS/52546/2018, 1202/EC2/2018/SEIAA dated 6th March 2021, Environment Clearance No. 17/2021

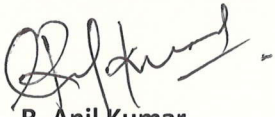
Dear Sir,

Please find enclosed herewith the Half Yearly compliance Report of the condition stipulated in the Environment Clearances as mentioned above.

We hope you find the same in order

Thanking you,

Yours faithfully,
For Dragonstone Realty Pvt Ltd


R. Anil Kumar
Authorized Signatory

Encl: as above

Kavin

From: Jegadeeswaran R <jegadeeswaranr@tiholdings.in>
Sent: 29 October 2022 18:32
To: rosz.bng-mefcc@gov.in
Cc: Anil Kumar; Subash Muthanna; Resource; Sushin S; kavin.n@en3online.com
Subject: Dragonstone Realty Pvt Ltd - Submission of Half Yearly Compliance Report for the Period from 01/04/2022 to 30/09/2022
Attachments: Final Complince Report No.6 _1-4-2022 to 30-09-2022.pdf

Ref: TIH/DRPL/ZEN/MOEF/CR/006

To
The Additional Principal Chief Conservator of Forests (C)
The Ministry of Environment, Forests & Climate Change - Regional Office (Southern Zone)
4th Floor, E&F Wings Kendriya Sadan, 17th Main Road
2nd Block, Koramangala, Bangalore – 560 034

Sub: Submission of Half Yearly Compliance Report for the Period from 01/04/2021 to 30/09/2022 in respect to Construction of our Commercial cum Office complex at Technopark Phase – 3 campus in (Non-SEZ) Sy. Nos 290/2(part), 290/3(part) & others, Village Attipara, Taluk & District Thiruvananthapuram, Kerala.

Ref: File No.SIA/KL/MIS/52546/2018, 1202/EC2/2018/SEIAA dated 6th March 2021, Environment Clearance No. 17/2021

Dear Sir,

Please find attached Half Yearly Compliance Report of the condition stipulated in the Environment Clearances as mentioned above.

We hope you find the same in order.

Regards,

JEGADEESWARAN.R
Assistant Vice President - Development



TIH India Real Estate Advisory LLP

The Atomic Office, 1st Floor | Near Technopark Phase-I Maingate,
Kazhakuttam | Trivandrum | Kerala | India 695 582.

C : +91 729 992 6187 | L : +91 799 444 80 60 | WhatsApp : +91 729 992 6187
www.tiholdings.in | www.taurusyosemite.com | www.downtownvm.com

ANNEXURE 7



കേരളം KERALA

CX 040858

AFFIDAVIT

I, R. Anil Kumar, Authorized signatory of M/s Dragonstone Realty Pvt. Ltd., having its correspondence office at B. Hub, Mar Ivanios, Vidya Nagar, Nalanchira, Trivandrum, Kerala - 695 015 do hereby affirm and confirm as follows:

1. That, M/s Dragonstone Realty Pvt. Ltd proposes construction of Expansion of the Mixed Land Use (Master Plan) at Technopark Phase-3 Campus in in Re-Sy. Nos. 290/2 part, 290/3 part, 290/4 part, 290/5 part, 290/6 , 290/7 part, 291/2 part, 291/4 part, 291/5 part, 291/6 part, 291/7, 291/8, 291/9 part, 291/11 part, 291/12, 291/13, 291/14, 291/15, 291/16, 291/17, 291/18, 291/19, 292/1, 292/2, 292/3, 292/4 part, 292/5 part, 292/6 part, 292/8 part, 292/9, 292/10, 295/1 part, 295/2 part, 295/3 part, 295/8 part, 295/9, 295/10, 295/11 part, 295/12, 295/13, 295/14, 295/17 part, 295/19 part, 295/23 part, 296/1 part, 296/2 part, 296/5 part, 296/6 part, 296/7, 296/8, 296/9, 296/10, 296/11, 296/12, 296/13, 296/14, 296/15, 296/16, 296/17, 296/18, 296/19, 297/8 part, 297/18 part, 297/19 part, 292/2 part, 292/3 part, 292/8 part, 292/9 part, 292/10 part, 292/11 part, 292/12 part, 292/14 part, 292/18 part, 295/14 part, 295/15, 295/16, 295/17 part, 295/18 part, 296/10 part, 296/18 part, 296/19 part, in Attipra Village, Thiruvananthapuram Taluk, Thiruvananthapuram District, Kerala.

That, the Environmental Clearance proceedings number and date are SIA/KL/MIS/52546/2018, 1202/EC2/2018/SEIAA dated 06.03.2021.



SANTHOSH KUMAR M.
Advocate & Notary
Roll No. K22M-0001
Regd. No. 19322

Thiruvananthapuram Dist, Kerala

Dragonstone Realty Pvt. Ltd.

LALA S.S.
CUSTOM VENDOR



No. 24643
18/3/2021

R. Anil Kumar



കേരളം കേരल KERALA

CX 040859

3. That, all the conditions stipulated in the Environment Clearance would be scrupulously followed.


DEPONENT

Verification:

Verified that my above statements are true to the best of my knowledge and belief and nothing material has been concealed therein.



DEPONENT

Place: Thiruvananthapuram

Date: 19/03//2021

Solemnly affirmed and signed this before me by the deponent at my office at Thiruvananthapuram on this 19th day of March 2021




SANTHOSH KUMAR M.
Advocate & Notary
Roll No: K/12/2001
Regd. No: 19322
Thiruvananthapuram Dist., Kerala

NOTARIAL REGISTER ENTRY

Sl. No: 111 Vol: 1

No. 24644
18/3/2021

Dragon Stone Reality Pvt. Ltd.


JAG A S S
JAYAM VENDES



ANNEXURE 8

ALL ALUMINUM FABRICATION & ROOFING WORK
SILVER NET INDUSTRIES
Vel. Titanium PO, Trivandrum
No. 0471-2524174

For further details please log on to
www.sotsindia.in/careers

NOTICE

I, Miss Premakumari M. D/o P. Ramunatha panicker Ex-Army No 7005496 Mainil House, PO Mankara, Palakkad District, Kerala, do hereby declare that my correct name and Date of birth is **PREMAKUMARI M** and 09/02/1948 as this is wrongly recorded in the record of my deceased father as **PREMAKUMARI** and 15/03/1949 respectively.

PUBLIC NOTICE

NOTICE

This is to inform to the General Public that the construction of expansion of the Mixed Land Use (Master Plan) at Techno park Phase-3 Carpius in Res-59 Nos. 250/2 part, 250/3 part, 250/4 part, 250/5 part, 250/6 part, 250/7 part, 250/12 part, 250/14 part, 250/15 part, 250/16 part, 250/17 part, 250/18 part, 250/19 part, 250/20 part, 250/21 part, 250/22 part, 250/23 part, 250/24 part, 250/25 part, 250/26 part, 250/27 part, 250/28 part, 250/29 part, 250/30 part, 250/31 part, 250/32 part, 250/33 part, 250/34 part, 250/35 part, 250/36 part, 250/37 part, 250/38 part, 250/39 part, 250/40 part, 250/41 part, 250/42 part, 250/43 part, 250/44 part, 250/45 part, 250/46 part, 250/47 part, 250/48 part, 250/49 part, 250/50 part, 250/51 part, 250/52 part, 250/53 part, 250/54 part, 250/55 part, 250/56 part, 250/57 part, 250/58 part, 250/59 part, 250/60 part, 250/61 part, 250/62 part, 250/63 part, 250/64 part, 250/65 part, 250/66 part, 250/67 part, 250/68 part, 250/69 part, 250/70 part, 250/71 part, 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250/997 part, 250/998 part, 250/999 part, 250/1000 part.

REAL ESTATE
PLOT FOR SALE
33 cents plot for sale near Calicut Airport, opp. Hajj House.
Contact: 8589011640 9562728009

CHANGE OF NAME

I, Prabha G. Nair, Scouter of Ex No. 7772305A, Gopalkrishnan Nair N of CMP records, Bangalore-25, residing at Karunyarth Puthu Veedu Mele, Peruvayal PO, Thiruvananthapuram-696673, Kerala, changed my name from **PRABHA G. NAIR** to **PRABHA KUMARI V.S.** vide Affidavit dt. 19/03/2021 at Thiruvananthapuram-69, Kerala.

PERSONAL

CHANGE OF NAME

I, Pragna G. Nair, Scouter of Ex No. 7772305A, Gopalkrishnan Nair N of CMP records, Bangalore-25, residing at Karunyarth Puthu Veedu Mele, Peruvayal PO, Thiruvananthapuram-696673, Kerala, changed my name from **PRABHA G. NAIR** to **PRABHA KUMARI V.S.** vide Affidavit dt. 19/03/2021 at Thiruvananthapuram-69, Kerala.

PUBLIC NOTICE

CHANGE OF NAME
I, NANDU son of Ex No. 14349994 L Rank HW, YUJAN, V, resident of ROADVILA VEEDU, KANJIRATHAMMOODU, AYYAKKUDHI (P.O.) have changed my name from **NANDU** to **NANDU. V.S** and Date of birth **27-02-2001** vide affidavit Dated **15-03-2021** before Adv. **V.T. ALEXANDER, Notary Kollam.**

I, Mariyamma spouse of No 1066332A Ex LD(MK) Suben K residing at St. Mary Vilasam, 11th mile, Marthandankara PO 691312 Kollam Dist, Kerala have changed my name from **Mariyamma to Lalitha** and my date of birth is on **21.04.1966** vide affidavit dated **17/03/2021** attested before Adv PB Jamedanar Nair Notary Public at Punalur.

RENTAL

COLLEGE COMPLEX BUILDINGS FOR LEASE

Malini Lakshmaiah Engineering College Premises Buildings which have been established in **60 acres** of land and out of which **2Lakhs Sq.ft** buildings (20 KM from Ongole) situated at **Singarayakonda, NH-16, Prakasam Dist., Andhra Pradesh** will be given for LEASE for Colleges, Coaching Centres (IIT, JEE, etc) / Academy, Hospitals etc., and for all kinds of Commercial, Private, Government Sectors. (Suitable for International Schools)
Special Features: • 60 acres • Bank facility • Post Office • 24X7 Bus & Rail transport • Computer Labs • Separate Ladies & Gents Hostels • Canteen • Mineral Water • Large Dining Halls • Cell Towers • Net facility.
Contact: Dr. Mallinori Lakshmaiah cell: 093988 11245

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THE SUPREME INDUSTRIES LIMITED
The Esplanade, 4th Floor, Convent Jn, Emakulam-35 Ph: 2335245
Jee van bhav ke saath...

ANNEXURE 9

Environment, Health and Safety (EHS) Policy

Our goal is simply stated - to eliminate accidents and harm to people, the Environment and the business. As a minimum, wherever we operate in the world, we will comply with legislation and work with our clients, consultants, contractors and regulators to raise the standards of the industry.

To fulfill the above commitment, we will ensure the following :

- Be responsible for the protection of environment, health and safety. It is as critical to the success of our business as cost, time and quality.
- Remain committed to continual improvement to eliminate accidents and harm to people, the environment and the business.
- Encourage its associates to demonstrate the same level of commitment for continual improvement in health, safety and environmental performance.
- Follow all the applicable statutory regulations.
- Develop and maintain effective safety management processes to mitigate or minimize identified risk by use of proactive and cost effective measures and procedures.
- Record, analyze and investigate all reported safety incidents/accidents to prevent their recurrence.
- Ensure compliance with the policy through a process of education, training, guidance, review and audit.
- Make available appropriate resources to implement this policy.
- Ensure that all the employees will contribute for implementation of this policy

Date: 15th July 2019


R Anil Kumar
Chief Operating Officer



ANNEXURE 10

Email : eephdivisionkwa.typrn@gmail.com

Tel. 0471 - 2322798



KERALA WATER AUTHORITY

Office of the Executive Engineer
Public Health Division (North)
Vellayambalam
Thiruvananthapuram
Dated: 17-04-2018

No: KWA/PHDN-TN/DB2-780/2017

From
EXECUTIVE ENGINEER

To
Sri. Madhavan Praveen
D.G.M (Projects), Technopark,
Thiruvananthapuram

Sir,
Sub: - Supply of water by KWA at Technopark Phase III Campus
Ref: - That office letter No. ETPK/KWA/2018-19/AL-59/52

Certified that Technopark Campus received a bulk supply of 2.5 mld of Treated Water from Kerala Water Authority. The present supply meets all the needs of Techopark campus now.

With regard to future demand of 2 mld the same can be meet once the augmentation of TWSS is completed

Yours faithfully,




EXECUTIVE ENGINEER
PUBLIC HEALTH DIVISION (NORTH)
KERALA WATER AUTHORITY
VELLAYAMBALAM
THIRUVANANTHAPURAM - 695 033

ANNEXURE 11



LEED Certification Review Report

This report contains the results of the technical review of an application for LEED® certification submitted for the specified project. LEED certification is an official recognition that a project complies with the requirements prescribed within the LEED rating systems as created and maintained by the U.S. Green Building Council® (USGBC®). The LEED certification program is administered by Green Business Certification Inc. (GBCI®).

TAURUS ZENTRUM

Project ID 1000113154
 Rating system & version LEED V4 BD+C: CS
 Project registration date 12/04/2018



Precertification Final Review Decision

CERTIFIED: 40-49, SILVER: 50-59, GOLD: 60-79, PLATINUM: 80+

LEED V4 BD+C: CORE AND SHELL

ATTEMPTED: 65, DENIED: 2, PENDING: 1, AWARDED: 62 OF 130 POINTS

INTEGRATIVE PROCESS	1 OF 1	MATERIALS AND RESOURCES	3 OF 14
Integrative Process	1 / 1	Storage and Collection of Recyclables	Y
LOCATION AND TRANSPORTATION	11 OF 40	Construction and Demolition Waste Mgmt Planning	Y
LEED for Neighborhood Development Location	0 / 20	Building Life-Cycle Impact Reduction	0 / 6
Sensitive Land Protection	0 / 2	Product disclosure & optimization - Environmental Product Declarations	1 / 2
High Priority Site	0 / 3	Product disclosure & optimization - Sourcing of Raw Materials	0 / 2
Surrounding Density and Diverse Uses	6 / 6	Product disclosure & optimization - Material Ingredients	0 / 2
Access to Quality Transit	3 / 6	Construction and Demolition Waste Mgmt	2 / 2
Bicycle Facilities	0 / 1	INDOOR ENVIRONMENTAL QUALITY	3 OF 10
Reduced Parking Footprint	1 / 1	Minimum IAQ Performance	Y
Green Vehicles	1 / 1	Environmental Tobacco Smoke Control	Y
SUSTAINABLE SITES	6 OF 11	Enhanced IAQ Strategies	2 / 2
Construction Activity Pollution Prevention	Y	Low-Emitting Materials	0 / 3
Site Assessment	1 / 1	Construction IAQ Mgmt Plan	1 / 1
Site Development - Protect or Restore Habitat	0 / 2	Daylight	0 / 3
Open Space	0 / 1	Quality Views	0 / 1
Rainwater Mgmt	3 / 3	INNOVATION	5 OF 6
Heat Island Reduction	1 / 2	Innovation	4 / 5
Light Pollution Reduction	0 / 1	LEED Accredited Professional	1 / 1
Tenant Design and Construction Guideline	1 / 1	REGIONAL PRIORITY CREDITS	4 OF 4
WATER EFFICIENCY	11 OF 11	Rainwater Mgmt	1 / 1
Outdoor Water Use Reduction	Y	Heat Island Reduction	1 / 1
Outdoor Water Use Reduction	2 / 2	Outdoor Water Use Reduction	1 / 1
Indoor Water Use Reduction	Y	Indoor Water Use Reduction	1 / 1
Indoor Water Use Reduction	6 / 6	TOTAL	62 OF 130
Building-Level Water Metering	Y		
Cooling Tower Water Use	2 / 2		
Water Metering	1 / 1		
ENERGY AND ATMOSPHERE	18 OF 33		
Fundamental Commissioning and Verification	Y		
Minimum Energy Performance	Y		
Optimize Energy Performance	9 / 18		
Building-Level Energy Metering	Y		
Fundamental Refrigerant Mgmt	Y		
Enhanced Commissioning	4 / 6		
Advanced Energy Metering	1 / 1		
Demand Response	1 / 2		
Renewable Energy Production	0 / 3		
Enhanced Refrigerant Mgmt	1 / 1		
Green Power and Carbon Offsets	2 / 2		

ANNEXURE 12

ENVIRONMENT MANAGEMENT CELL – COMMITTEE MEETING

PROJECT: Commercial cum Office complex at Technopark Phase – 3 campus in (Non-SEZ) Sy. Nos 290/2(part), 290/3(part) & others, Village Attipara, Taluk & District Thiruvananthapuram, Kerala			
EC REFERENCE NO: 21-48/2018–IA–III, Dt: 07 th June, 2019		Date: 15 th Jan 2023	Time: 11:00AM
MEETING NO: TIH DRPL EMC MOM 013		VENUE: Virtual through Microsoft Teams	
COMMITTEE MEMBERS			
SI No	Name	Designation	Company
1	R. Anil Kumar	Chief Operating Officer	Taurus Investment Holdings
2	Subash Muthanna	Chief Technical Officer	Taurus Investment Holdings
3	Pradeep Maranat	AVP – Development	Taurus Investment Holdings
4	P.Z. Thomas	Managing Director	Environmental Engineering & Consultant
5	Kavin.N	Consultant	En3 Sustainability Solution
6	Divya	Consultant	En3 Sustainability Solution
7	Aswathy	Project Coordinator	JCJR Partnership
Apologies:			
Distribution:			

SL NO	POINTS DISCUSSED	OBSERVATIONS	REMARKS
1	This month Completed Activities	There is no construction activity at site since covid19 lockdown.	Info
2	Other approvals	Airport NOC has been renewed with validity extension up to 15-Jun-2030 vid reference number: THIR/SOUTH/B/060322/675550	Info

Note: Necessary photographs and documents should be submitted before the mom. In case of any noncompliance of environmental measures, it should be brought to the notice of environmental monitoring cell immediately.

ANNEXURE 13

TEST REPORT

ULR No: TC540223000006873F

LRI No.: SEAAL23040977A

Date: 24-04-2023

Page 1 of 2

CUSTOMER DETAILS

Customer Name & Address	M/s Dragonstone Realty Pvt. Ltd Technopark Phase -3 Campus Attippara Village Thiruvananthapuram District.
Customer Reference	Test Request Date: 12-04-2023

SAMPLE DETAILS

Product Category	Water	Sample Code	WT23040156
Sample Name	Water	Sample Received on	13-04-2023
Sample Description by Customer	KWA Water	Temperature @ Receipt	4 °C
Sample Conditions at Receipt	Fit for Analysis	Test Commenced on	13-04-2023
Sample Quantity & Packing	2 L & 125 ml in a Plastic Bottle	Test Completed on	18-04-2023
Information Provided by Customer	---	Sampled by	Lab Authorized Sampler

DETAILS OF SAMPLING

Sample Source	Construction Site	Date of Sampling	12-04-2023
Sampling Procedure	SEAAL/ENL/GEN/SOP/01 & SEAAL/MBL/SOP/06	Sample Temperature	27°C

TEST RESULTS- CHEMICAL PARAMETERS

Sl. No.	PARAMETERS	TEST METHOD	UNIT	RESULT	Requirement as per Acceptable Limit of IS 10500: 2012
1	Colour	IS 3025 (Part 4): 1983	Hazen	1	5 (Max)
2	Odour	IS 3025 (Part 5): 2018	---	Agreeable	Agreeable
3	Turbidity	IS 3025 (Part 10): 1984	NTU	<0.1	1.0 (Max)
4	pH	IS 3025 (Part 11): 1983	---	6.58	6.50-8.50
5	Conductivity	IS 3025 (Part 14): 1984	µS/cm	64.3	---
6	Total Dissolved Solids	IS 3025 (Part 16): 1984	mg/L	41.8	500 (Max)

Shency Joy
TM-Chemical
Checked by:



Remya B.
TM-Biological
Authorized Signatory

Laiju P N
Laboratory Head
Authorized Signatory

The results are related only to the samples submitted for analysis and this test report shall not be reproduced except in full, without the written approval of the laboratory.

Standard^S Environmental & Analytical Laboratories

Accreditation & Approval: NABL accredited Testing Laboratory as per ISO/IEC 17025:2017
vide Certificate No. TC - 5402 & "A" Grade Laboratory approved by KSPCB.

K.J. Tower, Pathalam, Udyogamandal P.O., Ernakulam-683 501, Tel. 0484-2546660, 93 87 27 24 02, 90 74 34 14 43
Web: www.sealabs.in, E-mail: seaalab@gmail.com

TEST REPORT

ULR No: TC540223000006873F

LRI No.: SEAAL23040977A

Date: 24-04-2023

Page 2 of 2

TEST RESULTS- CHEMICAL PARAMETERS

Sl. No.	PARAMETERS	TEST METHOD	UNIT	RESULT	Requirement as per Acceptable Limit of IS 10500: 2012
7	Total Hardness as CaCO ₃	IS 3025 (Part 21): 2009	mg/L	12.0	200 (Max)
8	Calcium as Ca	IS 3025 (Part 40): 1991	mg/L	3.20	75 (Max)
9	Magnesium as Mg	IS 3025 (Part 46): 1994	mg/L	<1.00	30 (Max)
10	Chloride as Cl	IS 3025 (Part 32): 1988	mg/L	11.7	250 (Max)
11	Total Alkalinity as CaCO ₃	IS 3025 (Part 23): 1986	mg/L	5.97	200 (Max)
12	Iron as Fe	IS 3025 (Part 53): 2003	mg/L	<0.10	1 (Max)
13	Sulphate as SO ₄	IS 3025 (Part 24): 1986	mg/L	2.46	200 (Max)

TEST RESULTS - BIOLOGICAL PARAMETERS

Sl. No.	PARAMETERS	TEST METHOD	UNIT	RESULT	Requirement as per Acceptable Limit of IS 10500: 2012
1	Total Coliform Bacteria	IS 15185: 2016	----	Absent/100 ml	Absent/100 ml
2	E coli	IS 15185: 2016	----	Absent/100 ml	Absent/100 ml

Remarks: The water sample complies with drinking water Specification as per Acceptable Limit of IS10500:2012 with respect to above parameters tested.

End of Report

Shency Joy
TM-Chemical
Checked by:



Remya B.
TM-Biological
Authorized Signatory

Laiju P N
Laboratory Head
Authorized Signatory

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Web: www.sealabs.in, E-mail: seaalab@gmail.com

ANNEXURE 14

TEST REPORT

ULR No: TC540223000006872F

LRI No.: SEAAL23040976A

Date: 19-04-2023

Page 1 of 1

CUSTOMER DETAILS

Customer Name & Address	M/s Dragonstone Realty Pvt. Ltd Technopark Phase -3 Campus Attippara Village Thiruvananthapuram District.
Customer Reference	Test Request date: 12-04-2023

SAMPLE DETAILS

Product Category	Atmospheric Pollution	Sample Code	EN23040360
Sample Name	Ambient Noise Level	Monitoring Commenced on	12-04-2023
Test Method	IS 9989:1981 RA:2008	Sampled by	Lab Authorized Sampler
Monitoring Location	Near Security Gate		

MONITORING RESULTS - Leq

TIME	RESULTS dB(A)	TIME	RESULTS dB(A)	TIME	RESULTS dB(A)
06:00	34.6	14:00	46.4	22:00	33.6
07:00	37.1	15:00	46.8	23:00	33.2
08:00	41.1	16:00	47.8	24:00	35.6
09:00	44.3	17:00	48.2	01:00	36.3
10:00	46.4	18:00	43.2	02:00	35.9
11:00	49.3	19:00	40.0	03:00	36.6
12:00	46.8	20:00	36.4	04:00	35.6
13:00	46.1	21:00	36.0	05:00	37.3

TEST RESULTS- CHEMICALPARAMETERS

Sl. No.	PARAMETERS	UNIT	RESULT
1	Ambient Sound Level (Leq) Day Time (06:00 to 22:00)	dB(A)	44.9
2	Ambient Sound Level (Leq) Night Time (22:00 to 06:00)	dB(A)	35.9

End of Report

Shency Joy
TM-Chemical
Checked by:



Laiju P N
Laboratory Head
Authorized Signatory

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Web: www.sealabs.in, E-mail: seaalab@gmail.com

ANNEXURE 15

TEST REPORT

ULR No: TC540223000006871F

LRI No.: SEAL23040975A	Date: 19-04-2023	Page 1 of 1
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CUSTOMER DETAILS

Customer Name & Address	M/s Dragonstone Realty Pvt. Ltd Technopark Phase -3 Campus Attippara Village Thiruvananthapuram District.
Customer Reference	Test Request date: 12-04-2023

SAMPLE DETAILS

Product Category	Atmospheric Pollution	Sample Code	EN23040359
Sample Name	Ambient Air	Sample Received on	13-04-2023
Sample Conditions at Receipt	Fit for Analysis	Test Commenced on	14-04-2023
Sampled by	Lab Authorized Sampler	Test Completed on	18-04-2023

DETAILS OF SAMPLING

Sampling Location	Near Security Gate	Date of Sampling	12-04-2023
Sampling Procedure	SEAAL/ENL/GEN/SOP/02	Humidity	69%

TEST RESULTS-CHEMICAL

SL NO	PARAMETERS	TEST METHOD	UNIT	RESULT	NAAQ Standards
1	Particulate matter (PM ₁₀)	IS 5182 (Part 23): 2006	µg/m ³	68.4	Max 100
2	Particulate matter (PM _{2.5})	IS 5182 (Part 24): 2019	µg/m ³	35.1	Max 60
3	Sulphur dioxide (as SO ₂)	IS 5182 (Part 2): 2001	µg/m ³	4.11	Max 80
4	Nitrogen dioxide (as NO ₂)	IS 5182 (Part 6): 2006	µg/m ³	6.86	Max 80

End of Report

Shency Joy
TM-Chemical
Checked by:



Laiju P N
Laboratory Head
Authorized Signatory

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