

**MINUTES OF THE 139th MEETING OF
STATE EXPERT APPRAISAL COMMITTEE,
(SEAC), TELANGANA STATE
HELD ON 07.12.2021, 11.00 A.M.**

Minutes of the SEAC Meeting held on 07.12.2021

MINUTES OF THE 139th MEETING OF STATE EXPERT APPRAISAL COMMITTEE (SEAC) HELD ON 07.12.2021 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-500 038. Ph: 9440896661	Member
3.	Shri Ravindra Samaya Mantri H.No: 3-5-44/1, Flat No. 301, Areadia Apartments, Edengarden Road, Hyderabad- 500 001. Ph:9491145160	Member
4.	Shri Suresh, B-106, Vertex prime, Nizampet Road, Kukatpalli, Hyderabad. Ph: 9177037785	Member
5.	Dr.Vemula Vinod Goud, H.No. 6-156, Sridurga Estates, Deepthisri Nagar, Madinaguda, Hyderabad-500 049. Ph:9440386945	Member
6.	Dr.K.Shivakumar, Plot No. 328, Flat No: 302, Mehar Ninan, KPHB 6 th phase, Kukatpally, Hyderabad-500 072 Ph: 9951701067	Member
7.	Prof.A.Panasa Reddy, H.No. 4-7-17/5/1, Ragharendra Nagar, Nacharam, Hyderabad-500 076. Ph: 9849957268	Member
8.	Prof.B.Reddya Naik, Department of Zoology, University College of Science, Osmania University, Hyderabad-500 007. Ph: 9290491044	Member
9.	Dr.P.Radha Krishna, H.No. 9/40, Bahar 'B', Sahara States, Mansoorabad, LB Nagar, Hyderabad-500068 Ph:9848555242	Member

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.

Minutes of the SEAC Meeting held on 07.12.2021

DECLARATION

It is hereby declared that the Chairman and members of SEAC, T.S., do not have conflict of interest with any project proponent pertaining to the items discussed in the SEAC meeting held on 07.12.2021.

S. No.	Name of the Expert	Signature
1.	Prof.Ch.Krishna Reddy	Sd/-
2.	Dr.(Ms)Thatiparthi Vijayalakshmi	Sd/-
3.	Shri Ravindra Samaya Mantri	Sd/-
4.	Shri Suresh	Sd/-
5.	Dr.Vemula Vinod Goud	Sd/-
6.	Dr.K.Shivakumar	Sd/-
7.	Prof.A.Panasa Reddy	Sd/-
8.	Prof.B.Reddy Naik	Sd/-
9.	Dr.P.Radha Krishna	Sd/-

Minutes of the SEAC Meeting held on 07.12.2021

Agenda Item No. 01	Residential Apartments Construction Project by M/s. Bhavya Constructions Private Limited., Survey Nos. 282, 283, 284, 285, 287, 288(P), 289, 290, 291(P), 292, 293, 294, 295(P), 296(P), 297(P), 299, 300(P), 302, 303, 304, 311, 312, 313, 314, 315(P) & 316(P), Kukatpally, Medchal- Malkajgiri District. - TOR - Reg.
Proposal No.	SIA/TG/MIS/69112/2021 (TOR)

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

During presentation, it is observed from the google map that few temporary labour sheds exists at a corner of the site which will be removed.

The SEAC observed that the site is adjacent to Nala. In this regard, the proponent submitted a copy of Lr. dt. 03.11.2020 issued by the EE, North Tanks Divison, Hyderabad of I&CAD Dept. The SEAC observed from the document that the applicant's site in Sy. Nos. 282, 284, 285, 289, 290, 293, 294, 299, 301, 302, 311, 312, 314, 315 & 316 situated at Kukatpally (V&M), Medchal-Malkajgiri District is not affected in FTL/Buffer of the tank, as the said site is on down stream of tank however site is partly affected in Surplus of Yellamma Cheruvu to an extent of Ac. 1-34 gts in surplus of tank and Ac. 2-00 gts in the buffer of the surplus channel of Yellamma Cheruvu. Accordingly, the proponent proposed layout of the project.

The proponent informed that they have obtained NOC dt. 12.02.2020 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 565.6 mts AMSL and the permissible top elevation is restricted to 725.9 mts AMSL. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI.

The project is proposed in a total plot area of 62,374.5 Sq.m., for construction of Residential Apartments with total built-up area of 3,74,611.3 Sq.m.

The proponent informed that they have already collected the baseline data from October to December-2021 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 October to December-2021 and submit EIA report.

Agenda Item No. 02	Lotus Hirize Elysia by M/s.Lotus Hirize Properties, Sy. No. 150/Part, Narsingi (V), Gandipet (M), Rangareddy District - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/238530/2021 (EC)

The representative of the project proponent Sri S. Shailender 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 SEAC observed that the proposed site is adjacent to water body. In this regard, the proponent submitted a copy of lr.dt.18.08.2021 of the Superintendent Engineer, Irrigation Circle of I&CAD Department. It is observed from the document that the applicant's land over an extent of Ac. 4 – 05 Gts. in Sy.No.150 Narsingi (V), Gandipet (M), Rangareddy District, is affected under 5 mts Bund Buffer zone (Ac.0 – 4.2 Gts.) and balance area is Ac. 4 – 0.8 Gts. Accordingly, the proponent proposed layout of the project.

The SEAC noted that total plot area is 15,986.4 Sq.m., out of which green area is 1,603.7 Sq.m. (10%).

Minutes of the SEAC Meeting held on 07.12.2021

It was informed that the total built-up area of the project is 96,676.4 Sq.m. The project consists of Residential Apartments to accommodate 371 units. Maximum No. of floors proposed in the project are 2C + G + 9 Floors.

It is also noted that Parking area to be provided is 27,503.3 Sq.m., (39.8% against required 33%).

The total cost of the project is Rs.150.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 332.2 Lakhs during construction phase and Rs. 15.7 lakhs during occupation phase, Recurring cost: Rs. 43.6 lakhs/annum during construction phase and Rs. 148.9 lakhs/annum.

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

Agenda Item No. 03	Hallmark Floresta By M/s. Hallmark Hampton Projects, Sy. Nos. 301, 302, 303, 365, 392, 393 at Patighanpur, Patancheru (M), Sangareddy District. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/238532/2021 (EC)

The representative of the project proponent Sri A. Syam Prasad 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 56,136.5 Sq.m. and Net site area is 54484.6 Sq.m., out of which green area is 10,581.9 Sq.m. (19.4%).

It was informed that the total built-up area of the project is 56,900.0 Sq.m. The project consists of Residential Villas (G + 2 Floors) to accommodate 166 Villas and Amenities (G + 2 Floors).

It is also noted that each Villa will be provided with 2 Parking spaces.

The total cost of the project is Rs.100.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs.138.3 Lakhs during construction phase and Rs.4.0 lakhs during occupation phase, Recurring cost: Rs.8.9 lakhs/annum during construction phase and Rs.46.7 lakhs/annum.

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

Agenda Item No. 04	Sunshine Destino by M/s. Sunshine Projects and Others, Sy. No. 284, Puppulaguda, Gandipet, Rangareddy District. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/238542/2021 (EC)

The representative of the project proponent Sri Venkat Krishna 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, Puppulaguda (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 EC vide order dt. 20.03.2021 for construction of Residential Apartments with total built-up area of 97,669.6 Sq.m.

Now, the proponent informed that they have acquired additional land on Eastern side to existing project and submitted copies of land documents. It was informed that there are changes in the project profile due to increase in Site area, Built-up area, Parking area, No. of units, No. of Floors, water requirement, Wastewater generation, STP Capacity, Solid waste & EMP Cost etc., It was informed that they have not started any construction at the site. Hence, it was requested to consider their present revised proposal and issue new EC in place old EC for the present revised proposal.

The SEAC noted that total plot area is 22,278.7 Sq.m., out of which green area is 2,274.6 Sq.m. (10.3%).

Minutes of the SEAC Meeting held on 07.12.2021

It was informed that the total built-up area of the project is 1,39,386.4 Sq.m. The project consists of Residential Apartments to accommodate 537 units. Maximum No. of floors proposed in the project are 2C + G + 11 Floors.

It is also noted that Parking area to be provided is 36,417.2 Sq.m., (35.4% against 33%).

The total cost of the project is Rs.250.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs.259.9 Lakhs during construction phase and Rs.8.9 lakhs during occupation phase, Recurring cost: Rs.29.0 lakhs/annum during construction phase and Rs.91.9 lakhs/annum.

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

Agenda Item No. 05	Building 16 by M/s. Trion Properties Pvt. Ltd., Sy. Nos. 64 (Part) at Madhapur, Serilingampally, Rangareddy District. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/NCP/23010/2018 (EC)

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

During presentation, the SEAC noted that earlier the SEIAA, TS issued EC vide Order dt. 05.05.2021 under Violation for Mall & Multiplex Building with total built up area of 1,48,209.9 Sq.m. (4P + LG + G + 7 Floors).

The proponent proposed to expand the project by increasing the no. of floors, builtup area, parking area, water requirement etc., by increasing no. of floors (4 additional floors) and submitted proposal seeking EC for expansion on 23.06.2021. But, the SEIAA rejected the proposal vide order dt.11.10.2021 as the project is not meeting the greenbelt norms as per G.O.Ms.No.168.

Now, the proponent again re-submitted the proposal along with clarification on greenbelt. It was informed that TSIIC has issued "an area of 2107.1 Sq.m. (6.85%) is provided in the proposed project (Building 16 by M/s. Trion Properties Private Limited) in addition to this, the site (Building No. 16) is part of TSIIC Software Layout, Hi-Tech City, Madhapur, an extent of 11.21 acres (10.40%) is earmarked and maintained as green area for the entire campus of 107.77 acres against the mandatory 10% towards green area requirement as per G.O.Ms.No.168" and submitted a copy of lr.dt.05.11.2021 issued by the TSIIC. Hence, the proponent requested to consider their proposal and issue EC for proposed expansion.

The proponent submitted a copy of Certified Compliance Report dt.18.08.2021 issued by the IRO, Hyderabad of MoEF&CC on earlier EC conditions and also submitted a copy of structural stability certificate issued by the licensed Structural Engineer informing that the proposed expansion of additional 4 Floors with building configuration of 4P + LG + G + 11 Floors was considered in the initial design and has been designed in accordance with IS:456 and IS:875.

The details of the project after expansion are as following:

The SEAC noted that total plot area is 30,775.1 Sq.m., out of which green area is 2,971.9 Sq.m. (9.65%).

It was informed that the total built up area of the project is 1,72,805.6 Sq.m. The project consists of Mall, Multiplex & Office. Maximum no. of floors proposed in the project are 4P + LG + G + 11 Floors.

It is also noted that Parking area to be provided is 64,869.1 Sq.m., (against required 60,727.0 Sq.m considering 66% for Mall & Multiplex and 44% for Office).

The total cost of the project is Rs. 327.5 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 332.8 Lakhs during construction phase and Rs. 13.3 lakhs during occupation phase, recurring cost: Rs. 88.6 lakhs/annum during construction phase and Rs. 89.2 lakhs/annum during occupation phase, as per revised EMP budget during presentation.

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

Minutes of the SEAC Meeting held on 07.12.2021

Agenda Item No. 06	M/s. Anuhar Homes Private Limited & Others, Sy. Nos. 324/E & 325, Alakapur Township, Narsingi (V), Gandipet (M), Rangareddy District - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/238546/2021 (EC)

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

Earlier, the SEAC noted that the SEIAA, TS issued EC vide order dt. 15.02.2020 for construction of Residential Apartments with total built up area of 1,02,990.14 Sq.m.

Now, the present proposal is for New EC for Residential Apartments Construction project with increase in Built-up area, Parking area, No. of units, No. of Floors, water requirement, Wastewater generation, STP Capacity, Solid waste & EMP Cost due to TDR. It was informed that they have not started any construction at the site. Hence, it was requested to consider their present revised proposal and issue new EC in place old EC for the present revised proposal.

The SEAC noted that total plot area is 16,691.9 Sq.m., out of which green area is 1,774.4 Sq.m. (10.6%).

It was informed that the total built-up area of the project is 1,16,943.1 Sq.m. The project consists of Residential Apartments to accommodate 578 units. Maximum No. of floors proposed in the project are 3C + G + 16 Floors.

It is also noted that Parking area to be provided is 31,127.3 Sq.m., (36.3% against 33%).

The total cost of the project is Rs.127.7 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs.289.8 Lakhs during construction phase and Rs.9.7 lakhs during occupation phase, Recurring cost: Rs.39.9 lakhs/annum during construction phase and Rs.95.5 lakhs/annum.

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

Agenda Item No. 07	IRA Miracle by M/s. IRA Reality Tech Private Limited, Sy. Nos. 304/A1 & 305/AA1, AA2, Kollur, Ramachandrapuram (M), Sangareddy District. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/238548/2021 (EC)

The representative of the project proponent Sri Siva Navuluri 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, Kollur (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, it was informed that earlier they have submitted proposal (SIA/TG/MIS/128839/2019) on 14.10.2020 and it was approved by the SEIAA on 06.07.2020 for issue of EC subject to submission of NOC from I&CAD Dept. Subsequently, the proponent submitted other proposal (SIA/TG/MIS/224708/2021) on 14.08.2021, but the SEIAA rejected the proposal on 21.09.2021 as other proposal (SIA/TG/MIS/128839/2019) for the same project was pending for want of clarification. It was informed that as there is change in project profile, they have withdrawn the proposal (SIA/TG/MIS/128839/2019) vide lr.dt.10.11.2021. The proponent submitted revised proposal (SIA/TG/MIS/238548/2021) on 12.11.2021 with change in total built-up area of the project from 64,912.89 Sq.m. to 70,088.4 Sq.m.

The proponent submitted a copy of NOC dt. 01.12.2021 issued by Superintending Engineer, Irrigation Circle, Sangareddy of I&CAD Dept. The SEAC observed from the document that the applicant's land in Sy.No.304/P & 305/P to an extent of Ac. 3.0 Gts. situated at Kollur (V), Ramachandrapuram (M), Sangareddy District, is abutting to a road connecting Kollur (V) to Edulanagulapally (V) on the Eastern side and no waterbody/stream is observed affecting the applicant's land opined by Irrigation Officials as per the conditions stipulated under G.O.Ms.No. 168 of MA&UD Dept., dt. 07.04.2012. Accordingly, the proponent proposed layout of the project.

Minutes of the SEAC Meeting held on 07.12.2021

The SEAC noted that total plot area is 11,469.5 Sq.m., Net plot area is 10,700.2 Sq.m., out of which green area is 1,119.6 Sq.m. (10.5%)

It was informed that the total built-up area of the project is 70,088.4 Sq.m. The project consists of Residential Apartments to accommodate 274 units. Maximum No. of floors proposed in the project are 2B + G + 14 Floors.

It is also noted that Parking area to be provided is 16,071.8 Sq.m., (29.8% against required 22%).

The total cost of the project is Rs.120.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs.168.7 Lakhs during construction phase and Rs.5.0 lakhs during occupation phase, Recurring cost: Rs.17.8 lakhs/annum during construction phase and Rs.46.0 lakhs/annum.

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

Agenda Item No. 08	Vertex Viraat by M/s. Vertex Homes Private Limited & others, Sy.No. 197/Part and 207/Part, Madenaguda (V), Serilingampally (M), Rangareddy District - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/60857/2021 (EC)

The representative of the project proponent Sri Praveen Varma 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 issued TORs (Auto generated) on 22.04.2021 for preparation of EIA Report. Accordingly, the proponent prepared the EIA report and uploaded online.

During presentation, the SEAC observed that few trees exists in the site. In this regard, the proponent informed that the intervening trees will be translocated to the boundaries of the site. The proponent informed that the old Function Hall exists in the site which will be dismantled.

It was informed that they have obtained NOC dt. 09.01.2020 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 582.6 mts AMSL and the permissible top elevation is restricted to 732.6 mts AMSL. The SEAC noted that the height of the building is within the permissible top elevation restricted by AAI. The proponent submitted the Risk Assessment report & Disaster Management Plan.

The proponent submitted a copy of Ir.dt.23.11.2021 of the Executive Engineer, North Tanks Division, I&CAD Department. It was reported that the applicant land is not falling in FTL, but falling in buffer zone of Ramasamudram Kunta, Madinaguda (V), Serilingampally (M). The applicant land is affected in buffer zone of Tank to an extent of Ac.0 - 06 Gts. out of total area of Ac.8- 28 Gts. in Sy.No.197 & 207 of Madinaguda village. As the FTL area of the tank is less than Ac. 25 a buffer of 9 mts is to be provided as per the G.O.Ms.No.168, MA & UD Dept., dt.07.04.2012. Further a 3 mts width Nala is passing on West side of the applicant site for which applicant has to leave 2 mts width for buffer zone of the Nala from the boundary of applicant site. Accordingly, the proponent proposed layout of the project.

The SEAC noted that total plot area is 35,218.0 Sq.m., Net plot area is 33,675.0 Sq.m., out of which green area is 3,423.3 Sq.m. (10.2%)

It was informed that the total built-up area of the project is 2,64,664.3 Sq.m. The project consists of Residential Apartments to accommodate 1194 units. Maximum No. of floors proposed in the project are 3C + S + 25 Floors.

It is also noted that Parking area to be provided is 75,843.03 Sq.m., (40.2% against required 33%).

The total cost of the project is Rs.600.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs.601.7 Lakhs during construction phase and Rs.19.8 lakhs during occupation phase, Recurring cost: Rs.101.6 lakhs/annum during construction phase and Rs.195.4 lakhs/annum.

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

Minutes of the SEAC Meeting held on 07.12.2021

Agenda Item No. 09	The World @ Jubilee Hills by M/s. DSRSR Prime Spaces LLP., Sy. No.01, Block-F, Ward No.9, Correlating to Sy. No. 403, Shaikpet in Ward No.08, Block No.02, Jubilee Hills, Hyderabad - TOR - Reg.
Proposal No.	SIA/TG/MIS/69396/2021 (TOR)

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.

During presentation, the SEAC observed that the proposed site is located on a hill. The maximum No. of floors in the project is 5C+S+24 Floors. The proponent submitted a copy of NOC from Airport Authority of India for only one Block, but not for all buildings proposed in the project.

The project is proposed in a total plot area of 58,477.7 Sq.m., for construction of Residential Apartments with total built-up area of 4,81,275.7 Sq.m.

In view of the above and after detailed discussions, the SEAC deferred the project for detailed examination.

Agenda Item No. 10	Palmyra Tower by M/s. Pride Infra, Plot No.72 of Sy. Nos. 119, 120/p, 121/A, 21/AA, 123 and 124, Jeedimetla (V), Quthbullapur (M), Medchal- Malkajgiri District - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/240436/2021 (EC)

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

During presentation, the SEAC observed that the site is adjacent to Fox Sagar. In this regard, the proponent submitted a copy of Lr.dt. 16.09.2017 issued by the EE, North Tanks Divison, Hyderabad of I&CAD Dept. to M/s. Arthveda. The proponent informed that the site was transferred from Arthveda to M/s. Pride Infra and submitted copies of land documents. The SEAC observed from the document of I&CAD Dept., that the applicant's site in the Sy. No. 123 and 124 of Jeedimetla (V), Quthubullapur (M) admeasuring Ac. 1-20 Gts is partly affected in Nala and Buffer zone of Fox Sagar to an extent of Ac 0-06 Gts and Ac 0-07 Gts respectively. Accordingly, the proponent proposed layout of the project.

The SEAC noted that total plot area is 8,196.5 Sq.m., Net plot area is 7,470.0 Sq.m., out of which green area is 1,186.6 Sq.m. (15.9%)

It was informed that the total built-up area of the project is 38,530.1 Sq.m. The project consists of Residential Apartments to accommodate 162 units. Maximum No. of floors proposed in the project are 2C + S + 8 Floors.

It is also noted that Parking area to be provided is 13,721.0 Sq.m., (55.3% against required 33%).

The total cost of the project is Rs.72.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs.100.3 Lakhs during construction phase and Rs.3.1 lakhs during occupation phase, Recurring cost: Rs.9.3 lakhs/annum during construction phase and Rs.29.2 lakhs/annum.

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



CHAIRMAN, SEAC

Minutes of the SEAC Meeting held on 07.12.2021

Agenda Item No. 11	League Woodsville by M/s. League Spaces LLP., Sy. No. 96/P, Hyderguda, Rajendranagar (M), Sy. Nos. 18, 19, Kismathpur, Gandipet (M) and Sy. No. 17/P, 18/P, 19/P at Bandlaguda Jagir, Gandipet (M), Rangareddy District - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/240877/2021 (EC)

The representative of the project proponent Sri B.V. Mallikarjuna 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, Hyderguda, Kismatpur & Bandlaguda Jagir villages are 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 the SEAC observed that the site is adjacent to Musi River. In this regard, the proponent submitted a copy of NOC dt. 05.02.2020 issued by the EE, Hussain Sagar Lake Division of I&CAD Dept. Land for total extent of Ac.11 – 13 Gts in Sy.No. 18 & 19 of Kismatpur (V), Gandipet (M) and Sy/No.96/P of Hyderguda (V), Rajendranagar (M) located between the chainages from 4.50 km to 4.80 km on the left flank of the Eassa River, upstream side of the said site about 1.0 km away i.e., at chainage 3.5 km where there is a Double lane bridge constructed by the HMDA to connect the Budevel and Kismatpur (V). The boundary of the river at this location is demarcated to accommodate this discharge plus any possible discharge due to rain in between the locating of the bridge and the applicant's site. As per the G.O.Ms.No.168, dt.07.04.2012 and as per the G.O.Ms.No.7, dt.05.01.2016 of MA&UD Dept., within the municipal limits of any city the site should be 50 mts away from the boundary of the River. Accordingly, the proponent proposed layout of the project. The proponent informed that they have subsequently acquired additional land in Bandlaguda village located adjacent to the existing land on other side (not towards River) after obtaining NOC of I&CAD.

The SEAC noted that total plot area is 88,171.3 Sq.m., Net plot area is 78,792.8 Sq.m., out of which green area is 9,289.7 Sq.m. (11.8%)

It was informed that the total built-up area of the project is 75,030.3 Sq.m. The project consists of Residential Villas (G + 3 Floors) to accommodate 218 Villas and Amenities (G + 4 Floors).

It is also noted that each Villa will be provided with 2 Parking spaces.

The total cost of the project is Rs.300.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs.306.37 Lakhs during construction phase and Rs.6.80 lakhs during occupation phase, Recurring cost: Rs.13.80 lakhs/annum during construction phase and Rs.79.17 lakhs/annum, as per revised EMP during presentation.

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

Agenda Item No. 12	M/s. Shree Shiva Sindhu Real Estates Private Limited, Sy. No. 315, Puppalaguda, Rajendranagar, Rangareddy District. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/67549/2021 (EC)

The representative of the project proponent Sri V. Jagadeeshwar 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, Puppalaguda (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.

Earlier, the SEIAA, TS issued TORs on 03.11.2021 for preparation of EIA report. Accordingly, the proponent prepared EIA report and submitted online.

Minutes of the SEAC Meeting held on 07.12.2021

During presentation, the proponent informed that they have obtained NOC dt. 06.09.2021 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 568.9 mts AMSL and the permissible top elevation is restricted to 748.9 mts AMSL. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI.

The SEAC noted that total plot area is 22,931.0 Sq.m.; out of which green area is 2823.3 Sq.m. (12.3%).

It was informed that the total built-up area of the project is 2,61,352.6 Sq.m. The project consists of Commercial Office Construction project. Maximum No. of floors proposed in the project are 4B + G + 27 Floors.

It is also noted that Parking area to be provided is 1,34,855 Sq.m., (73.4% against required 44%).

The total cost of the project is Rs. 425.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 560.40 Lakhs during construction phase and Rs. 20.22 lakhs during occupation phase, Recurring cost: Rs. 85.61 lakhs/annum during construction phase and Rs. 192.46 lakhs/annum during occupation phase.

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

Agenda Item No. 13	M/s. Satyadivis Pharmaceuticals Private Limited (formerly known as Divis Pharmaceuticals Pvt. Ltd.), Sy. No. 10, IDA, Gaddapotharam (V), Jinnaram (M), Sangareddy District. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/IND3/239663/2021 (EC)

The representative of the project proponent Sri N. V. Nageswara Rao; 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 issued EC vide order dt. 09.05.2017 in the name of M/s. Divis Pharmaceuticals Pvt. Ltd., Later, the unit obtained EC for change of name from M/s. Divis Pharmaceuticals Pvt. Ltd., to M/s. Satyadivis Pharmaceuticals Pvt. Ltd., vide order dt.16.04.2021.

The proponent has obtained latest CFO on 06.09.2021 and operating the unit.

The proponent submitted self certified Compliance Report.

The SEAC noted that the proposal is for Expansion of API - Bulk Drugs & Intermediates Manufacturing unit.

The SEAC noted the G.O.Ms. No. 95, dt. 21.09.2007; G.O.Ms. No. 64, dt. 25.07.2013 of the EFS&T Dept., GoAP & G.O.Ms. No. 24, dt.24.04.2019 of the EFS&T Dept., GoTS.

The SEAC examined the proposal as per the provisions laid under S.O.1223 (E), dt.27.03.2020 & S.O.3636 (E), dt.15.10.2020 & S.O.2859 (E), dt.16.07.2021 and considered the project under B2 Category.

The SEAC noted the contents of EMP report and noted the details of the project after proposed Expansion as follows:

Total area is Ac. 5.44 Gts, out of which Green area is Ac.1.8 (33.08%).

Nearest human habitation is Shabupur (V) @ 1.32 km; Nearest water body is a water tank @ 0.96 km (N); Nearest RF is Kistaipalli RF @ 0.4 km from the industry.

The SEAC noted the EMP measures proposed by the project proponent.

Project Cost for proposed expansion is Rs. 30.0 Crores. Budget for Environmental protection towards Capital Cost is Rs. 7.59 Lakhs and Recurring Cost is Rs. 7.62 Lakhs/annum. Budget for CER is Rs. 35.0 lakhs in first 5 years.

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



CHAIRMAN, SEAC

Minutes of the SEAC Meeting held on 07.12.2021

Agenda Item No. 14	M/s. Lucent Drugs (P) Ltd., Sy. No. 10, IDA Gaddapotharam, Jinnaram (M), Sangareddy District. – Amendment to Environmental Clearance - Reg.
Proposal No.	SIA/TG/IND3/239575/2021 (MODI EC)

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

Earlier, the SEIAA, TS issued EC vide order dt. 26.04.2018 for Bulk Drug & Drug Intermediates in the name of M/s. Yag-Mag Labs Pvt. Ltd., Subsequently, the SEIAA-TS issued Transfer of EC vide order dt. 24.09.2021 to M/s. Lucent Drugs (P) Ltd.,

The SEAC noted that the proponent obtained latest CFO vide order dt.07.07.2021.

Now, the proponent informed that they acquired additional land adjacent to site and submitted copies of land documents. Hence, it was requested to issue Amendment to EC with the following changes:

S.No.	Description	Sy.No.	Area in Sq.mts	
			Site	Greenbelt
1	Existing	10	8093.5	2833
2	Proposed	10 (Part)	9683.46	3200
Total After Amendment		Sy. No. 10 (Part)	17776.96	6033(33.9%)

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

Agenda Item No. 15	New Multi Storied Residential Building Project by S. Ranjeet Kumar Reddy & Others, Sy. No 166/P & 175/P, Situated at Kismatpur (V), Gandipet (M), Rangareddy District. - TOR - Reg.
Proposal No.	SIA/TG/MIS/69269/2021 (TOR)

The representative of the project proponent Sri S. Praveen and Sri Lakshmikanth Reddy of M/s.Vison Labs, Hyderabad attended and made a presentation before the SEAC.

During presentation, the SEAC observed that few trees exists in the site. In this regard, the proponent informed that the intervening trees will be translocated to the boundaries of the site.

The proponent informed that they have obtained NOC dt. 28.09.2021 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 527.15 mts AMSL and the permissible top elevation is restricted to 675 mts AMSL. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI.

The project is proposed in a total plot area of 25,944.96 Sq.m., for construction of Multi Storied Residential Building with total built up area of 2,36,321.53 Sq.m.

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” and submit EIA report.

Agenda Item No. 16	4.95 Ha. Ordinary Sand Mine of M/s. Telangana State Mineral Development Corporation Ltd. (TSMDC), Godavari River at Thirlapuram (V), Manuguru (M), Bhadradi Kothagudem District. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIN/237996/2021 (EC)

The representative of the project proponent Sri N. Abdul Rahim; and Smt. Shaheda Begum of M/s. EPTRI, Hyderabad attended and made a presentation before the SEAC.

Minutes of the SEAC Meeting held on 07.12.2021

It is noted that the mine lease area is 4.95 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 proponent informed that the thickness of sand deposited in the proposed sand reach is reported as 8.0m to 9.0m as per Joint Inspection Report. The depth of proposed sand extraction is 2.0m.

It is proposed to mine 99,000 m³/annum (Maximum Capacity) of Ordinary Sand by manual open excavation method.

The nearest village to the proposed site is Bestagudem Hamlet which is existing at a distance of 2.30 km; Nearest RF is Borgham padu RF exists at 1.77 km from the boundary of the site.

The total cost of the project is Rs. 24.75 Lakhs. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 3.0 lakhs and recurring cost: Rs. 0.70 Lakhs/annum.

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

Agenda Item No. 17	M/s. Kinetic Homes (Rep. By Sri. Alla Venkata Subba Reddy & Sri. Krishna Chaitanya Reddy Bhimavarapu) & Others, Sy. No's 398/A, 398/AA, 398/E, 398/EE, 398/VU, 398/VUU & 398/RU, Nallagandla (V), Serilingampally (M), Rangareddy District. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/233938/2021 (EC)

The representative of the project proponent Sri B. Vamshi Krishna and Sri Santosh Kumar of M/s.Pioneer Enviro Laboratories & Consultants Pvt. Ltd., Hyderabad attended and made a presentation before the SEAC.

The SEAC noted that total plot area is 6,171.46 Sq.m., Net Plot area is 5,934.24 Sq.m;; out of which green area is 599.2 Sq.m. (10.1%).

It was informed that the total built-up area of the project is 27,984.21 Sq.m. The project consists of Residential Complex to accommodate a total No. of 153 units. Maximum No. of floors proposed in the project are B + S + 9 Upper Floors.

It is also noted that Parking area to be provided is 7,209.57 Sq.m., (34.7% against required 22%).

The total cost of the project is Rs. 58.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 83.75 lakhs and Recurring cost: Rs. 17.9 Lakhs/annum.

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

Agenda Item No. 18	M/s. Rikvin Biotech Private Limited, Sy. No. 203/a1, Mirzapalle (V), Shankarampet (R) Mandal, Medak Dist. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/IND3/240583/2021 (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.

Minutes of the SEAC Meeting held on 07.12.2021

Agenda Item No. 19	M/s. Shikhara Steels Private Limited located at Sy. Nos. 147/AA, 146/AA/2, 146/AA/4 & 146/AA/5, Somangruthi (V), Pudur (M), Vikarabad District. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/IND/67263/2020 (EC)

Earlier, the SEAC in its meeting held on 30.11.2021 informed the proponent to submit other CER activities implemented by the proponent along with evidence and also to submit an undertaking stating that the additional land acquired (9.0 Acres) will be exclusively used for Greenbelt development purpose only.

Now, the proponent vide lr.dt.06.12.2021 submitted a copy of Certificate dt.01.12.2021 issued by Sarpanch of Somangruthi (V), Pudur (M), Vikarabad District and informed the following:

- a) The industry has supplied Medical Oxygen to the Health Care Center through Gram Panchayath for Villagers undergoing treatment for COVID-19 Virus which costed about Rs. 2,26,560/- a bill paid to AA Tech.
- b) The industry has contributed Rs. 1.0 Lakh for the Gram Panchayath to develop School Furniture and Colour the School.
- c) The industry has contributed Rs. 1.0 Lakh for Renovation of Graveyard.

The industry also submitted an undertaking that they have taken the 9 Acres land exclusively for Green Belt adjacent to Factory premises and also informed that they will develop greenbelt before obtaining CFO.

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


CHAIRMAN, SEAC

