

**MINUTES OF THE 154th MEETING OF
STATE EXPERT APPRAISAL COMMITTEE,
(SEAC), TELANGANA STATE
HELD ON 15.03.2022, 10.45 A.M.**

Minutes of the SEAC Meeting held on 15.03.2022

MINUTES OF THE 154th MEETING OF STATE EXPERT APPRISAL COMMITTEE (SEAC) HELD ON 15.03.2022 AT TSPCB, PARYAVARAN BHAVAN, A-3, I.E., SANATHNAGAR, HYDERABAD.

The following members were present:

S. No.	Name of the Expert	Position
1.	Prof.Ch.Krishna Reddy, Villa No. 25, Senor Valley, Filmnagar, Shaikpet, Hyderabad – 500 096 Ph: 9866629265	Chairman.
2.	Dr.(Ms)Thatiparthi Vijayalakshmi Plot No.110, Siddartha Nagar, S.R. Nagar Post, Hyderabad-500038. Ph: 9440896661	Member
3.	Shri Ravindra Samaya Mantri H.No: 3-5-44/1, Flat No. 301, Arcadia Apartments, Edengaden Road, Hyderabad- 500001. Ph:9491145160	Member
4.	Dr.Vemula Vinod Goud, H.No. 6-156, Sridurga Estates, Deepthisri Nagar, Madinaguda, Hyderabad-500049. Ph:9440386945	Member
5.	Dr.K.Shivakumar, Plot No. 328, Flat No: 302, Mehar Ninan, KPHB 6 th phase, Kukatpally, Hyderabad-500072 Ph: 9951701067	Member
6.	Prof.A.Panasa Reddy, H.No. 4-7-17/5/1, Ragharendra Nagar, Nacharam, Hyderabad-500076. Ph: 9849957268	Member
7.	Prof.C.Venkateshwar, Department of Botany, University College of Science. OU. Hyd. Flat No. 117, 'C' Block, Janapria castle, Ramnagar, Vidyanagar – Hyderabad Ph:9440487742 & 8096754604	Member
8.	Dr.P.Radha Krishna, H.No. 9/40, Bahar 'B', Sahara States, Mansoorabad, LB Nagar, Hyderabad-500068 Ph:9848555242	Member

The members present declared that there are no conflicts of interest with the projects being considered in this meeting.

After general introductory remarks by the Chairman, SEAC, the Committee took up items agenda-wise. The decisions of the SEAC on each case are recorded below.


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Agenda Item No. 01	M/s. Newmark Urbanspaces, Sy. Nos. 59P, 60P, 61P, 84P, 91P, 92(P), 94(P) & 95(P), Narsingi (V), Rajendra Nagar (M), Rangareddy District. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/260125/2022 (EC)

The representative of the project proponent Sri Narender Reddy and Sri G.V. Reddy of M/s. Team Labs & Consultants, Hyderabad attended and made a presentation before the SEAC.

The project is proposed within 10 km radius of Himayat Sagar and Osman Sagar Lakes. But, Narsingi (V) is not included in the list of 84 villages in the 10km catchment of above lakes as mentioned in the G.O.Ms. No: 111, MA, dt. 08.03.1996.

During presentation, the proponent informed that they have obtained NOC dt. 07.04.2021 for height clearance from Airports Authority of India w.r.t. the proposed project and submitted a copy of the same. It is observed from the NOC that the site elevation is 529.95 mts AMSL and the permissible top elevation is restricted to 749.95 mts AMSL. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI. The proponent submitted the Risk Assessment report & Disaster Management Plan.

The SEAC noted that total plot area is 9,023.8 Sq.m., Net plot area is 8,133.7 Sq.m., Out of which green area is 939.9 Sq.m. (11.6%)

It was informed that the total built up area of the project is 1,12,929.3 Sq.m. The project consists of Commercial Building Construction Project. Maximum No. of floors proposed in the project are 4B + G + 28 Floors.

It is also noted that Parking area to be provided is 38,487.36 Sq.m. (44.1% against required 33%).

The total cost of the project is Rs.270.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs.435.1 Lakhs during construction phase and Rs.17.1 lakhs during occupation phase, Recurring cost: Rs.104.6 lakhs/annum during construction phase and Rs.177.9 lakhs/annum during occupation phase.

After detailed discussions, the SEAC recommended for issue of EC.

Agenda Item No. 02	M/s. Watermarke Estates Private Limited & Others, Plot No. 2, Sy. No. 109, Kokapet (V), Gandipet (M), Rangareddy District. -Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/70377/2021 (EC)

The representative of the project proponent Sri P. Jayapal Rao and Sri G.V. Reddy of M/s. Team Labs & Consultants, Hyderabad attended and made a presentation before the SEAC.

The project is proposed within 10 km radius of Himayat Sagar and Osman Sagar Lakes. But, Kokapet (V) is not included in the list of 84 villages in the 10km catchment of above lakes as mentioned in the G.O.Ms. No: 111, MA, dt. 08.03.1996.

During presentation, the proponent informed that they have obtained NOC dt. 27.10.2021 for height clearance from Airports Authority of India w.r.t. the proposed project and submitted a copy of the same. It is observed from the NOC that the site elevation is 551.9 mts AMSL and the permissible top elevation is restricted to 792.48 mts AMSL. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI. The proponent submitted the Risk Assessment report & Disaster Management Plan.

The SEAC noted that earlier the SEIAA, TS issued TORs on 28.02.2022 for preparation of EIA Report. Accordingly, the proponent prepared the EIA report and uploaded online.

The SEAC noted that total plot area is 23,148.0 Sq.m., Out of which green area is 2,372.1 Sq.m. (10.2%)


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It was informed that the total built up area of the project is 3,50,853.4 Sq.m. The project consists of Residential Apartments Construction Project to accommodate 784 units. Maximum No. of floors proposed in the project are 4C + S + 49 Floors.

It is also noted that Parking area to be provided is 87,195.8 Sq.m. (33.1% against required 22%).

The total cost of the project is Rs.990.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs.1037.5 Lakhs during construction phase and Rs.13.4 lakhs during occupation phase, Recurring cost: Rs.155.6 lakhs/annum during construction phase and Rs.130.7 lakhs/annum during occupation phase.

After detailed discussions, the SEAC recommended for issue of EC.

Agenda Item No. 03	M/s. Sri Venkateswara Developers, Sy. Nos. 48, 41/1, Gundlapochampally (V), Medchal (M), Medchal- Malkajgiri District. –Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/260409/2022 (EC)

The representative of the project proponent Sri Venkata Ramana Reddy and Sri G.V. Reddy of M/s. Team Labs & Consultants, Hyderabad attended and made a presentation before the SEAC.

The SEAC noted that total plot area is 10,736.6 Sq.m., Out of which green area is 1,160.2 Sq.m. (10.8%)

It was informed that the total built up area of the project is 52,473.8 Sq.m. The project consists of Residential Apartments Construction Project to accommodate 160 units. Maximum No. of floors proposed in the project are B + S + 10 Floors.

It is also noted that Parking area to be provided is 12,368.7 Sq.m. (30.8% against required 22%).

The total cost of the project is Rs.101.63 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs.120.4 Lakhs during construction phase and Rs.3.4 lakhs during occupation phase, Recurring cost: Rs.11.9 lakhs/annum during construction phase and Rs.30.9 lakhs/annum during occupation phase, as per revised EMP budget during presentation.

After detailed discussions, the SEAC recommended for issue of EC.

Agenda Item No. 04	Praneeth Pranav Grove Park by M/s Venkata Praneeth Developers Private Limited, Sy. Nos. 201 to 208 and 212, Gagillapur (V), Dundigal-Gandimaisamma (M), Medchal- Malkajgiri District. – Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/69687/2021 (EC)

The representative of the project proponent Sri M. Venkata Subbaiah and Sri G.V. Reddy of M/s. Team Labs & Consultants, Hyderabad attended and made a presentation before the SEAC.

The SEAC noted that earlier the SEIAA, TS issued TORs on 29.01.2022 for preparation of EIA Report. Accordingly, the proponent prepared the EIA report and uploaded online.

During presentation, the SEAC observed from the google map that the project site is adjacent to Md. Osman Kunta. Accordingly, the proponent submitted Lr. dt.09.06.2021 of the SE, Irrigation circle, Hyderabad of I&CAD Dept. As per the document, the total extent of land is Ac. 70-21 Gts situated at Gagillapur (V), Gandimaisamma Dundigal (M), Medchal- Malkajgiri District, out of which an extent of Ac.10-10.50 Gts is affected in FTL, MFL, Buffer zone areas of bund and surplus courses as per G.O.Ms.No.168, dt. 07.04.2012. Accordingly the proponent proposed layout of the project. The proponent also submitted an Undertaking stating that they will not discharge any treated / untreated waste water or any solid waste into the existing waterbody viz., Md. Osman Kunta under any circumstances.


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The SEAC noted that total plot area is 2,85,301.8 Sq.m., Net plot area is 2,55,060.1 Sq.m., Out of which green area is 27,351.0 Sq.m. (10.7%)

It was informed that the total built up area of the project is 2,05,357.8 Sq.m. The project consists of Residential Villas (G + 2 Floors) to accommodate 884 Villas and Amenities (G + 7 Floors).

It is also noted that adequate Parking area will be provided in each Villa for 2 parking spaces.

The total cost of the project is Rs.310.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs.723.73 Lakhs during construction phase and Rs.17.05 lakhs during occupation phase, Recurring cost: Rs.40.84 lakhs/annum during construction phase and Rs.234.83 lakhs/annum during occupation phase.

After detailed discussions, the SEAC recommended for issue of EC with the following specific condition:

- The proponent shall not discharge any treated / untreated waste water or solid waste into the existing waterbody viz., Md. Osman Kunta under any circumstances.

Agenda Item No. 05	The World @Jubilee Hills by M/s. DSRSR Prime Spaces LLP, Survey No.01, Block-F, Ward No.9, Correlating to Survey No.403, Shaikpet in Ward No.08, Block No.02, Jubilee Hills, Hyderabad - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/69396/2021 (EC)

The representative of the project proponent Sri M.Venkateswarlu and Sri G.V. Reddy of M/s. Team Labs & Consultants, Hyderabad attended and made a presentation before the SEAC.

The project is proposed within 10 km radius of Himayat Sagar and Osman Sagar Lakes. But, Shaikpet (V) is not included in the list of 84 villages in the 10km catchment of above lakes as mentioned in the G.O.Ms. No: 111, MA, dt. 08.03.1996.

The SEAC noted that earlier the SEIAA, TS issued TORs on 29.01.2022 for preparation of EIA Report. Accordingly, the proponent prepared the EIA report and uploaded online.

The proponent informed that they obtained NOCs (5 No.) dt. 18.01.2021 & 18.08.2020 for height clearance from Airports Authority of India w.r.t. the proposed project and submitted copies of the same. It is observed from the NOCs issued to Blocks A, B & G (Upper Floors > 24 no.) that the site elevation is 600.15 mts (Blocks A & B) & 600.3 mts (Block G) AMSL, and the permissible top elevation is restricted to 698 mts AMSL for all Blocks. The SEAC noted that the height of the buildings is within the permissible top elevation restricted by the AAI. The proponent submitted the Risk Assessment report & Disaster Management Plan.

The proponent submitted a copy of Lr. dt.24.12.2021 of the EE, Hussain Sagar Lake Division, Hyderabad of I&CAD Dept. As per the document, the Bathur Kunta Lake is located on west side of the proposed land and as per G.O.Ms.No. 168, dt. 07.04.2012 and G.O.Ms.No.7, dt. 05.01.2016 a buffer zone of 9mts is to be maintained from the defined boundary of Lakes/Tanks/Kuntas of area less than Ha/Shikam lands. The proposed site is at a distance of 30.4 m, 10.1 m, 14.4 m and 23.6 m away from the Bathur Kunta Lake boundary. Hence, it is not getting affected under FTL and buffer zone of Bathur Kunta Lake. During rainy season, to drain the surplus water and storm water from bathur kunta lake to Kotha Cheruvu, a surplus course with bed width of '4' mts and a buffer zone of 2 mts should be maintained from Nala boundary from Bathur kunta outlet to Kotha Cheruvu and which is adjacent to the land. Accordingly, the proponent proposed layout of the project.

The proponent also submitted a copy of Structural Stability Certificate for Residential Building with Towers Block A&B - 4B + S + 24 Floors + Terrace, Block C - 5B + S + 20 Floors + Terrace, Block D - 5B + S + 19 Floors + Terrace, Block E&F - 5B + S + 22 Floors + Terrace, Block G - 5B + S + 24 Floors + Terrace, Block H - 5B + S + 21 Floors + Terrace, Block I - 5B + S + 16 Floors + Terrace, 2 Club Houses - G + 2 upper floors + Terrace located at Sy. No. 1, Block F, Ward No.9, correlating to Sy. No. 403, in ward no.8, Block 2, Shaikpet (V), Shaikpet (M), Jubilee Hills, Hyderabad. The structure is reinforced concrete frame structure with RCC wall and slab system for its residential floors and is complying with the Bureau of Indian Standard norms and design is safe and suitable for the purpose for which it is intended. It has been designed in


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accordance with IS: 456 and IS: 875 and the structure falls under seismic zone II as per seismic code IS: 1893 (Part-1)-2016, the design has been done for same.

The SEAC noted that total plot area is 58,477.7 Sq.m., Net plot area is 57,386.8 Sq.m., Out of which green area is 5,984.4 Sq.m. (10.4%)

It was informed that the total built up area of the project is 4,81,275.7 Sq.m. The project consists of Residential Apartments Construction Project to accommodate 283 units. Maximum No. of floors proposed in the project are 5C + S + 24 Floors.

It is also noted that Parking area to be provided is 1,99,546.1 Sq.m. (70.8% against required 33%).

The total cost of the project is Rs.500.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs.501.6 Lakhs during construction phase and Rs.8.1 lakhs during occupation phase, Recurring cost: Rs.34.0 lakhs/annum during construction phase and Rs.67.6 lakhs/annum during occupation phase.

After detailed discussions, the SEAC recommended for issue of EC.

Agenda Item No. 06	Luxury Residential Apartments by M/s. Mahira Ventures Pvt. Limited, Plot No. 1, Sy. No. 41/14, Khanamet (V), Serilingamapally (M), Rangareddy District. – Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/70543/2021 (EC)

The representative of the project proponent Sri Kishore and Sri G.V. Reddy of M/s. Team Labs and Consultants, Hyderabad attended and made a presentation before the SEAC.

Earlier, the SEIAA, TS issued EC vide order dt. 09.10.2017 for Commercial Construction project in the name of Auro Retail by M/s. Mahira Power Systems Pvt. Ltd.

Now, the project is executed by Luxury Residential Apartments by M/s. Mahira Ventures Private Limited formerly known as Auro Retail by M/s. Mahira Power Systems Pvt. Ltd.

The project proponent informed that construction is not initiated as on date and only excavation was done at site due to change in project profile from Commercial to Residential Apartments. Now, the proponent has requested to issue new EC for Residential Apartments.

The SEAC noted that earlier the SEIAA, TS issued TORs on 28.02.2022 for preparation of EIA Report. Accordingly, the proponent prepared the EIA report and uploaded online.

The proponent informed that they obtained NOCs (7 No.) dt. 13.07.2021, 15.07.2021, 26.07.2021 & 02.12.2020 for revised height clearance from Airports Authority of India w.r.t. the proposed project and submitted copies of the same. It is observed from the NOCs that the site elevation is 572.0 mts AMSL, and the permissible top elevation is restricted to 690.0 mts, 695.0 mts, 700.0 mts, 704.0 mts, 706.0 mts, 701.0 mts & 681.69 mts AMSL for Towers 1 to 7 respectively. The SEAC noted that the height of the buildings is within the permissible top elevation restricted by the AAI. The proponent submitted the Risk Assessment report & Disaster Management Plan.

The SEAC noted that total plot area is 34,524.2 Sq.m., Out of which green area is 3,492.5 Sq.m. (10.1%)

It was informed that the total built up area of the project is 3,24,196.9 Sq.m. The project consists of Residential Apartments Construction Project to accommodate 492 units. Maximum No. of floors proposed in the project are 3B + G + 38 Floors.

It is also noted that Parking area to be provided is 86,772.98 Sq.m. (36.5% against required 33%).

The total cost of the project is Rs.750.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs.774.6 Lakhs during construction phase and Rs.13.2 lakhs during occupation phase, Recurring cost: Rs.77.9 lakhs/annum during construction phase and Rs.123.2 lakhs/annum during occupation phase.

After detailed discussions, the SEAC recommended for issue of EC.


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Agenda Item No. 07	"High raised Residential Apartment Building Project" by M/s. Emerald Construction Pvt. Ltd., Sy. Nos. 436, 444, 445, 446 & 447, Tharamathipet (V), Abdullapurmet (M), Rangareddy District. –Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/256919/2022 (EC)

The representative of the project proponent Sri D. Srisailam and Sri Vishnu Sharma of M/s. Ampl Environ Pvt. Ltd., Hyderabad attended and made a presentation before the SEAC.

The SEAC noted that total plot area is 12,856.55 Sq.m., Out of which green area is 1,298.51 Sq.m. (10.1%)

It was informed that the total built up area of the project is 52,171.54 Sq.m. The project consists of Residential Apartments Construction Project to accommodate 304 units. Maximum No. of floors proposed in the project are C + S + 8 Floors.

It is also noted that Parking area to be provided is 12,773.16 Sq.m. (32.42% against required 22%).

The total cost of the project is Rs.25.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs.37.5 lakhs and recurring cost: Rs.18.0 Lakhs/annum.

After detailed discussions, the SEAC recommended for issue of EC.

Agenda Item No. 08	M/s. Vision Infra Developers (India) Private Limited, Sy. Nos. 408/ Part and 409 /Part, Tellapur (V), Ramachandrapuram (M), Sangareddy District. - TOR - Reg.
Proposal No.	SIA/TG/MIS/72330/2022 (TOR)

The representative of the project proponent Sri P. Selvam and Sri G.V. Reddy of M/s. Team Labs & Consultants, Hyderabad attended and made a presentation before the SEAC.

The project is proposed within 10 km radius of Himayat Sagar and Osman Sagar Lakes. But, Tellapur (V) is not included in the list of 84 villages in the 10km catchment of above lakes as mentioned in the G.O.Ms. No: 111, MA, dt. 08.03.1996.

The proponent informed that they obtained NOCs (7 No.) dt. 24.12.2021 for height clearance from Airports Authority of India w.r.t. the proposed project and submitted copies of the same. It is observed from the NOCs that the site elevation is 560.9 mts AMSL, and the permissible top elevation is restricted to 680.9 mts AMSL for all Blocks. The SEAC noted that the height of the buildings is within the permissible top elevation restricted by the AAI.

The project is proposed in a total plot area of 44,513.7 Sq.m., for construction of Residential Apartments with total built-up area of 3,77,298.5 Sq.m.

The proponent informed that they have already collected the baseline data from January to March 2022 and requested to consider the same for preparation of EIA report, based on the Standard Terms of Reference for Townships and Area Development projects.

The SEAC considered the request of the proponent. After detailed discussions, the proponent is directed to prepare EIA report as per the Standard Terms of Reference (TORs) issued by the MoEF&CC, GoI for "Townships and Area Development projects" considering baseline data from January to March 2022 and submit EIA report.


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Agenda Item No. 09	3.67 Ha. Colour Granite Mine of Sri V. Satyanarayana, Sy. No. 196/2, Kondur (V), Marriguda (M), Nalgonda District. – Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIN/258950/2022 (EC)

The representative of the project proponent Sri V. Satyanarayana and Sri G.V. Reddy of M/s. Team Labs & Consultants, Hyderabad attended and made a presentation before the SEAC.

The proponent informed that the lease was granted (in-principle) on 31.05.2016 in favour of the proponent for a period of 20 years. It may be noted that the Mine Lease is granted after 09.09.2013. The proponent submitted a copy of Scrutinized/ Approved Mining Plan & EMP Report. The SEAC observed from the Google timelines (historical data) that though the lease was granted in-principle in the year 2016, no mining activity was carried out since then.

The Proponent also submitted a copy of lr.dt. 18.01.2022 of ADMG, Nalgonda District informing that there are no existing quarry leases falling within 500m from the proposed quarry lease. The SEAC noted that the mine lease area is 3.67 Ha. which is less than 5.0 Ha. It is further noted that the total Cluster area is 3.67 Ha. and Net cluster is 3.67 Ha. which is less than 5.0 Ha. Hence, the project is considered under B2 Category as per provisions laid under EIA Notification, 2006 & its subsequent amendments and orders of the Hon'ble NGT.

The nearest village to the proposed site is Kondur (V) which is existing at a distance of 0.85 km; nearest water body exists at 0.4 km (S); Nearest RF i.e., Kondur RF exists at 1.6 km from the boundary of the site.

It is proposed to mine 1,58,712.0 m³/annum (Recovery Granite @ 31,742.4 m³/annum and Waste (Road Metal) @ 1,26,969.6 m³/annum) of Colour Granite and life of the mine is reported as 16 years (@29051.6 m³/annum).

The total cost of the project is Rs. 40.0 Lakhs. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 4.09 lakhs and recurring cost: Rs. 1.86 Lakhs/annum.

After detailed discussions, the SEAC recommended for issue of EC.

Agenda Item No. 10	2.0 Ha. Rough Stone & Road Metal Mine of Sri K. Satyanarayana Reddy, Sy. No. 759, Atmakur (S) (V&M), Suryapet District - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIN/256009/2022 (EC)

The representative of the project proponent Sri K. Satyanarayana Reddy and Sri G.V. Reddy of M/s. Team Labs & Consultants, Hyderabad attended and made a presentation before the SEAC.

The proponent informed that the lease was granted (in-principle) on 11.06.2008 in favour of the proponent for a period of 15 years. It may be noted that the Mine Lease is granted before 09.09.2013. The proponent has applied for EC as the Mining Department stopped issuing dispatch permits.

The Proponent also submitted a copy of lr.dt. 25.01.2022 of ADMG, Suryapet District informing that there are no existing quarry leases falling within 500m from the proposed quarry lease. The SEAC noted that the mine lease area is 2.0 Ha. which is less than 5.0 Ha. It is further noted that the total Cluster area is 2.0 Ha. and Net cluster is 2.0 Ha. which is less than 5.0 Ha. Hence, the project is considered under B2 Category as per provisions laid under EIA Notification, 2006 & its subsequent amendments and orders of the Hon'ble NGT. The proponent submitted a copy of Scrutinized/ Approved Mining Plan & EMP Report.

The ADMG: Suryapet District vide letter dt. 25.01.2022 also furnished the details of year-wise dispatch permits for the period from 2008-09 to 2020-21. The SEAC observed from the letter that the production quantity was carried out during the period 2008-09 & 2017-18 and no production was carried out during 2018-19 to 2020-21.


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The nearest village to the proposed site is Nimmekal (V) which is existing at a distance of 1.0 km; nearest water body i.e., Pedda Cheruvu exists at 58.7m from the boundary of the site. The proponent submitted a copy of Lr. dt.08.02.2022 of the EE, Irrigation Division No.1, Suryapet of I&CAD Dept. As per the document, the quarry location is at a distance of 58.70m away from the FTL of the pedda cheruvu, Athmakur (V&M), Suryapet District in NE direction.

It is proposed to mine 57,232.0 m³/annum of Rough Stone & Road Metal and life of the mine is reported as 8 years.

The total cost of the project is Rs. 20.0 Lakhs. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 4.58 lakhs and recurring cost: Rs. 2.54 Lakhs/annum.

The proponent also submitted a copy of Certificate issued by the Head Master, ZPHS, Athmakur (V&M), Suryapet District that the proponent donated Dual Desks & Benches of worth Rs. 25,000/- for Students.

After detailed discussions, the SEAC recommended for issue of EC.

Agenda Item No. 11	AGR Towers by M/s. AGR Infra, Sy. Nos. 179, 180/P, 227, 228/P, Puppalguda (V), Gandipet (M), Rangareddy District - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/257556/2022 (EC)

The representative of the project proponent Sri Rajasekhar Reddy and Sri G.V. Reddy of M/s. Team Labs and Consultants, Hyderabad attended and made a presentation before the SEAC.

The project is proposed within 10 km radius of Himayat Sagar and Osman Sagar Lakes. But, Puppalguda (V) is not included in the list of 84 villages in the 10km catchment of above lakes as mentioned in the G.O.Ms. No: 111, MA, dt. 08.03.1996.

During presentation, the proponent informed that they have obtained NOC dt. 24.12.2021 for height clearance from Airports Authority of India w.r.t. the proposed project and submitted a copy of the same. It is observed from the NOC that the site elevation is 533.9 mts AMSL and the permissible top elevation is restricted to 683.9 mts AMSL. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI. The proponent submitted the Risk Assessment report & Disaster Management Plan.

The SEAC noted that total plot area is 9,507.3 Sq.m., Out of which green area is 974.5 Sq.m. (10.3%)

It was informed that the total built up area of the project is 1,09,209.5 Sq.m. The project consists of Residential Apartments Construction Project to accommodate 378 units. Maximum No. of floors proposed in the project are 2B + 4P + G + 41 Floors.

It is also noted that Parking area to be provided is 24,128.9 Sq.m. (28.4% against required 22%).

The total cost of the project is Rs.190.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs.442.6 Lakhs during construction phase and Rs.6.9 lakhs during occupation phase, Recurring cost: Rs.60.7 lakhs/annum during construction phase and Rs.66.2 lakhs/annum during occupation phase.

After detailed discussions, the SEAC recommended for issue of EC.

Agenda Item No. 12	Sri. Medapally Mahender Reddy and others, Sy. Nos. 157, 158, 159 & 160, Ramanthapur Khalsa, Uppal (M), Medchal-Malkajgiri District - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/69882/2021 (EC)

The representative of the project proponent Sri G. Ujwal Reddy and Sri G.V. Reddy of M/s. Team Labs and Consultants, Hyderabad attended and made a presentation before the SEAC.


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The SEAC noted that earlier the SEIAA, TS issued TORs on 29.01.2022 for preparation of EIA Report. Accordingly, the proponent prepared the EIA report and uploaded online.

During presentation, the proponent informed that they have obtained NOC dt. 29.11.2021 for height clearance from Airports Authority of India w.r.t. the proposed project and submitted a copy of the same. It is observed from the NOC that the site elevation is 480.3 mts AMSL and the permissible top elevation is restricted to 710.3 mts AMSL. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI. The proponent submitted the Risk Assessment report & Disaster Management Plan.

The SEAC noted that total plot area is 14,841.1 Sq.m., Out of which green area is 1,558.3 Sq.m. (10.5%)

It was informed that the total built up area of the project is 1,69,636.2 Sq.m. The project consists of Residential Apartments Construction Project to accommodate 586 units. Maximum No. of floors proposed in the project are B + 5P + 37 Floors.

It is also noted that Parking area to be provided is 47,187.2 Sq.m. (38.5% against required 33%).

The total cost of the project is Rs.300.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs.564.9 Lakhs during construction phase and Rs.9.9 lakhs during occupation phase, Recurring cost: Rs.87.8 lakhs/annum during construction phase and Rs.95.4 lakhs/annum during occupation phase.

After detailed discussions, the SEAC recommended for issue of EC.

Agenda Item No. 13	Omsree Prithvi by Sri S V Prithvinath and Others, Sy. Nos. 222/Part, 225/Part, 226/Part, 227, 228, 230/P/1 & 235, Kowkooor (V), Alwal (M), Medchal- Malkajgiri District. – Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/68966/2021 (EC)

The representative of the project proponent Sri Prakash and Sri G.V. Reddy of M/s. Team Labs and Consultants, Hyderabad attended and made a presentation before the SEAC.

The SEAC noted that earlier the SEIAA, TS issued TORs on 08.12.2021 for preparation of EIA Report. Accordingly, the proponent prepared the EIA report and uploaded online.

The SEAC noted that total plot area is 41,075.6 Sq.m., Net plot area is 39,307.8 Sq.m., Out of which green area is 4,596.4 Sq.m. (11.7%)

It was informed that the total built up area of the project is 2,15,774.1 Sq.m. The project consists of Residential Apartments Construction Project to accommodate 900 units. Maximum No. of floors proposed in the project are 2P + C + G + 14 Floors.

It is also noted that Parking area to be provided is 68,390.72 Sq.m. (46.4% against required 22%).

The total cost of the project is Rs.153.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs.486.9 Lakhs during construction phase and Rs.15.2 lakhs during occupation phase, Recurring cost: Rs.52.6 lakhs/annum during construction phase and Rs.148.6 lakhs/annum during occupation phase.

After detailed discussions, the SEAC recommended for issue of EC.


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Agenda Item No. 14	M/s. SS Organics Limited, Sy. No. 252/1, Aroor (V), Sadasivapet (M), Medak District (Sangareddy District). - Environmental Clearance - Reg.
Proposal No.	SIA/TG/IND3/244392/2021 (EC)

The SEAC deferred the project, as the proponent did not attend the meeting.

Hence, the SEAC decided to inform the proponent to submit a letter stating willingness to consider their proposal in the SEAC meeting.

Agenda Item No. 15	M/s. Sanozen Pharma Pvt. Ltd., Plot Nos. 170, 171 & 172, Phase – II, IDA Pashamylaram, Pashamylaram (V), Patancheru (M), Medak District. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/IND3/244058/2021 (EC)

The SEAC deferred the project, as the proponent did not attend the meeting.

Hence, the SEAC decided to inform the proponent to submit a letter stating willingness to consider their proposal in the SEAC meeting.

Agenda Item No. 16	M/s. Hariom Pipe Industries Ltd., Sy. No.58, 58/P, 62, 63, 64, 39 & 39/A, Peddayapally (V), Balanagar (M), Mahbubnagar District. – Amendment to Environmental Clearance - Reg.
Proposal No.	SIA/TG/IND/257512/2022 (MODI-EC)

The representative of the project proponent Sri N. Gupta and Sri Shyam Sundar of M/s. Sri Sai Manasa Nature Tech Pvt. Ltd., Hyderabad attended and made a presentation before the SEAC.

Earlier, the SEIAA, AP (Combined State) issued EC vide order dt. 21.07.2009. Subsequently, the SEIAA, Telangana issued EC vide order dt. 09.04.2021 for Expansion.

The industry obtained CFE from TSPCB vide order dt. 28.07.2021 for Expansion.

Now, M/s. Hariom Pipe Industries Ltd. (HPIL) proposed to include the Galvanisation plant within the existing plant site so as to add value to their products and also acquire additional land to develop in 36.8% greenbelt owing to the installation of Galvanising plant.

Galvanisation plant as such do not require to obtain the prior EC as per the EIA notification dt. 14.09.2006. However, installation of the Galvanisation plant would lead to installation of equipment thereby leading to the changes in the EC conditions. Hence, HPIL is seeking amendment in EC without changes in the permitted production capacity.

S.No.	Particulars	Existing condition in EC order dt. 09/04/2021	Amendment Requested
1	Galvanisation Plant	--	Proposing Galvanising plant of 3,43,200TPA (1040 TPD) within the existing land without increasing the approved plant capacity.
2	Piping Mill	--	Proposing Piping mill to produce MS Pipe from MS Coils of internal and/or external sources.
3	Rolling Mill	Rolling Mill I, II & III with combined capacity of 3,43,200 TPA or 1,080 TPD of Strips/Coils, Channels, Angles, Girders, Beams, TMT Bars & all other rolled products.	Installation of additional Rolling Mill IV of 198,000 TPA as a stand by equipment without increasing the overall capacity of 3,43,200 TPA or 1,080 TPD.


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The SEAC noted that total plot area is 6,619.94 Sq.m., Net plot area is 6,278.07 Sq.m., Out of which green area is 1,296.85 Sq.m. (20.7%)

It was informed that the total built up area of the project is 45,229.75 Sq.m. The project consists of Hi-Rised Residential Cum Commercial Apartments Construction Project to accommodate 160 units. Maximum No. of floors proposed in the project are 2C + G (Partly Parking + Partly Commercial) + 14 Upper Floors + 2 TDR Floors.

It is also noted that Parking area to be provided is 10,900.37 Sq.m. (31.75% against required 22%).

The total cost of the project is Rs. 60.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 60.0 lakhs and recurring cost: Rs. 20.0 Lakhs/annum.

After detailed discussions, the SEAC recommended for issue of EC.

Agenda Item No. 18	12.00 Ha. Ordinary Sand Reach, M/s. Telangana State Mineral Development Corporation Ltd., Bhimavaram (Bhuvanapally) Village, Wazeedu (M), Mulugu District. – TOR - Reg.
Proposal No.	SIA/TG/MIN/72497/2022 (TOR)

The SEAC deferred the project, as the proponent did not attend the meeting.

Hence, the SEAC decided to inform the proponent to submit a letter stating willingness to consider their proposal in the SEAC meeting.

Agenda Item No. 19	11.40 Ha. Ordinary Sand Reach of M/s. Telangana State Mineral Development Corporation Ltd., Arlagudem (V), Wazeedu (M), Mulugu District. – TOR - Reg.
Proposal No.	SIA/TG/MIN/72505/2022 (TOR)

The SEAC deferred the project, as the proponent did not attend the meeting.

Hence, the SEAC decided to inform the proponent to submit a letter stating willingness to consider their proposal in the SEAC meeting.


CHAIRMAN, SEAC

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