M/s. Vizag Hyperscale Data Center Park Limited

Sy. No. 275 of Adavivaram Village & Sy.No 26 of Mudasarlova Village, Visakhapatnam Rural Mandal, Visakhapatnam District, Andhra Pradesh

STATE EXPERT APPRAISAL COMMITTEE MEETING (INFRA-2)
EC PRESENTATION
For
M/s. Vizag Hyperscale Data Center Park Limited

8(a) Building and Construction projects – Category- B2

(TOTAL BUILT-UP AREA –1,22,858.74 Sq.mts)

CONSULTANT
M/s Pridhvi Envirotech Private Limited,
184/C, Lawn House, Vengalrao Nagar, Hyderabad
NABET Registration : NABET/EIA/23-26/RA 0321
Validity: 5th December 2026

INTRODUCTION

- M/s. Vizag Hyperscale Data Center Park Limited is proposed to develop Data center at Sy. No .275 of Adavivaram Village & Sy.No 26 of Mudasarlova Village, Visakhapatnam Rural Mandal, Visakhapatnam District, Andhra Pradesh. APIIC has allocated land about Ac 160.00.
- Now M/s. Vizag Hyperscale Data Center Park Limited proposed to develop an area of 119.4 acres **(48.33 Hectares)** with a total built-up area including open parking area is **1,22,858.74 sq.mt**. The capacity of data center in this phase is 512 MW.
- As the built-up area is more than 20,000 square meters and less than 1,50,000 Square meters and area proposed to be developed is less than 50 Hectares, as per the EIA Notification dated 14th September 2006, the proposed project activity falls under Building & Construction projects 8(a) Category B (B2), which necessities to obtain Environmental Clearance from State Level Environmental Authority, Andhra Pradesh.

- The estimated cost for the proposed project will be Rs.**17,700 Crore**

GEO COORDINATES OF THE PROJECT

S.No	Latitude	Longitude
1	17°45'53.53"N	83°17'3.28"E
2	17°46'1.15"N	83°17'9.87"E
3	17°45'40.70"N	83°17'48.20"E
4	17°45'39.11"N	83°17'45.24"E
5	17°45'38.94"N	83°17'44.17"E
6	17°45'38.07"N	83°17'43.24"E
7	17°45'34.47"N	83°17'41.13"E
8	17°45'32.76"N	83°17'39.39"E
9	17°45'32.19"N	83°17'37.79"E
10	17°45'32.38"N	83°17'35.44"E
11	17°45'33.68"N	83°17'32.84"E
12	17°45'33.45"N	83°17'31.85"E
13	17°45'34.77"N	83°17'28.55"E
14	17°45'34.89"N	83°17'27.31"E
15	17°45'35.54"N	83°17'25.58"E
16	17°45'36.15"N	83°17'24.53"E
17	17°45'36.88"N	83°17'22.54"E
18	17°45'37.14"N	83°17'20.96"E
19	17°45'37.03"N	83°17'19.68"E
20	17°45'37.27"N	83°17'18.30"E
21	17°45'38.19"N	83°17'16.82"E
22	17°45'39.20"N	83°17'16.40"E
23	17°45'38.93"N	83°17'14.92"E
24	17°45'46.39"N	83°17'18.39"E

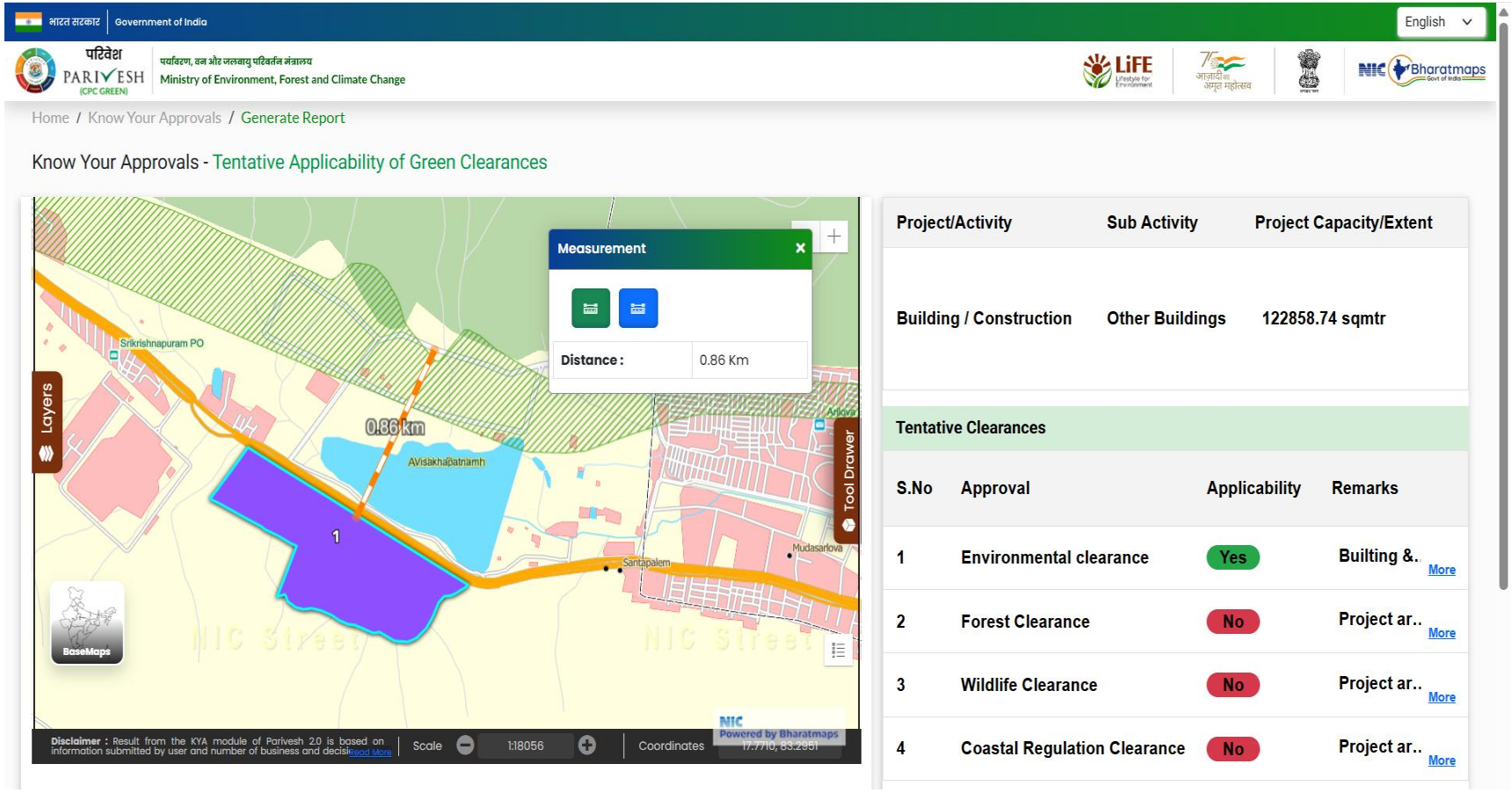
GOOGLE IMAGE OF THE PROJECT SITE

Compliance to Restrictions imposed in Kambala Konda wildlife sanctuary

- The Kambala Konda Wild sanctuary and eco sensitive zone are notified by Ministry of Environment, Forest & Climate Change vide notification of S.O.No.1366(E), dated 28.04.2017.
- The site is 0.86 KM from the edge of protected Sanctuary area in the section G-H in southern direction from sanctuary. As per the Notification the eco sensitive zone is in this section is 320 meters. The shortest distances of site edge in southern direction from eco sensitive zone is 0.45 KM.

Compliance to Restrictions imposed in Kambala Konda wildlife sanctuary

Distances showing site from protected area is give below in the map



Project/Activity	Sub Activity	Project Capacity/Extent
Building / Construction	Other Buildings	122858.74 sqmtr

Tentative Clearances

S.No	Approval	Applicability	Remarks
1	Environmental clearance	Yes	Builting &.. More
2	Forest Clearance	No	Project ar.. More
3	Wildlife Clearance	No	Project ar.. More
4	Coastal Regulation Clearance	No	Project ar.. More

Compliance to Restrictions imposed in Kambala Konda wildlife sanctuary

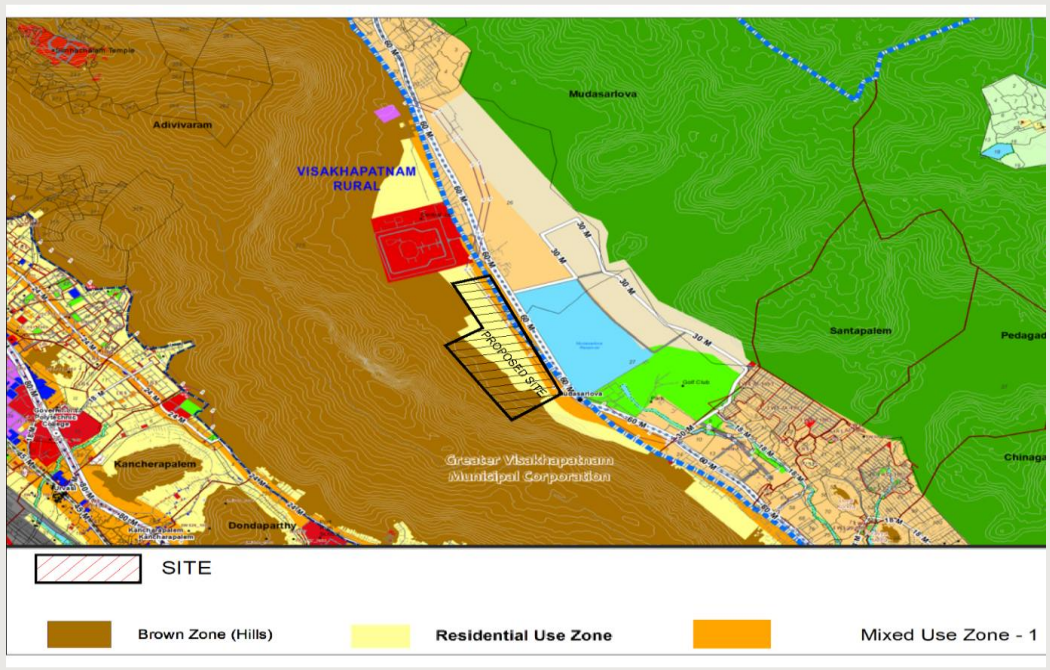
As per the Notification, new commercial construction activity comes under Regulated Activities. The Notification mentions the distances as given below

B. Regulated Activities		
8.	Commercial establishment of hotels and resorts.	No new commercial hotels and resorts shall be permitted within one kilometre of the boundary of the Protected Area or upto the extent of Eco-sensitive Zone, whichever is nearer, except for small temporary structures for Eco-tourism activities: Provided that, beyond one kilometre from the boundary of the Protected Area or upto the extent of Eco-sensitive Zone whichever is nearer, all new tourist activities or expansion of existing activities shall be in conformity with the Tourism Master Plan and guidelines as applicable.
9.	Construction activities.	(a) No new commercial construction of any kind shall be permitted within one kilometre from the boundary of the Protected Area or upto extent of the Eco-sensitive Zone whichever is nearer: Provided that, local people shall be permitted to undertake construction in their land for their use including the activities listed in sub- paragraph (1) of paragraph 3 as per building byelaws: Provided Further that the construction activity related to small scale industries not causing pollution shall be regulated and kept at the minimum, with the prior permission from the competent authority as per applicable rules and regulations, if any. (b) Beyond one kilometre it shall be regulated as per the Zonal Master Plan.

- Thus, the restricted distance is either 1 KM from the boundary of protected area or up to extent of the eco -sensitive zone, whichever is nearer
- In this case the proposed site is outside the eco sensitive area at 450 meters from the edge of eco sensitive area and hence this is not falling under restricted area.

Master Plan (VMRDA-2041)

- As per AP Govt. G.O.Ms.No.4 dated 27.02.2026, the proposed Data Center project have a special policy-level facilitation, including permission to allow Data Centers in any land use zone within the allotted lands, subject to applicable clearances.
- However, as per the Master Plan (VMRDA-2041), the proposed site does not fall under any restricted land use zone.



- Therefore, while G.O.Ms.No.4 creates a strong policy basis to support Data Center development in the allotted lands, the multi-zonal Master Plan condition requires careful regulatory validation.

SALIENT FEATURES OF THE PROJECT

Nearest Habitation	Adavivaram -0.52 km NW direction
Nearest Railway Station	Visakhapatnam– 4.1 km South direction
Nearest Airport	Visakhapatnam Airport – 7.7 km SW direction
Power Requirement & Source	512 MW, Source - APTRANSCO
Backup Power	100 X 2.75 MW& 4X 1 MW DG sets
Nearest Water body/Canal	Mudasarlova Lake- 0.12 km North, Meghadri Gedda – 8.5km West,
Nearest Forest	Kambalakonda R.F – 0.86 km North, Yerrakonda R.F – 5.1KM NW
Any Historical Monuments within 10 KM radius	Nil
Any Ecologically Sensitive areas within 10 KM radius	Kambalakonda Wild Life Sanctuary protected bondary– 0.86 KM North From Eco Sensitive zone to site – 0.45 Km

SITE SURROUNDINGS

Topography & Surrounding features of the site

- The Land is undulated terrain with trees, herbs, shrubs, and grass.
- Total trees inventoried in the project site are 200 Nos
- Conflict with development footprint: 60 trees
- Outside conflict zones (retained): 140 trees
- Final categorization: ◦ Retain: 140 trees (70%) ◦ Transplant: 20 trees (10%) ◦ Fell (with permit): 40 trees (20%)

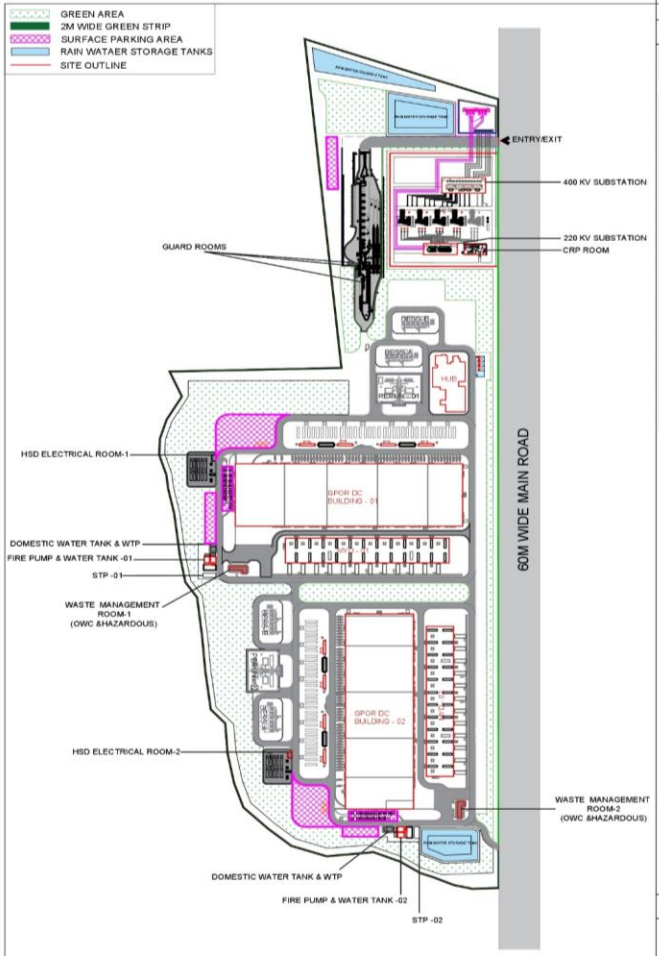
Following are the surrounding features of the proposed site.

- South: Kailasa Konda
- North: Road
- East: Kailasa Konda
- West: Kalisakonda

Access Road of the project:

The access to the project site is through Mudasaralova road which is 60M wide it connects to Chennai- Kolkata (NH-16) Road in the East direction and Vizianagaram - Simhachalam road in the west direction.

PROJECT LAYOUT PLAN



PLAN SHOWING THE PROPOSED DATA CENTER PROJECT IN SY.NO'S, 275 OF ADAVIVARAM VILLAGE AND 26 OF MUDASARLOVA VILLAGE, VISAKHAPATNAM RURAL MANDAL,VISAKHAPATNAM DISTRICT.

BELONGS TO :
M/S. VIZAG HYPERSCALE DATA CENTRE PARK LIMITED

REPRESENTED BY:
KARTHIK BHARATH KUMAR
S/O. B N BHARATH KUMAR

AREA STATEMENT

TOTAL SITE AREA	119.43 AC	483343.52 SQMTS
GREEN BELT AREA	22.26 AC	90102 SQMTS

Blocks	No.of Floors	Plinth Area(Sq.mts)	Built-up Area(Sq.mts)
1gPOR	GF	34,327.65	34,327.65
2gPOR	GF	34,327.65	34,327.65
HUB	GF	4,000.00	4,000.00
EYD (Gcub)	GF	480.00	480.00
EYD (Gcub)	GF	480.00	480.00
MYD (Gcub)	GF	10,700.00	10,700.00
MYD (Gcub)	GF	10,700.00	10,700.00
GIS Substation 220 KV	G+2	1000	3000
GIS Substation 400 KV	G+2	1800	5400
CRP Room(control relay panel)	G+2	600	1800
Fire pump & water tankX 2 No's	GF	480	480
Pump Room/UG Pump X 2No's	GF	480	480
Domestic water tank & WTPX 2 No's	GF	858	858
Guard Room X 3 No's	GF	180	180
HSD Electrical room X 2 No's	GF	135	135
STP X 2 No's	GF	390	390
Waste Management Room(CS+HWR+SWR+BWR) X 2 No's	GF	600	600
Parking Area		14520.44	14520.44
TOTAL BUILT-UP AREA			122858.74

LAND AREA STATEMENT

S.No	Land use	Area in Square Meters
1	Total Plot area	4,83,343.52

S.NO	Land Use	Plinth Area in square meters
1	Plinth area for Building	101538.3
2	Green belt (Green Area + Pheriperal Green strip)	97124.94
3	Roads	55414.48
4	Parking Area	14520.44
6	Open Area	214745.36
	Total area	483343.52

OWNER SIGNATURE

ARCHITECT SIGNATURE

V. Narender
VADITHYA NARENDER
CA/2022/152489
Reg. With Council of Architecture

Overall area statement of the Project

S.NO	Land Use	Plinth Area in square meters	%
1	Plinth area for Building	101538.3	21.0
2	Green belt (Green area+ peripheral green strip)	97124.94	20.1
3	Roads	55414.48	11.5
4	Parking area	14520.44	3.0
5	Open Area	214745.36	44.4
Total area		**4,83,343.52**	**100.0**

BUILT-UP AREA DETAILS

S. No	Description	No. of Floors	TOTAL BUILT-UP AREA (Sqm)
1	1gPOR	GF	34,327.65
2	2gPOR	GF	34,327.65
3	HUB	GF	4,000.00
4	EYD (Gcub)	GF	480.00
5	EYD (Gcub)	GF	480.00
6	MYD (Gcub)	GF	10,700.00
7	MYD (Gcub)	GF	10,700.00
8	GIS Substation 220 KV	G+2	3,000.00
9	GIS Substation 400 KV	G+2	5,400.00
10	CRP Room (control relay panel)	G+2	1,800.00
11	Fire pump & water tank X 2 No's	GF	480.00
12	Pump Room/UG pump X 2 No's	GF	480.00
13	Domestic water tank & WTP X 2 No's	GF	858.00
14	Guard Room X 3 No's	GF	180.00
15	HSD Electrical Room X 2 No's	GF	135.00
16	STP X 2 No'S	GF	390.00
17	Waste management Room (CS+HWR+SWR+BWR) X 2 No's	GF	600.00
18	Parking Area	-	14,520.44
Total			**1,22,858.74**

PARKING DETAILS

- The total area allocated for surface parking is 14,520.44 Sq.mts, which can accommodate 450 Number of four wheelers and 300 number of 2 wheelers. The total parking area is proposed project is given below

PARKING SPACE PROVISION

S. No	Parking	Area in (Sq. Mts)
1	Surface parking	14,520.44
Total Parking Area		**14,520.44**

WATER & WASTEWATER MANAGEMENT

Water Requirement:

- The total water requirement is 307.0 KLD
- 61.0 KLD will be met through re-cycled water
- Fresh Water requirement is 246.0.0 KLD
- Proposed to Source water from Rural Water Supply & Sanitation.

Water Requirement calculation for Domestic purpose

Description	No. of persons	Water requirement per person*	Domestic (Drinking) water Demand	Flushing water demand	Total water requirement in KLD
Office staff	550 persons	45 lts/person/day	13.75	11.0	24.75
Security	30 persons	45 lts/person/day	0.975	0.45	1.425
Visitors	55 persons	15 lts/person/day	0.275	0.55	0.825
Total			**15.0**	**12.0**	**27.0**

***As per the NBC-2016 norms:**

Staff & sequrity-25 Lts/person/day for drinking & 20 Lts /person /day for Flushing requirements and
Visitors-05 Lts/person/day for drinking & 10 Lts/person/day for Flushing requirements

Overall water requirement of the project

Description	Total water requirement in KLD
Domestic	27.0
Greenbelt**	240.0
Equipment's cleaning	40.0
Total	**307.0**

****Note:** The total greenbelt area is 97124.94 sq. m (24.0 acres). As per the prescribed norm of 10 KLD per acre, the total water requirement will be 240.0 KLD.

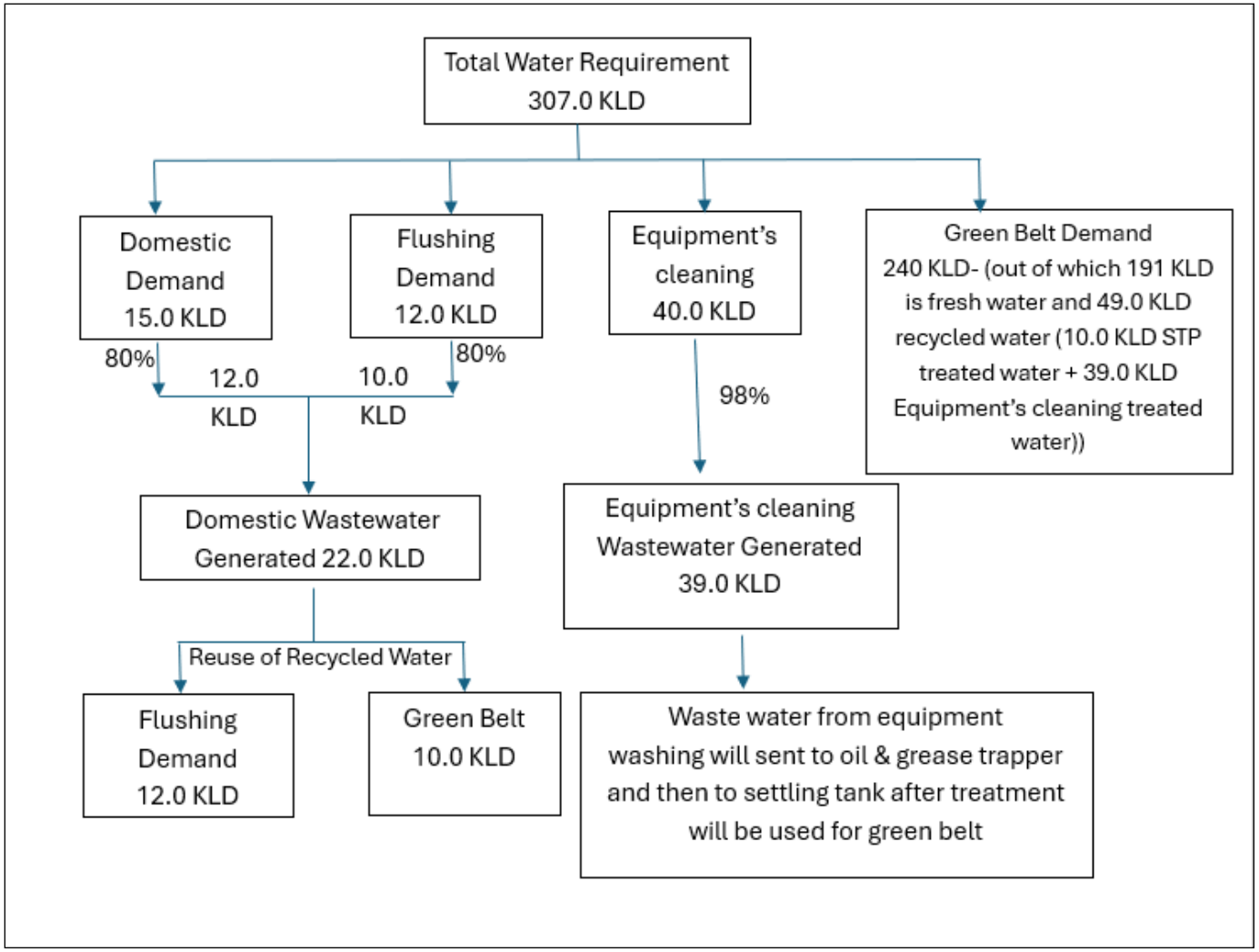
WATER BALANCE

S. No	Input	Quantity in KLD	Losses/Consumption in KLD	Out put @80%	Quantity in KLD	Disposal Method
1	Drinking water	15.0	3.0	Domestic Wastewater	12.0	Treated in STP and treated water will be reused for Flushing & Greenbelt
2	Flushing water	12.0	2.0	Flushing Wastewater	10.0	
3.	Equipment's cleaning	40.0	1.0	Equipment's cleaning Wastewater	39.0	Waste water from equipment washing will sent to oil & grease trapper and then to settling tank after treatment will be used for green belt
4	Green belt (97124.94 sq. m (24.0 acres)	240.0	240.0	-	-	-
	Total	**307.0**	**246**	**-**	**61.0**	

Recycling of Treated wastewater

S. No	Description	KLD	Remarks
1	Toilet – Flushing	12.0	STP Treated water
2	Gardening	49.0	Total required water for greenbelt-240.0 KLD out of which 191 KLD is fresh water and 49.0 KLD recycled water (10.0 KLD STP treated water + 39.0 KLD Equipment's cleaning treated water)
	Total	**61.0**	

WATER BALANCE DIAGRAM



ENVIRONMENTAL MANAGEMENT PLAN – WASTEWATER

Wastewater Generation & Management:

- The total domestic wastewater generated is 22.0 KLD which will be treated in STP
- The STP capacity required is 27.0 KLD as we are proposing to install separate STP for each building required capacity will be 13.5 KLD as this STP configuration is not available we are going for next higher-level capacity i.e 1 X 15 KLD for each building and 2 X 15 KLD of SBR Technology for complete site.
- The total domestic treated wastewater is used for Flushing by providing dual plumbing system & gardening.
- The wastewater generated from Equipment's cleaning is 39.0 KLD which will be treated in oil & grease trapper and then sent to settling tank after treatment will be used for green belt. Thus the total wastewater generated from the proposed project will be 61.0 KLD.

ENVIRONMENTAL MANAGEMENT PLAN – WASTEWATER

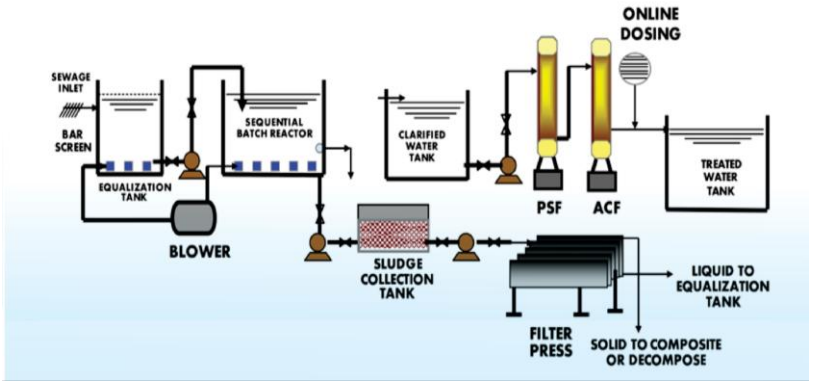
Sewage Treatment Plant (STP)

A sewage treatment plant of 30 KLD (2 X 15 KLD) capacity based on Sequential Batch Reactor (SBR) technology is proposed to treat 22 KLD of sewage water generated in the proposed project. After treatment the water will be used for Gardening & Flushing

Characteristics of sewage

Parameter	Unit	
Quantity	KLD	**22.0**
pH	--	6.0-9.0
Oil & Grease	Mg/l	10 mg/l
TSS	Mg/l	200
BOD	Mg/l	<10 mg/lit
COD	Mg/l	<250 mg/lit

Sewage Treatment Process Flow



GREENBELT DEVELOPMENT

- ✓ Total green area proposed is 97,124.94 Sqm i.e 20.1% of the plot area proposed for development
- ✓ Below plant species are suggested under the green belt plan and around 140.0 lakhs financial budget is proposed to develop the habitat
- ✓ The plant species will be selected on the basis of CPCB guidelines.

SPECIES TO BE PROPOSED FOR GREENBELT DEVELOPMENT

S.No.	Scientific Name	Standard Name	Time when flowering – fruiting occurs
1	*Tamarindus indica*	Imli	March-April
2	*Syzygium cumini*	Jamun	June-July
3	*Spathodea campanulata*	Rugtoora(African tulip)	February-May
4	*Peltophorum pterocarpum*	Copper pod/ Yellow flame tree	December-May
5	*Mangifera indica*	Mango	April-July
6	*Leucaena leucocephala*	Subabul	February-May
7	*Emblica officinalis*	Amla	January
8	*Cassia fistula*	maltas	March-June
9	*Azadirachta indica*	Neem	June-July
10	*Anthocephalus cadamba*	Kadamb	August- October

ORNAMENTAL TREES

S.No	ORNAMENTAL TREES
1	*Alstonia scholaris*
2	*Saraca asoca*
3	*Ailanthus excelsa*
4	*Peltophorum pterocarpum*
5	*Callistemon citrinus*
6	*Acalypha hispida*
7	*Caesalpinia pulcherrima*
8	*Calliandra haematocephala*
9	*Cestrum nocturnum*
10	*Erythrina indica*
11	*Plumeria acuminate*
12	*Polyalthia longifolia*
13	*Polyalthia pendula*
14	*Putranjiva roxburghii*
15	*Tabernaemontana divaricate*

RAINWATER HARVESTING

Type of Area	Area (in m2)	Coefficient of run-off	Peak rainfall intensity during one hour of rainfall (in m)	Rain water harvesting potential/hour (in m3)
Roof-top area (A)	101538.3	0.8	0.025	2538.47
Green Area (B)	97124.94	0.1	0.025	242.81
Paved area (C)	284680.28	0.6	0.025	3670.20
Total storm water load on the site with per hour retention is				6451.48
Considering 15 minutes retention time, total storm water load				1612.87

•The total rainwater harvesting potential of the project site is 6454.48 m3/hr. proposed to provide 3 No's of Rainwater water storage tanks with tanks capacity is 160cum (50 x2 and1x60)

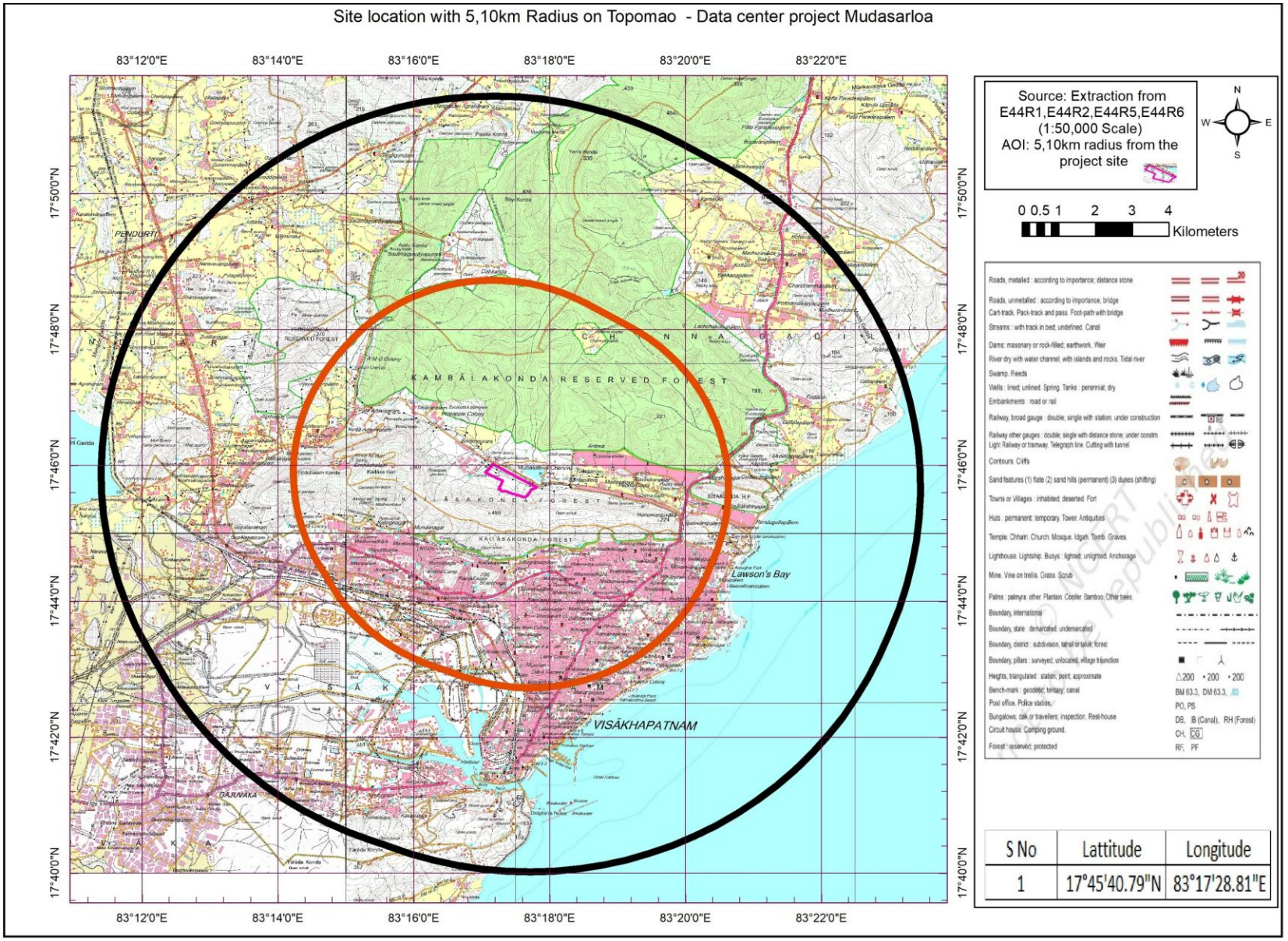
SOLID WASTE –OPERATION PHASE

Particulars	No of persons	Quantity Kg/ day	Remarks
Office	550	110.0	@ 0.2 kg/person/day
Visitors	55	8.25	@ 0.15 kg/person/day
Total	605	118.25 say as 119.0	
	%		After segregation at site
Non-biodegradable	60	71.4	Sent to municipal solid waste disposal site
Biodegradable	40	47.6	To compost yard/ organic converter.
E-Waste	-	6 tons per annum	Disposed to authorized recyclers
Battery waste	-	200 Tons per annum	Will be sent to authorized recyclers or disposed to authorized dealers on buy back basis
Used oil or waste oil	-	8000 LPA	Disposed to authorized recyclers
Horticulture waste		359.36 (15 kg/Acre/day or 0.0037kg/sq m/day Greenbelt area 97124.94 Sq.mts	Used as manure for green belt
STP sludge	-	10 Kgs/day	Used as Manure

ENVIRONMENTAL MANAGEMENT PLAN BUDGET

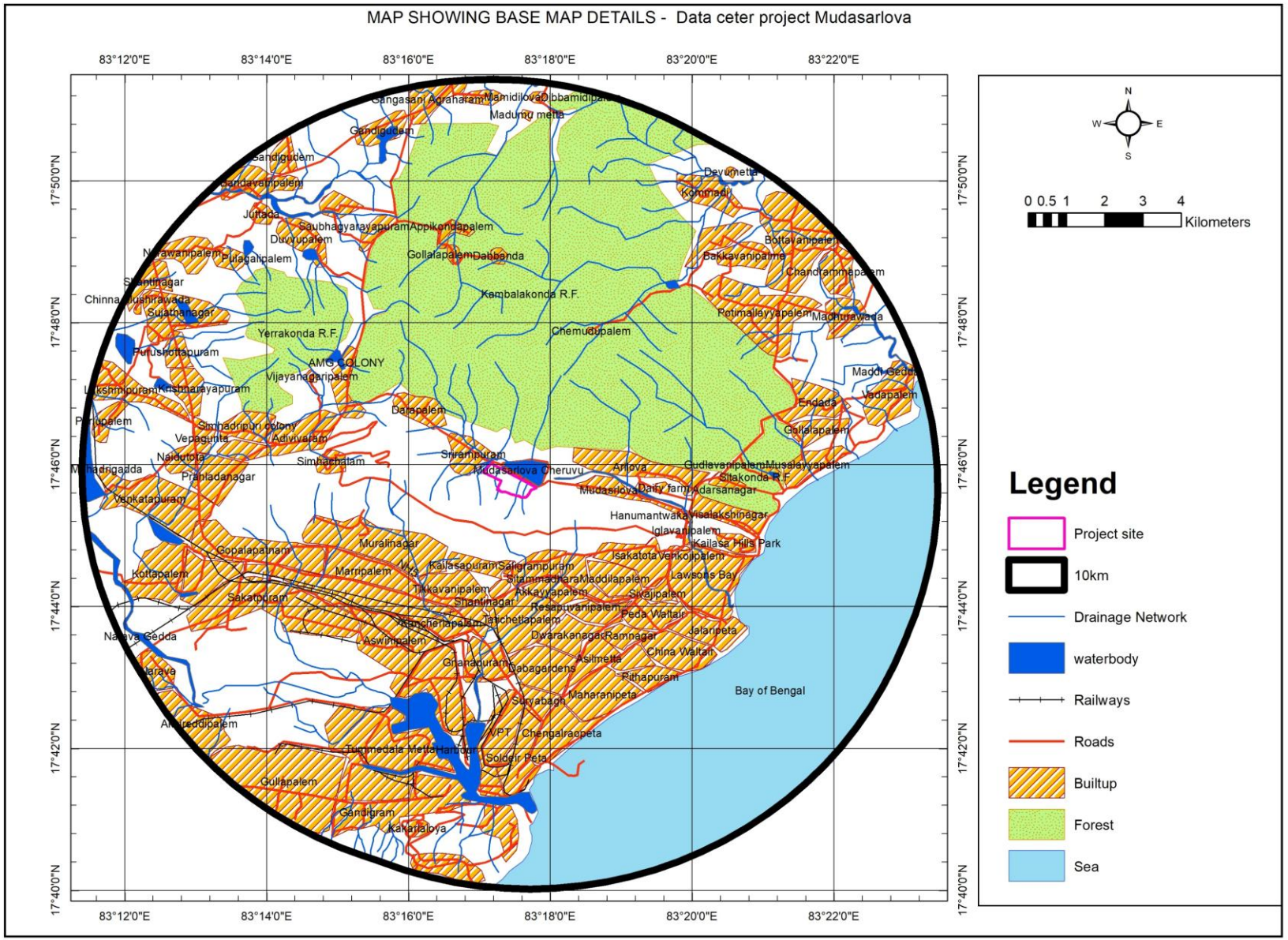
S. No	Component	Amount Rs Lakhs	Recurring cost per annum Rs Lakhs
Construction phase			
1	Dust Suppression	25.0	5.0
Occupational Phase			
2	STP	60.0	10.0
3	Green Belt Development	140.0	15.0
4	Rainwater storage tanks	100.0	10.0
5	Fire protection system	500.0	100.0
6	Solid waste management	75.0	15.0
	Total	**900.0**	**155.0**

TOPOMAP OF THE PROJECT SITE (10KM RADIUS)

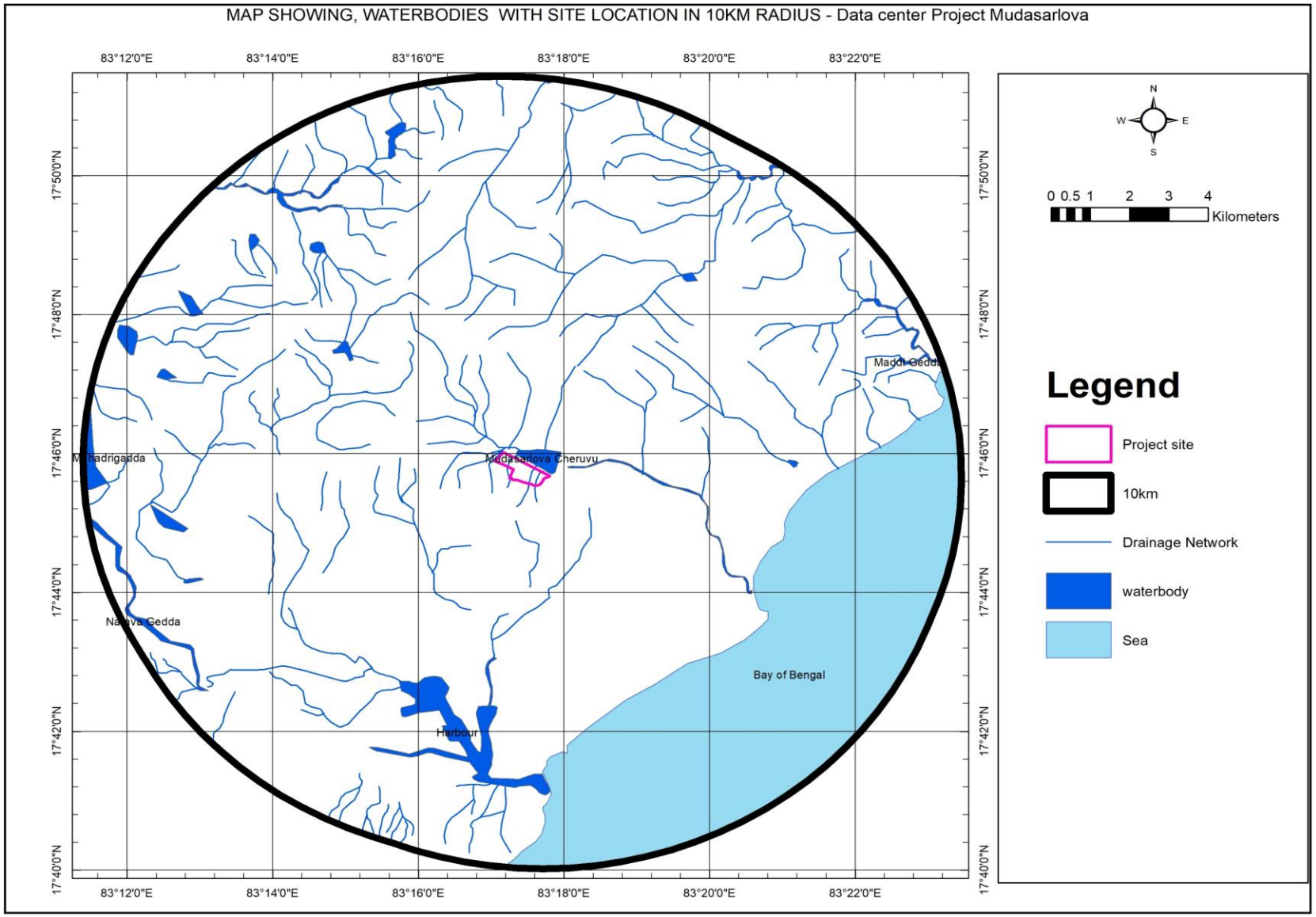


S No	Lattitude	Longitude
1	17°45'40.79"N	83°17'28.81"E

BASEMAP OF THE PROJECT SITE



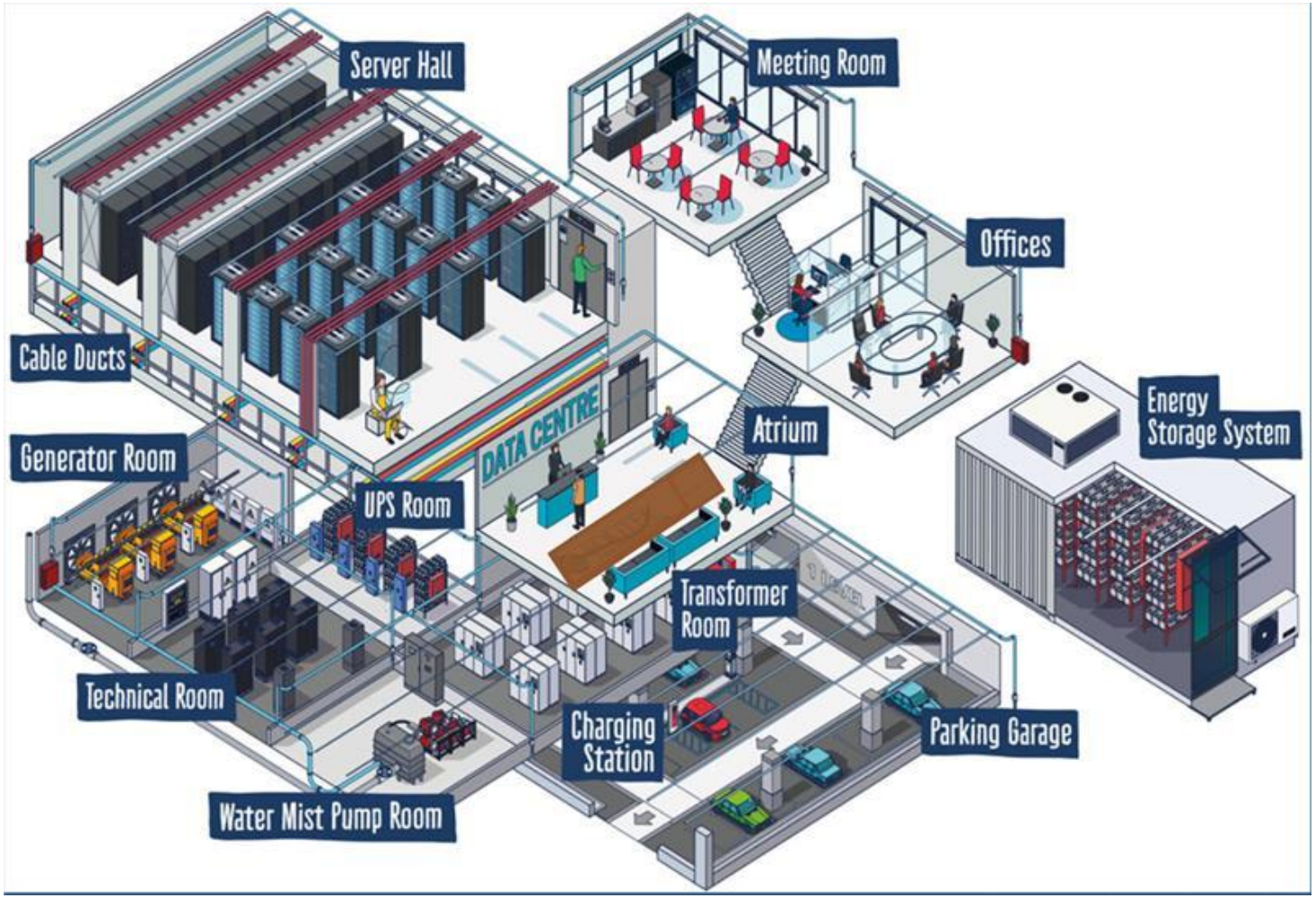
DRINAGE MAP OF THE PROJECT SITE



SITE PHOTOGRAPHS

SITE PHOTOGRAPHS

Data center Flow diagram



THANK YOU