

**MINUTES OF THE 103rd MEETING OF
STATE EXPERT APPRAISAL COMMITTEE,
(SEAC), TELANGANA STATE
HELD ON 26.02.2021, 10.30 A.M.**

Minutes of the SEAC Meeting held on 26.02.2021

MINUTES OF THE 103rd MEETING OF STATE EXPERT APPRISAL COMMITTEE (SEAC) HELD ON 26.02.2021 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, H.No: 2-2-20/L/7, #401. Golden towers – II, Raja Rajeshwari BLP, D.D. Colony, Hyderabad. Ph: 9866629265 | Chairman. |
| 2. | Dr.(Ms)Thatiparthi Vijayalakshmi Plot No.110, Siddartha Nagar, S.R. Nagar Post, Hyderabad-500038. Ph: 9440896661 | Member |
| 3. | Dr.K.Shivakumar, Plot No. 328, Flat No: 302, Mehar Ninan, KPHB 6 th phase, Kukatpally, Hyderabad-500072 Ph: 9951701067 | Member |
| 4. | Prof.A.Panasa Reddy, H.No. 4-7-17/5/1, Ragharendra Nagar, Nacharam, Hyderabad-500076. Ph: 9849957268 | Member |
| 5. | 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 |
| 6. | Shri Ravindra Samaya Mantri H.No: 3-5-44/1, Flat No. 301, Areadia Apartments, Edengaden Road, Hyderabad- 500001. Ph:9491145160 | Member |
| 7. | Prof.B.Reddy Naik, Department of Zoology, University College of Science, Osmania University, Hyderabad-500007. Ph: 9290491044 | Member |
| 8. | Shri Suresh, B-106, Vertex prime, Nizampet Road, Kukatpalli, Hyderabad. Ph: 9177037785 | 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.

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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 26.02.2021.

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

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| Agenda Item No. 01 | Relief Institute of Medical Sciences M/s. Sahasra Educational Society, Survey Nos. 537, 604/A, 604/B, 605/A, 605/B1, 608/C1, 605/B, 606/1, 607/1, 608/A, 608/C2, 608/E, 609/1, Vangapahad village, Hasanparthy Mandal, Warangal District. |
| Proposal No. | SIA/TG/MIS/198303/2021 (EC) |

The representative of the project proponent Sri T. Santosh; 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 25,579.6 Sq.m., Net plot area is 23,669.8 Sq.m., out of which green area is 2,377.5 Sq.m. (10%).

It was informed that the total built up area of the project is 31,753.0 Sq.m. The project consists of Medical College with Hostels & Staff Quarters. Maximum no. of floors proposed in the project are S + 8 Floors.

It is also noted that Parking area to be provided is 7,019 Sq.m., (23.9 %).

The total cost of the project is Rs. 35.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 104.1 lakhs during construction phase and Rs. 3.2 lakhs during occupation phase, recurring cost: Rs. 10.2 lakhs/annum during construction phase and Rs. 32.4 lakhs/annum during occupation phase.

It is noted that the Vanga Pahad Cheruvu is @ 30m and site is on downstream side. The buffer of 30m is already covered as road above boundary.

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

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| Agenda Item No. 02 | Residential Apartments Construction Project by M/s. Lotus Projects, Survey No. 150 (P) at Narsingi, Gandipet, Ranga Reddy District. |
| Proposal No. | SIA/TG/MIS/189079/2020 (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.

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| Agenda Item No. 03 | Residential Apartments Construction Project by M/s. Blue wings developers LLP, Door Nos # 1-4-887/A/1, 1-4-909(C.C), #1-4-887, #1-4-887/A, #1-4-909/A (C.C), #1-4-909/1, Ward No -01, Block No04, Survey nos. 31 & 32, Bakaram, Musheerbad, Hyderabad. |
| Proposal No. | SIA/TG/MIS/190041/2020 (EC) |

The representative of the project proponent Sri Madhu Sudhan Reddy; 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 that old sheds of a function hall exists in site. In this regard, the project proponent informed that they will be dismantled and proposed project will be taken up.

The SEAC noted that total plot area is 6,584.9 Sq.m., Net plot area is 6,503.0 Sq.m., out of which green area is 1,521.4 Sq.m. (23.4%).

It was informed that the total built up area of the project is 30,066 Sq.m. The project consists of Residential Apartments to accommodate 120 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 7,954 Sq.m., (36%).

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The total cost of the project is Rs. 62.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 106.2 lakhs during construction phase and Rs. 2.9 lakhs during occupation phase, recurring cost: Rs. 11.4 lakhs/annum during construction phase and Rs. 22.9 lakhs/annum during occupation phase.

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

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| Agenda Item No. 04 | Commercial Building Construction Project by M/s. Delta One by Urrban Spacecorp Pvt Ltd., Survey Nos. 130 and 131, Narsingi, Gandipet, Ranga Reddy District. |
| Proposal No. | SIA/TG/MIS/190048/2020 (EC) |

The representative of the project proponent Sri Lokesh Dasari; 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.

The SEAC noted that total plot area is 6,520.7 Sq.m., and Net Plot area is 5862.7 Sq.m. Out of which green area is 590.8 Sq.m. (9.1%).

It was informed that the total built up area of the project is 56,655.0 Sq.m. The project consists of Commercial Building. Maximum no. of floors proposed in the project are 4B + G + 14 Floors.

It is also noted that Parking area to be provided is 25,317 Sq.m., (66.36 %).

The total cost of the project is Rs. 100.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 236.35 lakhs during construction phase and Rs. 4.42 lakhs during occupation phase, recurring cost: Rs. 41.30 lakhs/annum during construction phase and Rs. 54.95 lakhs/annum during occupation phase.

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

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| Agenda Item No. 05 | Residential Apartments Construction Project by M/s. Reliance Builders, Survey Nos. 110, 155 & 156, Mokila, Shankarpally Mandal, Ranga Reddy District. |
| Proposal No. | SIA/TG/MIS/190087/2020 (EC) |

The representative of the project proponent Sri Sriram Musunuru; 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, **Mokila (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 total plot area is 17,658.9 Sq.m., Net plot area is 17,571.9 Sq.m., out of which green area is 1,791.2 Sq.m. (10.2%).

It was informed that the total built up area of the project is 1,14,475.9 Sq.m. The project consists of Residential Apartments to accommodate 315 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 30,199.74 Sq.m., (37.1%).

The total cost of the project is Rs. 220.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 192.7 lakhs during construction phase and Rs. 5.8 lakhs during occupation phase, recurring cost: Rs. 22.7 lakhs/annum during construction phase and Rs. 57.9 lakhs/annum during occupation phase.

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

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| Agenda Item No. 06 | Vasavi Vistara by M/s. Vasavi Homes LLP., Survey Nos. 36 to 41, Kondapur Village, Serilingampally Mandal, Ranga Reddy District. |
| Proposal No. | SIA/TG/NCP/58220/2020 (EC) |

The representative of the project proponent Sri Aravind; 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, **Kondapur (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 total plot area is 24,602 Sq.m., Net plot area is 23,132.9 Sq.m., out of which green area is 2,478 Sq.m. (10.7%).

It was informed that the total built up area of the project is 2,65,266 Sq.m. The project consists of Residential Apartments to accommodate 704 units. Maximum no. of floors proposed in the project are 4C + G + 31 Floors.

During presentation, the proponent informed that they have obtained NOC dt. 28.02.2019 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 585.24 mts AMSL and the permissible top elevation is restricted to 680.66 mts AMSL. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI. The SEAC also noted that the proponent submitted the Risk Assessment report & Disaster Management Plan.

It is also noted that Parking area to be provided is 69,290 Sq.m., (35.4%).

The total cost of the project is Rs. 399.74 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 429.5 lakhs during construction phase and Rs. 11.8 lakhs during occupation phase, recurring cost: Rs. 82.1 lakhs/annum during construction phase and Rs. 114.1 lakhs/annum during occupation phase.

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

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| Agenda Item No. 07 | Jains Balaji Waterside Homes by M/s. Jain Constructions, H No. 18-35/1 to 32, Survey Nos. 228 Old 44, 44/1 and 44/2 (new), Safilguda, Malkajgiri Mandal, Medchal -Malkajgiri District. |
| Proposal No. | SIA/TG/MIS/190096/2020 (MODI-EC) |

The representative of the project proponent Sri Kaushik Jain; 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 EC vide order dt.18.03.2020 to the project for construction of Residential & Commercial with total builtup area of 1,59,464.2 Sq.m.

Now, the proponent informed that the present proposal is for amendment in Builtup area, Parking area and No. of floors. Hence, they have requested to issue Amendment to EC with the following changes:

| S. No. | Description | EC Obtained | Proposed |
|--------|--------------------------|--|--|
| 1 | Site Area | 33573.4 Sq.m. | 33573.4 Sq.m. |
| 2 | Built up area | 159464.2 Sq.m. | 158754.72 Sq.m. |
| 3 | Residential Parking area | 35640.9 Sq.m. | 35,440.7 Sq.m. (41.5%) |
| 4 | Commercial Parking area | 12600.0 Sq.m. | 11688.19 Sq.m.(45.3%) |
| 5 | No. of Blocks | 5Blocks + Amenities & Commercial Block | 5Blocks + Amenities & Commercial Block |
| 6 | No. of Floors | Residential – 2C + S + 13 Amenities – 2C + G + 3 Commercial – 2C + G + 5 | Residential – 2C + 2S + 13 Amenities – G + 3 Commercial – 2C + G + 5 |

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| 7 | No. of Units | 520 | 520 |
| 8 | Water requirement | 474.4 KLD | 474.4 KLD |
| 9 | Wastewater generation | 379.5 KLD | 379.5 KLD |
| 10 | Solid Waste | 2755 Kg/day | 2755 Kg/day |
| 11 | STP Capacity | 380 KLD & 100 KLD | 380 KLD & 100 KLD |

The SEAC examined the request of the proponent and after detailed discussions, the SEAC recommended for issue of Amendment to EC.

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| Agenda Item No. 08 | Residential Apartments Construction Projects by M/s. RV Silpa Homes, Survey No. 218/3, Kondapur, Serilingampally Mandal, Ranga Reddy District. |
| Proposal No. | SIA/TG/MIS/190516/2020 (EC) |

The representative of the project proponent Sri B. Narender 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 earlier the SEIAA, TS issued EC vide order dt.04.01.2020 to the project for construction of Residential Apartments with total builtup area of 27,442 Sq.m.

Now, the proponent informed that they have modified the proposal due to change in built up area, no. of floors, no. of units, water requirement, waste water generation, STP Capacity, Solid Waste and EMP due to TDR. It was also informed that they have not yet initiated the construction as on date. It was requested to issue new EC in place of old EC.

The SEAC noted that total plot area is 3,219.1 Sq.m., out of which green area is 626.0 Sq.m. (10.1%).

It was informed that the total built up area of the project is 37,014.2 Sq.m. The project consists of Residential Apartments to accommodate 185 units. Maximum no. of floors proposed in the project are B + 2S + 10 Floors

It is also noted that Parking area to be provided is 10,782.9 Sq.m., (41.1%).

The total cost of the project is Rs. 49.5 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 108.4 lakhs during construction phase and Rs. 3.6 lakhs during occupation phase, recurring cost: Rs. 12.7 lakhs/annum during construction phase and Rs. 33.6 lakhs/annum during occupation phase.

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

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| Agenda Item No. 09 | ASBL Spectra By M/s. Ashoka Builders India Pvt. Ltd., Survey No. 315 (P), Puppalaguda, Gandipet Mandal, Ranga Reddy District. |
| Proposal No. | SIA/TG/MIS/190508/2020 (MODI-EC) |

The representative of the project proponent Sri K. Chandu Pratap; 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 EC vide order dt.02.12.2020 to the project for construction of Hotel & Office Buildings with total builtup area of 3,76,024.7 Sq.m.

Now, the proponent informed that the present proposal is for amendment in Builtup area, Parking area, No. of floors, No. of blocks, Water requirement, Waste water generation and Solid Waste. Hence, they have requested to issue Amendment to EC with the following changes:

| S. No. | Description | EC Obtained | Proposed |
|--------|---------------|----------------|----------------------|
| 1 | Site Area | 32065.7 Sq.m. | 32066.0 Sq.m. |
| 2 | Built up area | 376024.7 Sq.m. | 350000 Sq.m. |
| 3 | Parking area | 103676.5 Sq.m. | 106400 Sq.m. (43.7%) |
| 4 | No. of Blocks | 3 Blocks | 4 Blocks & Amenities |


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| 5 | No. of Floors | 5B + G + 25, 3B + G + 17 | 4B + G + 39, 2B + G + 3 |
| 6 | Water requirement | 1341.6 KLD | 900.0 KLD |
| 7 | Wastewater generation | 1073.3 KLD | 720.0 KLD |
| 8 | Solid Waste | 6940 Kg/day | 2245 Kg/day |
| 9 | STP Capacity | 300 KLD, 690 KLD & 350 KLD | 900 KLD |
| 10 | EMP Cost | 806.5 Lakhs | 749.1 Lakhs |

During presentation, the proponent informed that they have obtained NOC dt. 16.01.2021 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 577.15 mts AMSL and the permissible top elevation is restricted to 712.15 mts AMSL. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI. The SEAC also noted that the proponent submitted the Risk Assessment report & Disaster Management Plan.

The SEAC examined the request of the proponent and after detailed discussions, the SEAC recommended for issue of Amendment to EC.

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| Agenda Item No. 10 | Anuktha Ekam by M/s. Anuktha Ekam Developers Pvt Ltd., Survey Nos. 146, 147, Velimela, Ramachandrapuram, Sanga Reddy District. |
| Proposal No. | SIA/TG/MIS/190686/2020 (EC) |

The representative of the project proponent Sri G. Mallikarjuna 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 20,253.5 Sq.m., out of which green area is 2,025.4 Sq.m. (10%).

It was informed that the total built up area of the project is 1,29,682.4 Sq.m. The project consists of Residential Apartments to accommodate 504 units. Maximum no. of floors proposed in the project are 2B + S + 12 Floors.

It is also noted that Parking area to be provided is 40,880.2 Sq.m., (46%).

The total cost of the project is Rs. 185.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 223.4 lakhs during construction phase and Rs. 8.7 lakhs during occupation phase, recurring cost: Rs. 27.4 lakhs/annum during construction phase and Rs. 84.5 lakhs/annum during occupation phase.

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

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| Agenda Item No. 11 | Residential Apartments Construction Project by M/s. Nikhil Sai Krishna Developers, Survey Nos. 288, 291, 291A, 291E, 292 and 294, Ameenpur, Sanga Reddy District. |
| Proposal No. | SIA/TG/MIS/191128/2021 (EC) |

The representative of the project proponent Sri V. Chandra Sekhar 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 earlier the SEIAA, TS issued EC vide order dt.18.03.2020 to the project for construction of Residential Apartments with total builtup area of 61,436.5 Sq.m.

Now, the proponent informed that they have modified the proposal due to change in built up area, no. of floors, no. of units, water requirement, waste water generation, STP Capacity, Solid Waste and EMP due to TDR. It was also informed that they have not yet initiated the construction as on date. It was requested to issue new EC in place of old EC.

The SEAC noted that total plot area is 18,410.4 Sq.m., Net plot area is 15,841.5 Sq.m., out of which green area is 2,537.2 Sq.m. (16%).

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It was informed that the total built up area of the project is 61,436.5 Sq.m. The project consists of Residential Apartments to accommodate 415 units. Maximum no. of floors proposed in the project are C + S + 5 Floors.

It is also noted that Parking area to be provided is 20,325.8 Sq.m., (41.13%).

The total cost of the project is Rs. 85.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 150.8 lakhs during construction phase and Rs. 9.2 lakhs during occupation phase, recurring cost: Rs. 16.5 lakhs/annum during construction phase and Rs. 75.5 lakhs/annum during occupation phase.

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

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| Agenda Item No. 12 | Imperial Avenue by M/s. Allied Infra and Developers, Premises Nos. 7-2-1783, 1784, 1797 and 1798, Czech Colony, Sanathnagar, Hyderabad. |
| Proposal No. | SIA/TG/MIS/193937/2021 (EC) |

The representative of the project proponent Sri Y. Manoj Kumar; 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 7,767.1 Sq.m., out of which green area is 780.1 Sq.m. (10%).

It was informed that the total built up area of the project is 41,428.8 Sq.m. The project consists of Residential Apartments to accommodate 125 units. Maximum no. of floors proposed in the project are 2B + G + 5 Floors.

It is also noted that Parking area to be provided is 13,133.74 Sq.m., (48.7%).

The total cost of the project is Rs. 34.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 88.6 lakhs during construction phase and Rs. 2.8 lakhs during occupation phase, recurring cost: Rs. 7.0 lakhs/annum during construction phase and Rs. 18.5 lakhs/annum during occupation phase.

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

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| Agenda Item No. 13 | Solitaire Unity by M/s. Technopolis Construction Company Private Limited, Survey No. 49 Part, Madeenaguda, Serilingampally, Ranga Reddy District. |
| Proposal No. | SIA/TG/MIS/194142/2021 (EC) |

The representative of the project proponent Sri P. Thirupathi 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 9,079.7 Sq.m., out of which green area is 935.8 Sq.m. (10.3%).

It was informed that the total built up area of the project is 80,196.1 Sq.m. The project consists of Residential Apartments to accommodate 396 units. Maximum no. of floors proposed in the project are 3C + S + 18 Floors.

It is also noted that Parking area to be provided is 20,682.06 Sq.m., (34.8%).

The total cost of the project is Rs. 100.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 182.1 lakhs during construction phase and Rs. 6.7 lakhs during occupation phase, recurring cost: Rs. 27.3 lakhs/annum during construction phase and Rs. 64.0 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. Sri Krishna Ventures Pvt Ltd., Survey No. 72/A, Chengicherla, Medipally Mandal, Medchal - Malkajgiri District. |
| Proposal No. | SIA/TG/MIS/194145/2021 (EC) |

The representative of the project proponent Sri M. Madhukar; 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 24,788 Sq.m., out of which green area is 2,513.7 Sq.m. (10.1%).

It was informed that the total built up area of the project is 1,02,033.8 Sq.m. The project consists of Residential Apartments to accommodate 543 units. Maximum no. of floors proposed in the project are 2B + G + 7 Floors.

It is also noted that Parking area to be provided is 30,147.9 Sq.m., (41.9%).

The total cost of the project is Rs. 132.4 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 261.4 lakhs during construction phase and Rs. 11.6 lakhs during occupation phase, recurring cost: Rs. 31.1 lakhs/annum during construction phase and Rs. 110.9 lakhs/annum during occupation phase.

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

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| Agenda Item No. 15 | BUILDING 16 M/s. Trion Properties Pvt. Ltd., Survey Nos. 64 (Part) at Madhapur, Serilingampally, Ranga Reddy District. |
| Proposal No. | SIA/TG/MIS/194501/2021 (EC) |

The representative of the project proponent Sri G. Raja 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, **Madhapur (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 total plot area is 30,775.0 Sq.m., out of which green area is 2,107.1 Sq.m. (6.85%).

It was informed that the total built up area of the project is 1,48,209.9 Sq.m. The project consists of Mall, Multiplex & Office. Maximum no. of floors proposed in the project are 4P + LG + G + 7 Floors

It is also noted that Parking area to be provided is 57,020.8 Sq.m., (62.53%).

The total cost of the project is Rs. 261.43 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 198.3 lakhs during construction phase and Rs. 13.3 lakhs during occupation phase, recurring cost: Rs. 14.3 lakhs/annum during construction phase and Rs. 45.9 lakhs/annum during occupation phase.

The SEAC noted that it is a project under violation and hence considered the proposal as per S.O. 804(E) dt. 14.03.2017, S.O. 1030 (E) dt. 08.03.2018, OM dt. 12.11.2020 & Lr. dt. 16.02.2021 issued by the MoEF&CC, GoI. As per the guidelines of the SEIAA for construction projects involving violation, the rationalized project cost for total built up area of 1,48,209.9 Sq.m. is Rs. 148.21 Crores.

The amount of Bank Guarantee to be submitted for Implementation of Remediation plan; Natural Resource Augmentation Plan; and Community Resource Augmentation Plan is worked out to be Rs. 1,36,16,000/- and the details are as following:

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| S.No. | Particular | Amount in Rs. |
|-------|--------------------------------------|-----------------------|
| 1 | Ecological remediation cost | 68,07,871.25 |
| 2 | Natural resources augmentation cost | 27,23,148.50 |
| 3 | Community resource augmentation cost | 40,84,722.75 |
| | Total | 1,36,15,742.50 |
| | Total rounding off | 1,36,16,000.00 |

After detailed discussions, the SEAC recommends the project for issue of Environmental Clearance subject to approval by the SEIAA for submission of Bank Guarantee for an amount of Rs. 1,36,16,000/-.

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| Agenda Item No. 16 | Building 1A & 1B By M/s. K.Raheja IT park (Hyderabad) Limited, Survey Nos. 64 (Part) at Madhapur, Serilingampally, Ranga Reddy District. |
| Proposal No. | SIA/TG/MIS/194692/2021 (EC) |

The representative of the project proponent Sri G. Raja 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, **Madhapur (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 total plot area is 12,686.0 Sq.m., out of which green area is 307.4 Sq.m. (2.42%).

It was informed that the total built up area of the project is 39,462.6 Sq.m. The project consists of IT Campus. Maximum no. of floors proposed in the project are LG + G + 6 Floors

It is also noted that Parking area to be provided is 11,208 Sq.m., (37.8%).

The total cost of the project is Rs. 43.03 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 83.6 lakhs during construction phase and Rs. 4.8 lakhs during occupation phase, recurring cost: Rs. 8.0 lakhs/annum during construction phase and Rs. 23.9 lakhs/annum during occupation phase.

The SEAC noted that it is a project under violation and hence considered the proposal as per S.O. 804(E) dt. 14.03.2017, S.O. 1030 (E) dt. 08.03.2018, OM dt. 12.11.2020 & Lr. dt. 16.02.2021 issued by the MoEF&CC, GoI. As per the guidelines of the SEIAA for construction projects involving violation, the rationalized project cost for total built up area of 39,462.6 Sq.m. is Rs. 39.46 Crores.

The amount of Bank Guarantee to be submitted for Implementation of Remediation plan; Natural Resource Augmentation Plan; and Community Resource Augmentation Plan is worked out to be Rs. 39,47,000/- and the details are as following:

| S.No. | Particular | Amount in Rs. |
|-------|--------------------------------------|---------------------|
| 1 | Ecological remediation cost | 19,73,130.00 |
| 2 | Natural resources augmentation cost | 7,89,252.00 |
| 3 | Community resource augmentation cost | 11,83,878.00 |
| | Total | 39,46,260.00 |
| | Total rounding off | 39,47,000.00 |

After detailed discussions, the SEAC recommends the project for issue of Environmental Clearance subject to approval by the SEIAA for submission of Bank Guarantee for an amount of Rs. 39,47,000/-.

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| Agenda Item No. 17 | Building 2A & 2B By M/s. Raheja IT park (Hyderabad) Limited, Survey No. 64 (Part) at Madhapur, Serilingampally, Ranga Reddy District. |
| Proposal No. | SIA/TG/MIS/194698/2021 (EC) |

The representative of the project proponent Sri G. Raja 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, **Madhapur (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 total plot area is 26,683.7 Sq.m., out of which green area is 1,377.9 Sq.m. (5.82%).

It was informed that the total built up area of the project is 1,01,870.31 Sq.m. The project consists of IT Campus. Maximum no. of floors proposed in the project are 2B + S 10 Floors.

It is also noted that Parking area to be provided is 2,8511 Sq.m., (37.6 %).

The total cost of the project is Rs. 108.04 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 120.7 lakhs during construction phase and Rs. 6.7 lakhs during occupation phase, recurring cost: Rs. 10.5 lakhs/annum during construction phase and Rs. 26.9 lakhs/annum during occupation phase.

The SEAC noted that it is a project under violation and hence considered the proposal as per S.O. 804(E) dt. 14.03.2017, S.O. 1030 (E) dt. 08.03.2018, OM dt. 12.11.2020 & Lr. dt. 16.02.2021 issued by the MoEF&CC, GoI. As per the guidelines of the SEIAA for construction projects involving violation, the rationalized project cost for total built up area of 1,01,870.31 Sq.m. is Rs. 101.87 Crores.

The amount of Bank Guarantee to be submitted for Implementation of Remediation plan; Natural Resource Augmentation Plan; and Community Resource Augmentation Plan is worked out to be Rs. 1,01,41,000/- and the details are as following:

| S.No. | Particular | Amount in Rs. |
|--------------|--------------------------------------|-----------------------|
| 1 | Ecological remediation cost | 50,70,136.63 |
| 2 | Natural resources augmentation cost | 20,28,054.45 |
| 3 | Community resource augmentation cost | 30,42,081.98 |
| | Total | 1,01,40,273.25 |
| | Total rounding off | 1,01,41,000.00 |

After detailed discussions, the SEAC recommends the project for issue of Environmental Clearance subject to approval by the SEIAA for submission of Bank Guarantee for an amount of Rs. 1,01,41,000/-.

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| Agenda Item No. 18 | Building 3A & 3B By M/s. Raheja IT park (Hyderabad) Limited, Survey No. 64 (Part) at Madhapur, Serilingampally, Ranga Reddy District. |
| Proposal No. | SIA/TG/MIS/194700/2021 (EC) |

The representative of the project proponent Sri G. Raja 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, **Madhapur (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 total plot area is 16,376.6 Sq.m., out of which green area is 952.9 Sq.m. (5.82%).

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It was informed that the total built up area of the project is 44,121.89 Sq.m. The project consists of IT Campus. Maximum no. of floors proposed in the project are B + 2S + 8 Floors

It is also noted that Parking area to be provided is 12,150 Sq.m., (35.1%).

The total cost of the project is Rs. 33.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 96.9 lakhs during construction phase and Rs. 6.0 lakhs during occupation phase, recurring cost: Rs. 8.3 lakhs/annum during construction phase and Rs. 26.0 lakhs/annum during occupation phase.

The SEAC noted that it is a project under violation and hence considered the proposal as per S.O. 804(E) dt. 14.03.2017, S.O. 1030 (E) dt. 08.03.2018, OM dt. 12.11.2020 & Lr. dt. 16.02.2021 issued by the MoEF&CC, GoI. As per the guidelines of the SEIAA for construction projects involving violation, the rationalized project cost for total built up area of 44,121.89 Sq.m. is Rs. 44.12Crores.

The amount of Bank Guarantee to be submitted for Implementation of Remediation plan; Natural Resource Augmentation Plan; and Community Resource Augmentation Plan is worked out to be Rs. 44,13,000/- and the details are as following:

| S.No. | Particular | Amount in Rs. |
|-------|--------------------------------------|---------------------|
| 1 | Ecological remediation cost | 22,06,094.50 |
| 2 | Natural resources augmentation cost | 8,82,437.80 |
| 3 | Community resource augmentation cost | 13,23,656.70 |
| | Total | 44,12,189.00 |
| | Total rounding off | 44,13,000.00 |

After detailed discussions, the SEAC recommends the project for issue of Environmental Clearance subject to approval by the SEIAA for submission of Bank Guarantee for an amount of Rs. 44,13,000/-.

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| Agenda Item No. 19 | Building 5B By M/s. Intime Properties Ltd., Survey No. 64 (Part), Madhapur, Serilingampally, Ranga Reddy District |
| Proposal No. | SIA/TG/MIS/195026/2021 (EC) |

The representative of the project proponent Sri G. Raja 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, **Madhapur (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 total plot area is 7,170 Sq.m., out of which green area is 1,087 Sq.m. (15.16%).

It was informed that the total built up area of the project is 33,904.0 Sq.m. The project consists of IT Commercial Space. Maximum no. of floors proposed in the project are S + 8 Floors.

It is also noted that Parking area to be provided is 13,765 Sq.m., (66.53%).

The total cost of the project is Rs. 32.30 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 63.76 lakhs during construction phase and Rs. 14.15 lakhs during occupation phase, recurring cost: Rs. 8.15 lakhs/annum during construction phase and Rs. 17.52 lakhs/annum during occupation phase.

The SEAC noted that it is a project under violation and hence considered the proposal as per S.O. 804(E) dt. 14.03.2017, S.O. 1030 (E) dt. 08.03.2018, OM dt. 12.11.2020 & Lr. dt. 16.02.2021 issued by the MoEF&CC, GoI. As per the guidelines of the SEIAA for construction projects involving violation, the rationalized project cost for total built up area of 33,904.0 Sq.m. is Rs. 33.904 Crores.

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The amount of Bank Guarantee to be submitted for Implementation of Remediation plan; Natural Resource Augmentation Plan; and Community Resource Augmentation Plan is worked out to be Rs. 33,91,000/- and the details are as following:

| S.No. | Particular | Amount in Rs. |
|-------|--------------------------------------|------------------|
| 1 | Ecological remediation cost | 16,95,200 |
| 2 | Natural resources augmentation cost | 6,78,080 |
| 3 | Community resource augmentation cost | 10,17,120 |
| | Total | 33,90,400 |
| | Total rounding off | 33,91,000 |

After detailed discussions, the SEAC recommends the project for issue of Environmental Clearance subject to approval by the SEIAA for submission of Bank Guarantee for an amount of Rs. 33,91,000/-.

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| Agenda Item No. 20 | Residential Apartment Construction Project by M/s. Shree Krishna Construction, Survey Nos. 97/8 & 97/ 4, Gundlapochampally, Medchal Mandal, Medchal –Malkajgiri District. |
| Proposal No. | SIA/TG/MIS/195002/2021 (EC) |

The representative of the project proponent Sri V. Laxman; 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 7,929.0 Sq.m., Net plot area is 6,630.1 Sq.m., out of which green area is 667.8 Sq.m. (10.1%).

It was informed that the total built up area of the project is 30,427.1 Sq.m. The project consists of Residential Apartments to accommodate 184 units. Maximum no. of floors proposed in the project are 2C + G + 5 Floors.

It is also noted that Parking area to be provided is 8,226.2 Sq.m., (37.1%).

The total cost of the project is Rs. 40.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 89.5 lakhs during construction phase and Rs. 3.6 lakhs during occupation phase, recurring cost: Rs. 8.6 lakhs/annum during construction phase and Rs. 32.9 lakhs/annum during occupation phase.

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

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| Agenda Item No. 21 | M/s. Oorjita Projects Private Limited, Survey Nos. 310/P, 311/P & 312/P, Budvel Village, Rajendra Nagar Mandal, Ranga Reddy District. |
| Proposal No. | SIA/TG/MIS/195230/2021 (EC) |

The representative of the project proponent Sri A. Venkateswarly & K. Vamsi 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, **Budvel (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 total plot area is 80,169.4 Sq.m., Net plot area is 78,282.8 Sq.m., out of which green area is 8310 Sq.m. (10.6%).

It was informed that the total built up area of the project is 59,458.0 Sq.m. The project consists of Residential Villas to accommodate 97 units. Maximum no. of floors proposed in the project are G + 2 Floors.

It is also noted that each Villa will be provided with adequate area for two parking spaces.

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The total cost of the project is Rs. 110.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 120.0 lakhs during construction phase and Rs. 3.65 lakhs during occupation phase, recurring cost: Rs. 7.08 lakhs/annum during construction phase and Rs. 28.20 lakhs/annum during occupation phase.

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

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| Agenda Item No. 22 | Building No 4A & 4B By M/s. K.Raheja IT park (Hyderabad) Limited, Survey No. 64 (Part) at Madhapur, Serilingampally, Ranga Reddy District. |
| Proposal No. | SIA/TG/MIS/195240/2021 (EC) |

The representative of the project proponent Sri G. Raja 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, **Madhapur (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 total plot area is 13784.7 Sq.m., out of which green area is 766.4 Sq.m. (5.56%).

It was informed that the total built up area of the project is 52024.6 Sq.m. The project consists of IT Campus. Maximum no. of floors proposed in the project are Building 4A (B + LS + 8 Floors) & Building 4B (LS + US + 7 Floors).

It is also noted that Parking area to be provided is 17,164 Sq.m., (45.55 %).

The total cost of the project is Rs. 33.95 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 86.14 lakhs during construction phase and Rs. 3.63 lakhs during occupation phase, recurring cost: Rs. 10.53 lakhs/annum during construction phase and Rs. 20.84 lakhs/annum during occupation phase.

The SEAC noted that it is a project under violation and hence considered the proposal as per S.O. 804(E) dt. 14.03.2017, S.O. 1030 (E) dt. 08.03.2018, OM dt. 12.11.2020 & Lr. dt. 16.02.2021 issued by the MoEF&CC, GoI. As per the guidelines of the SEIAA for construction projects involving violation, the rationalized project cost for total built up area of 52024.6 Sq.m. is Rs. 52.02 Crores.

The amount of Bank Guarantee to be submitted for Implementation of Remediation plan; Natural Resource Augmentation Plan; and Community Resource Augmentation Plan is worked out to be Rs. 52,03,000/- and the details are as following:

| S.No. | Particular | Amount in Rs. |
|--------------|--------------------------------------|----------------------|
| 1 | Ecological remediation cost | 26,01,230 |
| 2 | Natural resources augmentation cost | 10,40,492 |
| 3 | Community resource augmentation cost | 15,60,738 |
| | Total | 52,02,460 |
| | Total rounding off | 52,03,000 |

After detailed discussions, the SEAC recommends the project for issue of Environmental Clearance subject to approval by the SEIAA for submission of Bank Guarantee for an amount of Rs. 52,03,000 /-.

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| Agenda Item No. 23 | Building 10 By M/s. K. Raheja IT Park (Hyderabad) Limited, Survey No. 64 (Part) at Madhapur, Serilingampally, Ranga Reddy District. |
| Proposal No. | SIA/TG/MIS/195242/2021 (EC) |

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


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The project is proposed within 10 km radius of Himayat Sagar and Osman Sagar Lakes. But, **Madhapur (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 total plot area is 12,575.3 Sq.m., out of which green area is 668.9 Sq.m. (5.32%).

It was informed that the total built up area of the project is 54,435.57 Sq.m. The project consists of Commercial Office Building. Maximum no. of floors proposed in the project are 2B + S + 10 Floors.

It is also noted that Parking area to be provided is 16,825.1 Sq.m., (41.47 %).

The total cost of the project is Rs. 67.73 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 70.1 lakhs during construction phase and Rs. 9.5 lakhs during occupation phase, recurring cost: Rs. 8.7 lakhs/annum during construction phase and Rs. 24.7 lakhs/annum during occupation phase.

The SEAC noted that it is a project under violation and hence considered the proposal as per S.O. 804(E) dt. 14.03.2017, S.O. 1030 (E) dt. 08.03.2018, OM dt. 12.11.2020 & Lr. dt. 16.02.2021 issued by the MoEF&CC, GoI. As per the guidelines of the SEIAA for construction projects involving violation, the rationalized project cost for total built up area of 54,435.57 Sq.m. is Rs. 54.43 Crores.

The amount of Bank Guarantee to be submitted for Implementation of Remediation plan; Natural Resource Augmentation Plan; and Community Resource Augmentation Plan is worked out to be Rs. 54,44,000/- and the details are as following:

| S.No. | Particular | Amount in Rs. |
|-------|--------------------------------------|---------------------|
| 1 | Ecological remediation cost | 27,21,778.50 |
| 2 | Natural resources augmentation cost | 10,88,711.40 |
| 3 | Community resource augmentation cost | 16,33,067.10 |
| | Total | 54,43,557.00 |
| | Total rounding off | 54,44,000.00 |

After detailed discussions, the SEAC recommends the project for issue of Environmental Clearance subject to approval by the SEIAA for submission of Bank Guarantee for an amount of Rs. 54,44,000/-.

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| Agenda Item No. 24 | Sanali Westfield by M/s. Sanali IT Parks, Survey No. 57, Land Bearing No.1-73, Guttala Begumpet, Madhapur, Serilingampally, Ranga Reddy District. |
| Proposal No. | SIA/TG/MIS/195236/2021 (EC) |

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

Earlier, construction of function hall was proposed by others and started excavation but the work was stopped at foundation level only. Now, the project proponent proposed to demolish the foundation constructed earlier and to take up the proposed project.

The SEAC noted that total plot area is 4,046.9 Sq.m., Net plot area is 2,798.1 Sq.m., out of which green area is 413.7 Sq.m. (14.8%).

It was informed that the total built up area of the project is 29,351.8 Sq.m. The project consists of Commercial Building. Maximum no. of floors proposed in the project are 3C + G + 15 Floors

It is also noted that Parking area to be provided is 11,183.4 Sq.m., (47.1%).

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The total cost of the project is Rs. 63.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 108.7 lakhs during construction phase and Rs. 2.8 lakhs during occupation phase, recurring cost: Rs. 12.7 lakhs/annum during construction phase and Rs. 97.0 lakhs/annum during occupation phase.

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

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| Agenda Item No. 25 | M/s. Speed Housing LLP, Survey Nos. 641P, 645/P, Dundigal, Gandimaisamma Dundigal Mandal, Medchal – Malkajgiri District. |
| Proposal No. | SIA/TG/MIS/195342/2021 (EC) |

The representative of the project proponent Sri G. Ramakanth; 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 EC vide order dt.02.11.2020 to the project for construction of Residential Apartments with total builtup area of 67,800.0 Sq.m.

Now, the proponent informed that there is a change in Built up area, no. of floors, no. of units, water requirement, waste water generation, STP Capacity, Solid Waste and EMP due to TDR. It was also informed that they have not yet initiated the construction as on date. It was requested to issue new EC in place of old EC.

The SEAC noted that total plot area is 21,478.4 Sq.m., Net plot area is 21,006.9 Sq.m., out of which green area is 2,321.3 Sq.m. (11.1%).

It was informed that the total built up area of the project is 120959.9 Sq.m. The project consists of Residential Apartments to accommodate 630 units. Maximum no. of floors proposed in the project are C + S + 10 Floors

It is also noted that Parking area to be provided is 37,204 Sq.m., (44.4%).

The total cost of the project is Rs. 226.8 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 272.2 lakhs during construction phase and Rs. 12.4 lakhs during occupation phase, recurring cost: Rs. 34.3 lakhs/annum during construction phase and Rs. 124.3 lakhs/annum during occupation phase.

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

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| Agenda Item No. 26 | TNR- Vasavis RRP Silver OAK by M/s. TNR Infratech Private Limited, Survey No. 85, Jeedimetla, Quthbullapur Mandal, Medchal - Malkajgiri District. |
| Proposal No. | SIA/TG/MIS/58749/2020 (EC) |

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

During presentation, the proponent informed that they have obtained NOC dt. 08.01.2020 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 564.5 mts AMSL and the permissible top elevation is restricted to 642.48 mts AMSL. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI. The SEAC also noted that the proponent submitted the Risk Assessment report & Disaster Management Plan.

During presentation, the SEAC observed that the site is located near Vennela Cheruvu. In this regard, proponent submitted a copy of letter dt. 17.12.2020 of the EE, North Tanks Division, I&CAD Department. In the letter it was reported that the applicant's land is 45.0 mts away from the buffer of Vennela Cheruvu and it is not getting affected in the FTL and its buffer zone.



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The SEAC noted that total plot area is 22,237.9 Sq.m., Net plot area is 20,246.1 Sq.m., out of which green area is 2,032.3 Sq.m. (10%).

It was informed that the total built up area of the project is 2,11,029.2 Sq.m. The project consists of Residential Apartments & Commercial Building to accommodate 575 units. Maximum no. of floors proposed in the project are 3B + S + 25 Floors.

It is also noted that Parking area to be provided in Residential Apartments is 40,465.0 Sq.m., (35.3%) & Parking area to be provided in Commercial Building is 17,619.72 Sq.m., (52%) .

The total cost of the project is Rs. 508.7 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 432.1 lakhs during construction phase and Rs. 12.9 lakhs during occupation phase, recurring cost: Rs. 51.6 lakhs/annum during construction phase and Rs. 128.5 lakhs/annum during occupation phase.

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

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| Agenda Item No. 27 | M/s. Dr. Rama Devi Vedutla & Others, Survey Nos. 120/1, 120/2 & 123, Bathkammakunta Tarnaka, North Lalaguda Mandal, Secunderabad. |
| Proposal No. | SIA/TG/MIS/195558/2021 (EC) |

The representative of the project proponent Sri Indra Sena 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 30,404.7 Sq.m., Net plot area is 29,237.1 Sq.m., out of which green area is 2,937.2 Sq.m. (10%).

It was informed that the total built up area of the project is 1,48,520.2 Sq.m. The project consists of Residential Apartments to accommodate 640 units. Maximum no. of floors proposed in the project are C + S + 10 Floors

It is also noted that Parking area to be provided is 38,052.6 Sq.m., (34.4%).

The total cost of the project is Rs. 230.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 276.1 lakhs during construction phase and Rs. 11.0 lakhs during occupation phase, recurring cost: Rs. 29.6 lakhs/annum during construction phase and Rs. 109.2 lakhs/annum during occupation phase.

During presentation, the SEAC observed that the site is very near to Pedda Cheruvu and project proponent has not submitted any NOC from I&CAD. In this regard, the proponent informed that the site is located at a distance more than 150 mts from pedda cheruvu and hence they did not obtain NOC. But, SEAC observed that the site is very near from the FTL of water body and hence, NOC from I&CAD is also required.

In view of the above and after detailed discussions, the SEAC decided to constitute a Sub-Committee with the following members to inspect the site and submit report on present status of the project, impacts of the project on nearest water body, status of NOC from I&CAD, etc.,

Members of Sub-Committee:

- 1.
- 2.

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| Agenda Item No. 28 | North Park by M/s. Navanaami Ventures LLP, Survey No. 282 Part, Puppalaguda, Gandipet, Ranga Reddy District |
| Proposal No. | SIA/TG/NCP/74610/2018 (EC) |

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


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During presentation, the proponent informed that they have obtained NOC dt. 03.10.2017 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 560.446 mts AMSL and the permissible top elevation is restricted to 701.05 mts AMSL. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI. The SEAC also noted that the proponent submitted the Risk Assessment report & Disaster Management Plan.

The SEAC observed that the Certified Compliance Report is not required for the project though it is going for expansion as they have not constructed the project.

The SEAC noted that total plot area is 23,114.0 Sq.m., out of which green area is 3,881.7 Sq.m. (16.8%).

It was informed that the total built up area of the project is 3,16,542.7 Sq.m. The project consists of Commercial Office Building. Maximum no. of floors proposed in the project are 4B + G + 2P + 21 Floors.

It is also noted that Parking area to be provided is 1,94,669 Sq.m., (97.33%).

The total cost of the project is Rs. 600 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 429.73 lakhs during construction phase and Rs. 21.59 lakhs during occupation phase, recurring cost: Rs. 48.24 lakhs/annum during construction phase and Rs. 212.54 lakhs/annum during occupation phase.

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

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| Agenda Item No. 29 | Sunshine Destino by M/s. Sunshine Projects, Survey No. 284, Puppulaguda, Gandipet, Ranga Reddy District. |
| Proposal No. | SIA/TG/MIS/195560/2021 (EC) |

The representative of the project proponent Sri A. Bhaskara 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, **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.

During presentation, the SEAC observed that a Nala flows adjacent to site. In this regard, the project proponent submitted copies of letters (3 nos.) dt. 05.11.2020 of SE, I&CAD Department issued for land of proposed project in 3 bits. It is observed from the letters of I&CAD Department that the site is not affected in MFL of Bulkapur Nala but part of the site is getting affected in 9mts buffer zone.

The SEAC noted that total plot area is 15883.9 Sq.m., out of which green area is 1,773.7 Sq.m. (11.2%).

It was informed that the total built up area of the project is 97,669.6 Sq.m. The project consists of Residential Apartments to accommodate 407 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 26,294.6 Sq.m., (36.8%).

The total cost of the project is Rs. 195 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 195.7 lakhs during construction phase and Rs. 6.7 lakhs during occupation phase, recurring cost: Rs. 20.4 lakhs/annum during construction phase and Rs. 71.1 lakhs/annum during occupation phase.

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

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| Agenda Item No. 30 | Residential Project by M/s. Ramky Truspace Homes Private Limited, Survey Nos. 283, 284, 285, 298, 299, Isnapur, Patancheruvu Mandal, Sanga Reddy District |
| Proposal No. | SIA/TG/MIS/188871/2020 (EC) |

The representative of the project proponent Sri M. Deepak Kumar; 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 32392.7 Sq.m., out of which green area is 4061.0 Sq.m. (12.5%).

It was informed that the total built up area of the project is 1,26,223.1 Sq.m. The project consists of Residential Apartments to accommodate 1060 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 31,318.5 Sq.m., (33%).

The total cost of the project is Rs. 167 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 374.3 lakhs during construction phase and Rs. 17.5 lakhs during occupation phase, recurring cost: Rs. 44.6 lakhs/annum during construction phase and Rs. 170.4 lakhs/annum during occupation phase.

During presentation, the SEAC observed that a waterbody exists at a distance of more than 100 mts from the proposed site. In this regard, the proponent informed that their neighbour's land is getting affected under bufferzone of waterbody but not their land. Hence, they did not obtained NOC from the I&CAD Departemt.

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

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| Agenda Item No. 31 | Vasavi GP Water front @ Tower 1 by M/s. Vasavi Developers, Sy. No. 123, 124, 125, 126 (Part), 136 & 137, Nanakramguda (V), Serilingampally (M), Rangareddy District. |
| Proposal No. | SIA/TG/NCP/90984/2019 (EC) |

Earlier, the SEAC in its meeting held on 26.09.2019 constituted a Sub-Committee to inspect the site, impacts of the project on nearest water bodies and surrounding environment, etc.,

The Sub-Committee constituted by the SEAC inspected the site on 03.11.2019 and submitted the report. The following observations were made by the sub-committee members:

Present status of the project:

The project has not started construction. Images showing present status of the project is enclosed. The proponent obtained approval from irrigation department and accordingly prepared the plan and area statement. The proposed site is downstream of Medi Kunta Tank and the nala is also passing through western side of the site. It is proposed to provide 10 m wide downstream buffer zone.

The project is observed to have followed the guidelines as mentioned in GO 168. Extract of GO 168 related to restriction of water bodies is as follows;

Restriction of building activity in the vicinity of certain areas:

(a) Water Bodies

- (i) No building / development activity shall be allowed in the bed of water bodies like river or nala and in the Full Tank Level (FTL) of any lake, pond, cheruvu or kunta / shikam lands. Unless and otherwise stated, the area and the Full Tank Level (FTL) of a Lake / Kunta shall be reckoned as measured and as certified by the Irrigation Department and Revenue Department.***
- (ii) The above water bodies and courses shall be maintained as Recreational/Green Buffer Zone and no building activity shall be carried out within:***

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- (1) 100m from the boundary of the River outside the Municipal Corporation / Municipality / Nagara Panchayat limits and 50m with in the Municipal Corporation / Municipality / Nagara Panchayat limits. The boundary of the river shall be as fixed and certified by the Irrigation Department and Revenue Department.
 - (2) 30m from the FTL boundary of Lakes / Tanks / Kuntas of area 10Ha and above.
 - (3) 9m from the FTL boundary of Lakes / Tanks / Kuntas of area less than 10Ha / shikam lands;
 - (4) 9m from the defined boundary of Canal, Vagu, Nala, Storm Water Drain of width more than 10m.
 - (5) 2m from the defined boundary of Canal, Vagu, Nala, Storm Water Drain of width up to 10m.
- (iii) Unless and otherwise specified in the Master Plan / Zonal Development Plan.
- (1) In case of (ii) (1) & (2) above, the buffer zone may be utilised for road of minimum 12m width, wherever feasible.
 - (2) In case of (ii) (2) above, in addition to development of recreational / green belt along the foreshores, a ring road or promenade of minimum 12m may be developed, wherever feasible.
 - (3) The above buffer zone to be left may be reckoned as part of tot lot or organized open space and not for setback requirements.

In view of the above recommendations, and consent given by the proponent for environmental measures it is recommended to issue the Environmental Clearance for the project.

EC may be issued.

The SEAC examined the report of the Sub-Committee and after detailed discussions, the SEAC recommended the project for issue of EC.

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| Agenda Item No. 32 | Vasavi GP Water front @ Tower 2 by M/s. Vasavi Developers, Sy. No. 123, 124, 125, 126 (Part), 136 & 137, Nanakramguda (V), Serilingampally (M), Rangareddy District. |
| Proposal No. | SIA/TG/NCP/90956/2019 (EC) |

Earlier, the SEAC in its meeting held on 26.09.2019 constituted a Sub-Committee to inspect the site, impacts of the project on nearest water bodies and surrounding environment, etc.,

The Sub-Committee constituted by the SEAC inspected the site on 02.11.2019 and submitted the report. The following observations were made by the sub-committee members:

Present status of the project:

The project has not started construction. Images showing present status of the project is enclosed. The proponent obtained approval from irrigation department and accordingly prepared the plan and area statement. The proposed site is downstream of Medi Kunta Tank and the nala is also passing through western side of the site. It is proposed to provide 10 m wide downstream buffer zone. The project is observed to have followed the guidelines as mentioned in GO 168. Extract of GO 168 related to restriction of water bodies is as follows;

Restriction of building activity in the vicinity of certain areas:

(a) Water Bodies

- (i) No building / development activity shall be allowed in the bed of water bodies like river or nala and in the Full Tank Level (FTL) of any lake, pond, cheruvu or kunta / shikam lands. Unless and otherwise stated, the area and the Full Tank Level (FTL) of a Lake / Kunta shall be reckoned as measured and as certified by the Irrigation Department and Revenue Department.
- (ii) The above water bodies and courses shall be maintained as Recreational/Green Buffer Zone and no building activity shall be carried out within:
 - (6) 100m from the boundary of the River outside the Municipal Corporation / Municipality / Nagara Panchayat limits and 50m with in the Municipal Corporation / Municipality / Nagara Panchayat limits. The boundary of the river shall be as fixed and certified by the Irrigation Department and Revenue Department.

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- (7) 30m from the FTL boundary of Lakes / Tanks / Kuntas of area 10Ha and above.
(8) 9m from the FTL boundary of Lakes / Tanks / Kuntas of area less than 10Ha / shikam lands;
(9) 9m from the defined boundary of Canal, Vagu, Nala, Storm Water Drain of width more than 10m.
(10) 2m from the defined boundary of Canal, Vagu, Nala, Storm Water Drain of width up to 10m.
(iii) Unless and otherwise specified in the Master Plan / Zonal Development Plan.
(4) In case of (ii) (1) & (2) above, the buffer zone may be utilised for road of minimum 12m width, wherever feasible.
(5) In case of (ii) (2) above, in addition to development of recreational / green belt along the foreshores, a ring road or promenade of minimum 12m may be developed, wherever feasible.
(6) The above buffer zone to be left may be reckoned as part of tot lot or organized open space and not for setback requirements.

In view of the above recommendations, and consent given by the proponent for environmental measures it is recommended to issue the Environmental Clearance for the project.

EC may be issued.

The SEAC examined the report of the Sub-Committee and after detailed discussions, the SEAC recommended the project for issue of EC.

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| Agenda Item No. 33 | 1.20 Ha. Lime Stone Slabs & Mosaic Chips Mine of Sri T.Narayana Sharma, Survey No. 129, Irkigudem Village, Dameracherla Mandal, Nalgonda District. |
| Proposal No. | SIA/TG/MIN/156828/2020 (EC) |

Earlier, the SEAC in its meeting held on 03.12.2020 constituted a Sub-Committee to inspect the site, verify records and submit report on present status of the project, existence of stream in mine lease area, impact of the project on stream in mine lease area, nearest human habitation, Krishna River, RF, surrounding environment, etc.,

The Sub-Committee constituted by the SEAC inspected the site on 15.02.2021 and submitted the report. The following observations were made by the sub-committee members:

1. Mining operations have not been started at the proposed site.
2. The site is free from any vegetation.
3. Nearest habitation Irkigudem village is at a distance of 300 Mtrs.
4. Krishna river is flowing at a distance of 400 Mtrs
5. The site is gently sloping towards East
6. There are no streams flowing through the proposed site.

No adverse impact is envisaged on the environment due to operation of the mine.

Environment clearance may be given subject to compliance of the conditions Submitted in appraisal to SEAC.

The SEAC examined the report of the Sub-Committee and after detailed discussions, the SEAC recommended the project for issue of EC.

