

**MINUTES OF THE 104th MEETING OF
STATE EXPERT APPRAISAL COMMITTEE,
(SEAC), TELANGANA STATE
HELD ON 27.02.2021, 10.30 A.M.**

MINUTES OF THE 104th MEETING OF STATE EXPERT APPRISAL COMMITTEE (SEAC) HELD ON 27.02.2021 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 BLPG, 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.	Dr.Vemula Vinod Goud, H.No. 6-156, Sridurga Estates, Deepthisri Nagar, Madinaguda, Hyderabad-500049. Ph:9440386945	Member
5.	Prof.A.Panasa Reddy, H.No. 4-7-17/5/1, Ragharendra Nagar, Nacharam, Hyderabad-500076. Ph: 9849957268	Member
6.	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
7.	Shri Ravindra Samaya Mantri H.No: 3-5-44/1, Flat No. 301, Areadia Apartments, Edengaden Road, Hyderabad- 500001. Ph:9491145160	Member
8.	Prof.B.Reddy Naik, Department of Zoology, University College of Science, Osmania University, Hyderabad-500007. Ph: 9290491044	Member
9.	Shri Suresh, B-106, Vertex prime, Nizampet Road, Kukatpalli, Hyderabad. Ph: 9177037785	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 27.02.2021.

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.	Dr.Vemula Vinod Goud	Sd/-
5.	Prof.A.Panasa Reddy	Sd/-
6.	Prof.C.Venkateshwar	Sd/-
7.	Shri Ravindra Samaya Mantri	Sd/-
8.	Prof.B.Reddya Naik	Sd/-
9.	Shri Suresh	Sd/-

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Agenda Item No. 01	Residential Apartment Project by M/s. Aakriti Constructions and Developers Pvt. Ltd., Survey Nos 96(P), 156(P), 157(P), 158(P), 159(P), 161(P), 162(P), 163(P) Tellapur Village, Ramachandrapuram Mandal, Medak District - Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/198928/2021 (MODI-EC)

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

The SEAC noted that earlier the SEIAA, TS issued EC vide order dt.17.12.2019 to the project for construction of Residential Apartments with total builtup area of 56,263.47 Sq.m.

Now, the proponent informed that they have modified the proposal as there are changes in built up area, no. of floors, etc., due to TDR. There are temporary sheds of workers are adjacent to project site. It was also informed that they have not yet initiated the construction as on date. It was requested to issue Amendment to EC for the following changes:

Project Details	Project for which EC Already Granted	Additions Proposed	Amendment sought in EC	Remarks
Total BUA Sq m	56,263.47 Sq. m	19,790.9 Sq. m	76,054.37 Sq. m	Increase in BUA
Parking	15,076.26 Sq. m	7,867.97 Sq. m	22,944.23Sq. m	Additional parking area proposed
Dwelling Units	348	88	436	Increased
Floors	Block (A+B+C) Cellar + G +7 FLOORS	2 Floors increased in each block	Block (A+B+C) C + G + 9 FLOORS	Addition of TWO floors
	Block D Lower basement + Cellar + G + 7 Upper Floors	2 Floors increased	Lower basement + Cellar + G + 9 Upper Floors	Addition of TWO floors
Club House	Lower basement + Cellar + G + 3 Upper Floors	Lower basement + Cellar + G + 3 Upper Floors	Lower basement + Cellar + G + 3 Upper Floors	No change in club house
Total Water Requirement	264 KLD	66 KLD	330 KLD	Additional water is requirement
Sewage generated	211 KLD	53 KLD	264 KLD	Additional sewage generated
STP capacity	260 KLD	60 KLD	320 KLD	Increase in STP capacity
MSW	995 kg/day	239 kg/day	1234 kg/day	Additional MSW generated
Power	2200 KW	516 KW	2716 KW	Additional power is required
DG. Set	2 x 250 KVA	2 x 250 KVA	2 x 250 kVA	No Additional DG set is required.
Project Cost in Rs.	60 crores	26 crores	86 crores	Increase in Project Cost
EMP Budget	0.60 crores	0.26 Crores	0.86 Crores	Increase in EMP Budget

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

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Agenda Item No. 02	Residential Building Project by Mr. Y.V. Gopala Krishna Murthy represented by its AGPA holder Aavasa constructions, Survey No's 57 & 61 at Mansoorabad Village, Saroor Nagar Mandal, Ranga Reddy District - Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/199011/2021

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

The SEAC noted that earlier the SEIAA, TS issued EC vide order dt.08.12.2019 to the project for construction of Residential Apartments with total builtup area of 31,547.56 Sq.m.

Now, the proponent informed that they have modified the proposal as there are changes in built up area, no. of floors, etc., due to TDR. It was also informed that they have not yet initiated the construction as on date. It was requested to issue Amendment to EC for the following changes:

Project Details	Project for which EC - Already Granted	Additions Proposed	Amendment sought in EC	Remarks
Total Plot Area	7352.96 Sq. m	-	7352.96 Sq. m	No Change in Plot Area
Green Belt	899 Sq. m	-	899 Sq. m	No Change in Green belt Area
BUA Sq. m (A)	31,547.56 Sq. m	5,992.09 Sq.m	37,539.65 Sq. m	Increase in BUA
Parking (B)	12,041.4 Sq. m	645.01 Sq. m	12,686.41Sq. m	Additional parking area proposed
Total Built up Area (A+B)	43,588.96 Sq. m	6,637.1 Sq. m	50,226.06 Sq. m	Increase in Total BUA
Dwelling Units	2 BHK - 46 3 BHK - 146	2 BHK - 32 3 BHK - 8	2 BHK - 78 3 BHK - 154	Increased in Total units
Floors	Basement + 2S + G +10 Floors	2 Floors increased	Basement + 2S + 12 Floors	Addition of TWO floors
Total Water Requirement	151 KLD	25 KLD	176 KLD	Additional water is requirement
Sewage generated	121 KLD	20 KLD	141 KLD	Additional sewage generated
STP capacity	150 KLD	20 KLD	170 KLD	Increase in STP capacity
MSW	569.5 kg/day	98.5 kg/day	668 kg/day	Additional MSW generated
DG. Set	2 x 125 KVA	2 x 125 KVA	2 x 125 KVA	No Additional DG set is required
Project Cost in Rs.	63 crores	2 crores	65 crores	Increase in Project Cost

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

Agenda Item No. 03	"TNR's Vaishnovi" by M/s. TNR URBAN LLP, Plot No's 1423, 1424, 1428, Sy. No. 1 to 40, 282 to 368, 369(P), 370 to 373, 374(P), 375 to 387, 395 to 401, 454, 456 to 459, 505(P), 510 to 564 at Uppal Bhagath Village, Uppal Mandal, Medchal District – Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/196019/2021

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


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The SEAC noted that total plot area is 5,016.72 Sq.m., out of which green area is 512.63 Sq.m. (10.22%).

It was informed that the total built up area of the project is 26,534.67Sq.m. The project consists of Residential Apartments to accommodate 100 units. Maximum no. of floors proposed in the project are (2C + S + 10 Floors).

It is also noted that Parking area to be provided is 8,668.9 Sq.m., (44.46 %).

The total cost of the project is Rs. 45.0Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 60.0 Lakhs and recurring cost: Rs. 15.0lakhs/annum.

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

Agenda Item No. 04	M/s. Alliance Inn India Pvt. Ltd., Sy. No. 178, 179, 180 & 181, Ameenpur, Sanga Reddy District - Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/196156/2021(EC)

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

The SEAC noted that earlier the SEIAA, TS issued EC vide order dt.18.03.2020 to the project for construction of Residential Apartments with total builtup area of 96,500.9 Sq.m.

Now, the proponent informed that they have modified the proposal as there are changes in built up area, no. of floors, etc., 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 22,916.3 Sq.m., out of which green area is 2,792.0 Sq.m. (12.2%).

It was informed that the total built up area of the project is 1,19,815.5 Sq.m. The project consists of Residential Apartments to accommodate 972 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 39,288.0 Sq.m., (48.7%).

The total cost of the project is Rs. 139.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 300 lakhs during construction phase and Rs. 17.2 lakhs during occupation phase, recurring cost: Rs. 40.4 lakhs/annum during construction phase and Rs. 147.3 lakhs/annum during occupation phase.

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

Agenda Item No. 05	Vasavi Atlantis by M/s. Vasavi Constructions, Survey No. 246/P, 247,250 to 262, 266, 268, 279/P & 280/P Narsingi, Rajender Nagar Mandal, Ranga Reddy District - Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/59473/2020

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

The project is proposed within 10 km radius of Himayat Sagar and Osman Sagar Lakes. But, **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 48,580.7Sq.m., Net plot area is 48,090.0 Sq.m., out of which green area is 4965.4 Sq.m. (10.3%).

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It was informed that the total built up area of the project is 5,73,566.1 Sq.m. The project consists of Residential Apartments to accommodate 2,196 units. Maximum no. of floors proposed in the project are (3B+S+45 Floors).

It is also noted that Parking area to be provided is 1,40,556.1 Sq.m., (32.4 %).

The total cost of the project is Rs. 131.9 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 1425.0 lakhs during construction phase and Rs.24.7 lakhs during occupation phase, recurring cost: Rs. 316.9 lakhs/annum during construction phase and Rs. 257.3 lakhs/annum during occupation phase.

During presentation, the SEAC observed that the site is adjacent to Muskin Cheruvu. The proponent submitted NOC vide Ir.dt.15.12.2020 of SE, I&CAD. The proponent informed that they have obtained NOCs dt. 30.03.2020 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 NOCs that the site elevation is 534.3 mts & 534.15 mts AMSL and the permissible top elevation is restricted to 777.41 mts & 777.37 mts AMSL respectively. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI. The SEAC noted the contents of the EIA report including the Risk Assessment report & Disaster Management Plan.

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

Agenda Item No. 06	“DSR Tech Park” by M/s. DSR Prime Spaces, Sy. Nos. 322 and 323, Puppalaguda, Gandipet Mandal, Ranga Reddy District - Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/59479/2020

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

The project is proposed within 10 km radius of Himayat Sagar and Osman Sagar Lakes. But, **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 14,175.9 Sq.m., Net plot area is 12,456.6 Sq.m., out of which green area is 1,246.1 Sq.m. (10.0%).

It was informed that the total built up area of the project is 1,69,262.8 Sq.m. The project consists of Commercial Office Building. Maximum no. of floors proposed in the project are (5B+4S+22 Floors)

It is also noted that Parking area to be provided is 68,233.39 Sq.m., (66.7 %).

The total cost of the project is Rs. 250.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 369.26 lakhs during construction phase and Rs.11.79 lakhs during occupation phase, recurring cost: Rs. 66.26 lakhs/annum during construction phase and Rs. 117.05 lakhs/annum during occupation phase.

During presentation, the proponent informed that they have obtained NOC dt. 02.04.2018 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 555.078 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.

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

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Agenda Item No. 07	Residential Apartment Construction Project by M/s. Green Leaves Infra, Survey Nos. 57 and 61, B-Block, Ward number 3, Block 9, LB Nagar, Mansoorabad, Saroor Nagar Mandal, Ranga Reddy District - Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/196576/2021

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

The SEAC noted that total plot area is 8,397.0 Sq.m., out of which green area is 848.0 Sq.m. (10.1%).

It was informed that the total built up area of the project is 45,137.9 Sq.m. The project consists of Residential Apartments to accommodate 180 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 14,105.7 Sq.m., (45.5%).

The total cost of the project is Rs. 66.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 106.0 lakhs during construction phase and Rs.3.6 lakhs during occupation phase, recurring cost: Rs. 10.7 lakhs/annum during construction phase and Rs. 33.2 lakhs/annum during occupation phase.

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

Agenda Item No. 08	Building No 19 by M/s. Inorbit Mall India Pvt. Ltd., Survey Nos. 2-4 (87), 6 -9 & 10P, Annojiguda, Pocharam, Ghatkesar Mandal, Ranga Reddy District – Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/196580/2021

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

The SEAC noted that total plot area is 65,801.8 Sq.m., out of which green area is 3,005.0 Sq.m. (4.57%).

It was informed that the total built up area of the project is 37,545.99 Sq.m. The project consists of Commercial Mall Building. Maximum no. of floors in the project are (LG+GF+Mezzanine + First Floor)

It is also noted that Parking area to be provided is 28,438.5 Sq.m., (75%).

The total cost of the project is Rs. 65.36 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 219.0 lakhs during construction phase and Rs.3.5 lakhs during occupation phase, recurring cost: Rs. 12.7 lakhs/annum during construction phase and Rs. 43.2 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 37,545.99 Sq.m. is Rs.37.54 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. 37,55,000/- and the details are as following:


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S.No.	Particular	Amount in Rs.
1	Ecological remediation cost	18,77,299.50
2	Natural resources augmentation cost	7,50,919.80
3	Community resource augmentation cost	11,26,379.70
	Total	37,54,599.00
	Total rounding off	37,55,000.00

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. 37,55,000/-.

Agenda Item No. 09	Vertex Vega by M/s. Vertex Vega Developers LLP & Others, Survey Nos. 26/P, 27/P, 28, 45/P, 46/P, 47/P, & 53/P, Nallagandla, Serilingampalli Mandal, Ranga Reddy District – Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/196961/2021

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

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

During presentation, the proponent informed that an old building exists in the site will be dismantled and proposed project will be taken up.

The SEAC noted that total plot area is 11,779.3 Sq.m., Net plot area is 11,441.1 Sq.m., out of which green area is 1,149.4 Sq.m. (10.0%).

It was informed that the total built up area of the project is 1,16,468.6 Sq.m. The project consists of Residential Apartments to accommodate 530 units. Maximum no. of floors proposed in the project are (3C+S+33 Floors).

It is also noted that Parking area to be provided is 30,227.4 Sq.m., (35%).

The total cost of the project is Rs. 300.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 281.5 lakhs during construction phase and Rs.8.6 lakhs during occupation phase, recurring cost: Rs. 58.5 lakhs/annum during construction phase and Rs. 83.3 lakhs/annum during occupation phase.

During presentation, the proponent informed that they have obtained NOC dt. 29.01.2019 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 562.96 mts AMSL and the permissible top elevation is restricted to 712.96 mts AMSL. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI.

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

Agenda Item No. 10	Commercial Hospital Building Construction Project by M/s. Cyberabad Citizens Health Services Pvt. Ltd., at Survey No. 215/A, 215/AA, 216, 217, 219, 220/E, 297, 297/A, 297/AA, 298, 298/A, 298/E and 299 at Nallagandla, Serilingampally, Ranga Reddy District – Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/197023/2021

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

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The SEAC noted that total plot area is 34,398.0 Sq.m., out of which green area is 5,831.9 Sq.m. (16.95%).

It was informed that the total built up area of the project is 50,098.6 Sq.m. The project consists of Hospital building to accommodate 293 Beds. Maximum no. of floors proposed in the project are (LB+UB+GF+7 Floors)

It is also noted that Parking area to be provided is 20,361.5 Sq.m., (68.47 %).

The total cost of the project is Rs. 200.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 104.38 lakhs during construction phase and Rs.11.05 lakhs during occupation phase, recurring cost: Rs. 6.49 lakhs/annum during construction phase and Rs. 27.16 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 50,098.6Sq.m. is Rs.50.09 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. 50,10,000/- and the details are as following:

S.No.	Particular	Amount in Rs.
1	Ecological remediation cost	25,04,930.00
2	Natural resources augmentation cost	10,01,972.00
3	Community resource augmentation cost	15,02,958.00
	Total	50,09,860.00
	Total rounding off	50,10,000.00

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. 50,10,000/-.

Agenda Item No. 11	United Hospital by M/s RDB Hyd Infrastructure Pvt. Ltd., Survey. Nos. 12 (P), Kondapur, Serilingampally Mandal, Ranga Reddy District– Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/197025/2021

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

The project is proposed within 10 km radius of Himayat Sagar and Osman Sagar Lakes. But, 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 6174.6 Sq.m., out of which green area is 595.5 Sq.m. (10.0 %).

It was informed that the total built up area of the project is 34,665.7 Sq.m. The project consists of Hospital Building to accommodate 350 Beds. Maximum no. of floors proposed in the project are (3B+G+7 Floors).

It is also noted that Parking area to be provided is 20,016.0 Sq.m., (73.2 %).

The total cost of the project is Rs. 110.17 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 120.13 lakhs during construction phase and Rs.4.92 lakhs during occupation phase, recurring cost: Rs. 11.24 lakhs/annum during construction phase and Rs. 36.54 lakhs/annum during occupation phase.

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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 34,665.7 Sq.m. is Rs.34.66 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. 34,67,000/- and the details are as following:

S.No.	Particular	Amount in Rs.
1	Ecological remediation cost	17,33,285.00
2	Natural resources augmentation cost	6,93,314.00
3	Community resource augmentation cost	10,39,971.00
	Total	34,66,570.00
	Total rounding off	34,67,000.00

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. 34,67,000/-.

Agenda Item No. 12	SAKET BHUSATTVA by M/s. Saket Engineers Pvt. Ltd., Survey Nos 407 (P), 426 (P), 427 (P), 428(P), 429 (P), Gowdavelly, Medchal Mandal, Medchal District– Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/197281/2021

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

The SEAC noted that total plot area is 89,888.3 Sq.m., out of which green area is 9,110.0 Sq.m. (10.1%).

It was informed that the total built up area of the project is 61,784.8 Sq.m. The project consists of Residential Villas to accommodate 220 units. Maximum no. of floors proposed in the project are G+4 Floors (Retail) & G+1 Floor (Villas).

It is also noted that each Villa will be provided with adequate parking area to park one car & one 2 wheeler.

The total cost of the project is Rs. 45.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 135.70 lakhs during construction phase and Rs.5.9 lakhs during occupation phase, recurring cost: Rs. 10.4 lakhs/annum during construction phase and Rs. 21.9 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 61,784.8 Sq.m. is Rs.61.78 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. 61,79,000/- and the details are as following:

S.No.	Particular	Amount in Rs.
1	Ecological remediation cost	30,89,240.00
2	Natural resources augmentation cost	12,35,696.00
3	Community resource augmentation cost	18,53,544.00
	Total	61,78,480.00
	Total rounding off	61,79,000.00

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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. 61,79,000/-.

Agenda Item No. 13	M/s. Kalyani Developers, Sy.Nos. 315 & 316, Puppalaguda (V), Gandipet (M), Ranga Reddy District – Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/59513/2020

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

The project is proposed within 10 km radius of Himayat Sagar and Osman Sagar Lakes. But, 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.

The SEAC noted that total plot area is 31,052.8 Sq.m., out of which green area is 3,105.3 Sq.m. (10.0%).

It was informed that the total built up area of the project is 4,27,143.2 Sq.m. The project consists of Commercial office building. Maximum no. of floors proposed in the project are (5B+G+5P+24 Floors).

It is also noted that Parking area to be provided is 1,61,180.3 Sq.m., (66.8%).

The total cost of the project is Rs. 500.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 603.0 lakhs during construction phase and Rs.25.35 lakhs during occupation phase, recurring cost: Rs. 88.11 lakhs/annum during construction phase and Rs. 239.23 lakhs/annum during occupation phase.

During presentation, the proponent informed that they have obtained NOC dt. 09.06.2020 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 585.66 mts AMSL and the permissible top elevation is restricted to 761.66 mts AMSL. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI.

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

Agenda Item No. 14	M/s. Sri Madhura Kamakshi Constructions LLP, Sy. No. 322, Puppalaguda, Gandipet, Ranga Reddy District – Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/197459/2021

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

The project is proposed within 10 km radius of Himayat Sagar and Osman Sagar Lakes. But, 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.

The SEAC noted that total plot area is 7,692.7 Sq.m., out of which green area is 820.5 Sq.m. (10.7%).

It was informed that the total built up area of the project is 1,13,167.6 Sq.m. The project consists of Residential Apartments to accommodate 90 units. Maximum no. of floors proposed in the project are (4B+G+46 Floors).

It is also noted that Parking area to be provided is 29,945.1 Sq.m., (33.8 %).

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The total cost of the project is Rs. 300.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 129.3 lakhs during construction phase and Rs.2.2 lakhs during occupation phase, recurring cost: Rs. 21.7 lakhs/annum during construction phase and Rs. 19.1 lakhs/annum during occupation phase.

During presentation, the proponent informed that they have obtained NOC dt. 21.01.2021 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 560.9 mts AMSL and the permissible top elevation is restricted to 780.9 mts AMSL. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI.

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

Agenda Item No. 15	“RDB HARMONY” by M/s. RDB Hyd Infrastructure Pvt. Ltd., Sy. Nos. 102 Serilingampally, Ranga Reddy District – Environmental Clearance – Reg.
Proposal No.	SIA/TG/NCP/23016/2018

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

The SEAC noted that total plot area is 26,083.4 Sq.m., out of which green area is 2,835.1 Sq.m. (10.9%).

It was informed that the total built up area of the project is 1,71,017.1 Sq.m. The project consists of Residential Apartments to accommodate 636 units. Maximum no. of floors proposed in the project are (C+S+19 Floors)

It is also noted that Parking area to be provided is 56,044.0 Sq.m., (44%).

The total cost of the project is Rs. 280.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 226.7 lakhs during construction phase and Rs.11.6 lakhs during occupation phase, recurring cost: Rs. 37.9 lakhs/annum during construction phase and Rs. 106.3 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 1,71,017.1 Sq.m. is Rs.171.01 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. 1,53,27,000/- and the details are as following:

S.No.	Particular	Amount in Rs.
1	Ecological remediation cost	76,63,141.25
2	Natural resources augmentation cost	30,65,256.50
3	Community resource augmentation cost	45,97,884.75
	Total	1,53,26,282.50
	Total rounding off	1,53,27,000.00

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. 1,53,27,000/-.

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Agenda Item No. 16	M/s. Pioneer Holiday Resorts Ltd., Sy. No. 8-2-268, 268/A/1/2/B, 268/A/L, 268/1/K, 268/1/M, 268/A/1, 268/A/1/1, 268/1/1/A, 268/A/1/F, 268/A/1/A and 268, A/1/2/D/2, Road no -2, Banjara Hills, Hyderabad – Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/197286/2021

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

The SEAC noted that total plot area is 7770.4 Sq.m., Net plot area is 7604.1 Sq.m., out of which green area is 779.6 Sq.m. (10.2%).

It was informed that the total built up area of the project is 32,184.6 Sq.m. The project consists of Hotel Building. Maximum no. of floors proposed in the project are (3B+G+9 Floors).

It is also noted that Parking area to be provided is 12,390.9 Sq.m., (62.6%).

The total cost of the project is Rs. 150.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 100.0 lakhs during construction phase and Rs.4.0 lakhs during occupation phase, recurring cost: Rs. 10.25 lakhs/annum during construction phase and Rs. 25.32 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 32,184.6 Sq.m. is Rs.32.18 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. 32,19,000/- and the details are as following:

S.No.	Particular	Amount in Rs.
1	Ecological remediation cost	16,09,230.00
2	Natural resources augmentation cost	6,43,692.00
3	Community resource augmentation cost	9,65,538.0
	Total	32,18,460.00
	Total rounding off	32,19,000.00

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. 32,19,000/-.

Agenda Item No. 17	Santha Sriram Tech Park by M/s. Shanta Sriram Constructions Pvt. Ltd., Survey No. 126, Gachibowli, Serilingampally, Ranga Reddy District – Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/197493/2021

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

The project is proposed within 10 km radius of Himayat Sagar and Osman Sagar Lakes. But, Gachibowli (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 8,395.2 Sq.m., Net plot area is 8081.0 Sq.m., out of which green area is 813.0 Sq.m. (10.1%).

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It was informed that the total built up area of the project is 52,368.0Sq.m. The project consists of Commercial building. Maximum no. of floors proposed in the project are (3B+G+7 Floors).

It is also noted that Parking area to be provided is 18,810.0 Sq.m., (56.05%).

The total cost of the project is Rs. 150.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 143.17 lakhs during construction phase and Rs.4.42 lakhs during occupation phase, recurring cost: Rs. 11.70 lakhs/annum during construction phase and Rs. 47.44 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 52,368.0 Sq.m. is Rs.52.36 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. 52,37,000/- and the details are as following:

S.No.	Particular	Amount in Rs.
1	Ecological remediation cost	26,18,400.00
2	Natural resources augmentation cost	10,47,360.00
3	Community resource augmentation cost	15,71,040.00
	Total	52,36,800.00
	Total rounding off	52,37,000.00

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. 52,37,000 /-.

Agenda Item No. 18	“Aparna Zenon” by M/s. Aparna Constructions and Estates Private Limited, Sy. No. 363, 364, 365, 366, 367, 368(P), 369, 370(P), 405(P), 406(P), 407(P), 408, 409, 410, 421, 422, 423(P), 431, 432, 433, 434(P), 435, 436, 437 & 438 Puppalguda, Gandipet, Ranga Reddy District – Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/59710/2021

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

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

The SEAC noted that total plot area is 1,37,845.3 Sq.m., Net plot area is 1,27,528.9 Sq.m., out of which green area is 14,438.7 Sq.m. (11.8%).

It was informed that the total built up area of the project is 8,92,657.9 Sq.m. The project consists of Residential Apartments to accommodate 3664 units. Maximum no. of floors proposed in the project are (3C+G+32 Floors).

It is also noted that Parking area to be provided is 2,73,806.3 Sq.m., (45.1%).

The total cost of the project is Rs. 1550.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 3039.8 lakhs during construction phase and Rs.58.1 lakhs during occupation phase, recurring cost: Rs. 397.8 lakhs/annum during construction phase and Rs. 606.6 lakhs/annum during occupation phase.



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During presentation, the proponent informed that they have obtained NOC dt. 27.09.2018 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 546.51 mts & 546.05 mts AMSL and the permissible top elevation is restricted to 787.65 mts & 786.31 mts AMSL. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI.

The SEAC observed that a Nala exists adjacent the site, the proponent submitted NOC vide Ir.dt.18.06.2019 of the EE, IB Division of I&CAD, Department.

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

Agenda Item No. 19	M/s. Advytha, Sy. Nos. 36, 40, 41 & Plot No.102, Manchirevula (V), Gandipet (M), Rangareddy District – Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/198082/2021

The representative of the project proponent Sri Purushottam Gupta; and Sri Arshad Shaik of M/s. Rightsource Industrial Solutions Pvt Ltd., 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, Manchirevula (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 22,810.63 Sq.m.

It was informed that the total built up area of the project is 88,282.35 Sq.m. The project consists of Residential Apartments to accommodate 500 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 19,729.68 Sq.m., (28.78%).

The total cost of the project is Rs. 95.89 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 90.0 Lakhs and recurring cost: Rs. 12.5 lakhs/annum.

During presentation, the SEAC observed that Musi river exists adjacent to the site and informed the proponent leave 50 mts of buffer from Musi River. But, the project proponent has included the 50 mts buffer area in land use break up and shown as greenbelt. Hence, the SEAC suggested the project proponent to revise land use breakup duly showing buffer area and exclusive greenbelt (10%) separately. After detailed discussions, the SEAC deferred the project for further consideration after submission of above information.

Agenda Item No. 20	Construction of Nivriti Residential Apartments Project by M/s. Satya Sree Developers LLP, Sy. No: 34, 35, 36, 37/A, 28 & 37, Miyapur-Maqtha Mahboobpet (V), Serilingampally, Ranga Reddy District – Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/200047/2021

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. 21	“Pride 2” by M/s. Parijatha Homes and Developers Pvt. Ltd., Survey No 1050/P, 1060/P, 1076 & 1077, Shamirpet (V), Shamirpet (M), Medchal-Malkajgiri District – Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/196418/2021

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

The SEAC noted that total plot area is 20,331.96 Sq.m., Net plot area is 17,441.92 Sq.m., out of which green area is 1810.45 Sq.m. (10.4%).

It was informed that the total built up area of the project is 47,284.14 Sq.m. The project consists of Residential Apartments to accommodate 320 units. Maximum no. of floors proposed in the project are (S+5 Floors).

It is also noted that Parking area to be provided is 10,381.81 Sq.m., (27.34%).

The total cost of the project is Rs. 30.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 1.32 Lakhs and recurring cost: Rs. 60.0 lakhs/annum.

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

Agenda Item No. 22	“IT Building - NSL Arena Tower-3” by M/s. NSL Infratech, Plot No. 6, Sy.No.1, IDA, Uppal, Medchal-Malkajgiri, Hyderabad – Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/60116/2020

The representative of the project proponent Sri G. Shekar; and Sri Vipin Kumar of M/s. Mantras Green Resources Ltd., Hyderabad attended and made a presentation before the SEAC.

The SEAC noted that total plot area is 25,601.58 Sq.m., out of which green area is 3321.50 Sq.m. (12.97 %).

It was informed that the total built up area of the project is 3,17,866.93 Sq.m. The project consists of IT Building. Maximum no. of floors proposed in the project are (5B+G+20 Floors)

It is also noted that Parking area to be provided is 1,26,397.81 Sq.m., (66.01 %).

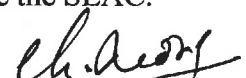
The total cost of the project is Rs. 405.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 450.0 Lakhs and recurring cost: Rs. 80.0 lakhs/annum.

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 500.96 mts AMSL and the permissible top elevation is restricted to 675.0 mts AMSL. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI.

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

Agenda Item No. 23	M/s. INFOSYS LIMITED (Formerly Infosys Technologies Limited), SY.No. 44, 45(P), 48, 49, 50(P), 51 & 54, 36(part) & 41 (part) of Pocharam (V), Ghatkesar, (M), Medchal Malkajgiri District – Environmental Clearance – Reg.
Proposal No.	SIA/TG/NCP/49280/2019

The representative of the project proponent Sri B. Rajashekar Rao; and Sri Y.B.S. Murthy of M/s. B.S. Envirotech Pvt. Ltd., Hyderabad attended and made a presentation before the SEAC.


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The SEAC noted that earlier the SEIAA, AP issued EC vide order dt.08.05.2009 "Parcel-1" for development of IT Park with total built up area of 5,40,884.75 Sq.m. in an area of 150.23 acres. The proponent obtained CFO vide order dt.29.05.2019.

Now, the proposal is for "Parcel-2" expansion, the SEAC noted that total plot area is 447.075 acres, out of which green area is 215.50 acres. (48%).

It was informed that the total built up area of the project after expansion is 7,74,068.04 Sq.m. The project consists of development of IT Park. Maximum no. of floors proposed in the project are (G+15 Floors).

It is also noted that Parking area to be provided after expansion is 2,38,079.0 Sq.m., (60.6%).

The total cost of the project is Rs. 2500.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 5160.0 Lakhs and recurring cost: Rs. 338.58 lakhs/annum.

The SEAC observed that the project proponent has not submitted Certified Compliance Report on earlier EC conditions as it is an expansion project. Hence, after detailed discussions, the SEAC deferred the project for consideration after submission of Certified Compliance Report by the proponent.

Agenda Item No. 24	M/s. P. Vasudeva Reddy and Others, Sy.No:4, 18/P,19&20 at Kokapet Village, Gandipet Mandal, Rangareddy District – Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/196293/2021

The representative of the project proponent Sri Suresh; and Smt. Lochana of M/s. Pridhvi Envirotech (P) Ltd., Hyderabad attended and made a presentation before the SEAC.

The SEAC noted that earlier the SEIAA, TS issued EC vide order dt.07.12.2020 to the project for construction of IT Office building with total builtup area of 4,59,920.82 Sq.m.

Now, the proponent informed that they have modified the proposal due to change project profile with additional blocks. It was also informed that they have not yet initiated the construction as on date. It was requested to issue amendment to EC with the following changes.

S.no	Discription	Previous	Proposed
1	Name Change in the EC copy	M/s. Vasudeva Reddy & Others by M/s.GAR Corporation Private Limited	M/s. Vasudeva Reddy & Others by M/s.GAR Corporation Private Limited & M/s.Laxmi Infobahn Aquaduct Pvt.Ltd
2	Total plot area of the plot	18/P, 19, 20	4, 18/P, 19, 20
3	Net Plot area of the plot	26618.45 Sq.mts	32485.59 Sq.Mtrs (Increase of Land area)
4	Total Built up area including parking	4,59,920.82 Square meters	5,55,494.82 Square meters (Increased)
a)	Commercial Area	3,10,088.29 Sq.mts	3,68,336.12 Sq.mts (Increased)
b)	Parking	1,49,832.53 Sq.mts	1,87,158.7 Sq.mts (Increased)
c)	No.of Blocks	Single Block	Two Blocks
5	Green Belt area	3694.52 Sq.mts	4718.68 Sq.mts Increased.

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6	Number of Floors	5B+ 5S + G+27 Floors	Block – 1 : 5B+ 5S + G+27 Floors Block – 2 : 5B + G + 5 floors
7	Cost of the project	595.0 Crores	718 Crores
8	Total water consumption	1134.0 KLD	1330.0 KLD
9	Waste water generation	910.0 KLD	1064.0 KLD
10	STP Capacity	1100 KLD	1280 KLD
11	Solid waste from the complex	6352 Kgs/Day	7411.5 Say as 7412
12	DG sets	11 X 2250 KVA	17 X 2250 KVA

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

Agenda Item No. 25	M/s. L.V.R Constructions, H.No.1-3-1, Sy.No 225/2, Bakram Village, Kavadiguda, Hyderabad – Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/196875/2021

The representative of the project proponent Sri N. Ravindra Reddy; and Smt. Lochana of M/s. Pridhvi Envirotech (P) Ltd., 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 apartment with total builtup area of 40,711.28 Sq.m.

Now, the proponent informed that they have modified the proposal as they obtained TDR and proposed changes. It was also informed that they have not yet initiated the construction as on date. It was requested to issue amendment to EC with the following changes:

S.no	Discription	Previous	Proposed
1	Name Change in the EC copy	M/s. L V R Constructions	No Change
2	Total plot area of the plot	7028.64 Square meters	7028.65 Square meters
3	Net Plot area	---	6034.90 Square meters
4	Total Built up area including parking	40,711.28 Square meters	44,195.79 Square meters (Increased)
5	Residential Area	29,266.50 Sq.mts	28,796.38 Sq.mts
6	Commercial Area	---	2029.59 Square meters
7	Amenities	986.12(Ground Floor)	2029.59 Sq.mts (G + 1)
8	Parking	10,458.66 Square meters	11,340.23 Square meters (Increased)
a)	No.of Blocks	Single Block	No Change
b)	Green Belt area	711.52 Sq.mts	608.30 Square meters (which is 10.18 % of the net Plot area)
c)	Number of Floors	2C + G + 12 Floors	No Change
d)	No. Of Flats	163 Units	134 Units (Decreased)
9	Cost of the project	72.0 Crores	78.0 Crores
9	Total water consumption	115.0 KLD	100.24 KLD
10	Waste water generation	95.0 KLD	80.0 KLD
11	STP Capacity	115 KLD	100 KLD
12	Solid waste from the complex	439.0 Kgs/Day	390.5 Kgs/Day
13	DG sets	1 X 500 KVA	1 X 550 KVA

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

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Agenda Item No. 26	Residential Complex of M/s. Esteem Villas Private Limited (Rep. Shri Sourabh Modi), Sterling Avenue Pvt. Ltd., Edifice Home India Pvt. Ltd, Sy.No. 63/P, 64/P, 65/P, 66, 67/P, 68/P, 69/P, Shambhupur (V), Dundigal/Gandimaisamma Municipality, Quthbullapur (M), Medchal-Malkajgiri District – Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/191663/2021

The representative of the project proponent Sri R. Ashok Swaminathan; and and Smt. Lochana of M/s. Pridhvi Envirotech (P) Ltd., Hyderabad attended and made a presentation before the SEAC.

The SEAC noted that total plot area is 22,551.66 Sq.m., Net plot area is 19,961.12 Sq.m., out of which green area is 2050.50 Sq.m. (10.27%).

It was informed that the total built up area of the project is 1,21,134.48 Sq.m. The project consists of Residential Apartments to accommodate 934 units. Maximum no. of floors proposed in the project are (2C+G+12 Floors).

It is also noted that Parking area to be provided is 34,297.33 Sq.m., (39.49 %).

The total cost of the project is Rs. 90.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 90.0 Lakhs and recurring cost: Rs. 10.0 lakhs/annum.

During presentation, the project proponent informed that an un-named water accumulation is observed in SW direction at 72 mts away from site. But, the SEAC observed that it might be just accumulation of water only, as it is not seen the Topo map and also far away from site.

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

Agenda Item No. 27	Commercial Office cum Hotel complex by M/s. PHOENIX TECH ZONE PVT. LTD., Sy. No. # 118, 120, 121, 122 & 138, Nanakramguda Village, Serilingampalli Mandal, Rangareddy District – Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/199631/2021

The representative of the project proponent Sri D. Sudharshan; and Sri Santosh Kumar of M/s. Pioneer Enviro Laboratories Pvt. Ltd., Hyderabad attended before the SEAC and informed that there are few modifications in the the proposal after uploading documents and they are withdrawing the proposal.

Hence, the SEAC decided to return the application.

Agenda Item No. 28	“IT building” by M/s. Niharika Projects, Sy. No’s 49(p), 50, 83 & 84, Khajaguda Village, Serilingampally Mandal, Rangareddy District – Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/199950/2021

The representative of the project proponent Sri Rajashekar Reddy; and Sri Santosh Kumar of M/s. Pioneer Enviro Laboratories Pvt. Ltd., Hyderabad attended and made a presentation before the SEAC.

The SEAC noted that total plot area is 4,292.81 Sq.m., Net plot area is 2765.52 Sq.m., out of which green area is 282.0 Sq.m. (10.2%).

It was informed that the total built up area of the project is 30,489.43 Sq.m. The project consists of IT Building. Maximum no. of floors proposed in the project are (2C+5S+15 Floors).

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It is also noted that Parking area to be provided is 12,845.98 Sq.m., (72.8%).

The total cost of the project is Rs. 40.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 59.44 Lakhs and recurring cost: Rs. 16.13 lakhs/annum.

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

Agenda Item No. 29	Residential complex by M/s. GIRIDHARI VUE, Sy. No. 46, Kismathpur Village, Rajendranagar Mandal, Rangareddy District – Environmental Clearance – Reg.
Proposal No.	SIA/TG/MIS/194152/2021

The representative of the project proponent Sri K. Indrasena Reddy; and Sri Santosh Kumar of M/s. Pioneer Enviro Laboratories Pvt. Ltd., Hyderabad attended and made a presentation before the SEAC.

The SEAC noted that the proponent obtained EC vide order dt.23.11.2019 for construction of Residential Apartments with total built up area of 37,536.83 Sq.m.

Now, the proponent informed that they have not yet started construction of the project and meanwhile proposed expansion of the project. But, the proponent has not submitted Certified Compliance Report of earlier EC conditions.

In this regard, 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 7,385.53 Sq.m., Net plot area is 7,143.04 Sq.m., out of which green area is 720.21 Sq.m. (10.08%).

It was informed that the total built up area of the project after expansion is 47,579.50 Sq.m. The project consists of Residential Apartments to accommodate 216 units. Maximum no. of floors proposed in the project are (B+2S+12 Floors).

It is also noted that Parking area to be provided is 11,732.16 Sq.m., (32.7%).

The total cost of the project is Rs. 50.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 117.5 Lakhs and recurring cost: Rs. 21.03 lakhs/annum.

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


CHAIRMAN, SEAC