

PROJECT REPORT

PROPOSED BUILDING PLAN OF DEVELOPMENT OF IT PARK OVER AN AREA MEASURING 14.50625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE BEGAMPUR KHATOLA, SECTOR-74, GURUGRAM FROM GALAXY MAGNUM PROJECTS PVT. LTD.

Project Background & Details

Land measuring 14.50625 Acres in Sector 74, Gurgaon Urban Complex is being developed by M/s **GALAXY MAGNUM PROJECTS LTD.**, as IT PARK (vide License No. 90 of 2011 dated. 27.07.2013) as per a Sanctioned Building Plan. The Project spread over an area of 211398.469 Sqm. Construction cost of the Project is **Rs. 64770 Lacs** plus Cost of Land Rs. **9584.77 Lacs** (all Totaling Rs. 74354.77Lacs).

Plot Coverage

The Plot of 14.50625 Sqm shall have ground coverage of 15931.988 Sqm with proposed Superstructure (GF as retail & IT OFFICE & Above floor as its office 101377.297 Sqm) There shall be three basements each measuring 103829.731 Sqm. The basements shall be used for Parking and for providing utility services.

Height

The maximum height of the building shall not be more than 127.0 meter and the number of floors in the building not more than (G + 27).

FSI

FAR achieved = 101377.297 Sqm (1.75 Plot area)

Features of Project

- The Project comprised of Ground +27 floors maximum & will have green belt, fire detection and suppression system, generous electrical capacity, internet/ broadband connectivity, central air-conditioning, and hydro-pneumatic water supply system. The power requirement of the complex shall be 14684 **KVA** which shall be provided by DHBVN.
- Parking for 3580 cars provided in the basement & 158 car parking on the surface. The DGs of capacity 9X1825 KVA shall be provided for 100% power back up at ground level.

Water Requirement

Water requirement will be 1022 KLD for construction phase. Water during the construction phase will be provided through tankers. During the operation phase 500 KLD fresh water will be required. The fresh water shall be provided by Haryana Urban Development Authority (HUDA), about 1100 KLD of water will be recycled and re-used for Flushing, HVAC and Horticulture.

Storm Water Drainage

Storm Water Drainage System shall be designed to dispose of the rain water from building terraces and external catchments area within the Site premises.

Rain Water Harvesting

Rain Water Harvesting will be done at one location inside the Project area. All the rain water will be disposed into the Rain Water Harvesting Pit and the overflow, if any, will be discharged into the Municipal Storm Water drain line outside the campus. Total 15 Nos. RWH Pits.

Sewage Collection, Treatment and Disposal

- During the construction phase, no labors will stay at the site. All arrangements for domestic water requirements will be met by the Contractor deployed.
- About 540 KLD of domestic waste water will be generated during the operation phase. Sewage generated will be treated in Sewage Treatment Plant of 550 KLD capacity. Treated waste water will be used for Flushing, HVAC, and Horticulture purposes.

Solid Waste

- Solid waste during the construction phase would comprise mainly of excavated earth, concrete debris with bits and pieces of steel, insulation material for air-conditioning, packaging material, unused pieces of bricks, metals, stones, marbles etc., cement bags and card board packing material will be sold off to recyclers. Rubbish sorting and management shall be organized and controlled.
- During the operation phase, solid wastes would mainly be recyclable wastes such as paper wastes, glass, wood pieces, plastic bags and biodegradable kitchen wastes etc., the total solid waste generation from complex would be 0.25 tone/ day.
- The solid waste would be transferred to the community bins from where it would be disposed off at the common garbage disposal site.
- The possible hazardous wastes during operation phase would include used/ spent oil from DG sets classified under Hazardous wastes Category 5.1 as per Hazardous wastes (Management and Handling) Amendment Rules 2003. Project will handle and dispose of the hazardous wastes as per Hazardous Wastes (Management and Handling) Amendment Rules, 2003 in consultation with the Haryana State Pollution Control Board.

Electricity and Fuel

- Total electricity demand is estimated to be 14684 KVA. Power will be supplied by Dakshin Haryana Vidhyut Vitran Nigam.
- 100% back up power will be provided using DG sets.
- The DG sets will be placed at the Basement -1 level. The fuel used will be low Sulphur H.S. Diesel. (Alternatively, 9 DG sets of 1825 KVA)
- About 9933.0 Sqm area will be developed as green under plantation & landscape.

Environment Management Plan

- Environment Management cell will be created and responsibility will be assigned to various members.
- Environment monitoring plan will be prepared for air pollution, water pollution and solid waste generation.
- Projected recurring cost for environment issued will be Rs. 15 Lacs per annum and capital cost for the same will be Rs. 150 Lacs.
- Capital cost of green belt development will be Rs. 20 Lacs while recurring cost will be Rs. NIL Lacs per annum.
- Safety aspects will be taken into consideration.

**IT PARK FALLING IN THE REVENUE ESTATE OF VILLAGE BEGAMPUR KHATOLA, SECTOR-74,
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Air	- Dust suppression by spraying of water. - Compaction of soil during various constructions activates. - Ambient air quality within the premises of the proposed unit to be monitored. - Any dry, dusty materials stored in sealed containers or prevented from blowing.	- Adequate stack height will be provided for DG sets. - The DG sets shall be economical to minimize operating costs and environmentally compatible to fulfill stringent exhaust emission standard. - Stack emissions from DG set to be optimized and monitored. - Ambient air quality of the proposed unit to be monitored.
Water	- Proper on-site sanitation facilities will be provided. - No untreated discharge to be made to surface water, grounded or soil. - Take care in disposal of waste water generated such that soil and ground water resources are protected.	- Water will be supplied by the Haryana Urban Development Authority. The sewage will be treated in the sewage treatment plant and the treated effluent will be used for flushing, air conditioning/ Horticulture purposes. There will be Zero waste water discharge. - Rain Water Harvesting scheme will be incorporated in the Project which would help replenish the ground water resources.
Land	- Protect top soil stock pile wherever possible at edge of site. - Project will be developed on vacant land.	No disposal of untreated sewage on land, proper solid waste collection & disposal system.
Noise	- Equipment to be maintained in good working order. - Night working to be minimized. - Implement good working practices (equipment selection and siting) to minimize noise and also reduce its impacts on human health (ear muffs, safe distances and enclosures). - Noise to be monitored in ambient air within the plant premises. - Acoustic mufflers/ enclosures to be provided in large engines/ machineries. - All equipment operated within specified design parameters. - Vehicle trips to be minimized to the extent possible.	- Noise generated from operation of DG set to be optimized and monitoring. - DG sets to generate less than 75 dB(A) Led at 0.5m from the source. - DG sets are to be provided at basement with acoustic enclosures with height of chimney as specified by HSPCB.

Biological	No trees present at the Site.	Development of Landscape of area under green belt. Tree Plantation 550 Sqm
Socio economic	Influx of 500 workers during the construction phase (for a short term only).	The Project will provide 500 direct and indirect jobs to local people.