

**MINUTES (II) OF THE 241th MEETING OF
STATE EXPERT APPRAISAL COMMITTEE,
(SEAC), TELANGANA STATE
HELD ON 22.06.2023, 3:00 P.M**

MINUTES (D) OF THE 24th MEETING OF
STATE APPELLATE COMMITTEE
HALL, ALABAMA STATE
HILL OF 1963, 3:00 P.M.

MINUTES OF THE 241th MEETING OF STATE EXPERT APPRISAL COMMITTEE (SEAC) HELD ON 22.06.2023 AT BLOCK NO.305, MAITRIVIHAR COMMERCIAL COMPLEX, AMEERPET, HYDERABAD - 500038.

The following members were present:

S. No.	Name of the Expert	Position
1.	Prof.Ch.Krishna Reddy, Villa No. 25, Senor Valley, Filmnagar, Shaikpet, Hyderabad – 500 096 Ph: 9866629265	Chairman.
2.	Shri Ravindra Samaya Mantri H.No: 3-5-44/1, Flat No. 301, Areadia Apartments, Edengaden Road, Hyderabad- 500001. Ph:9491145160	Member
3.	Prof.A.Panasa Reddy, H.No. 4-7-17/5/1, Ragharendra Nagar, Nacharam, Hyderabad-500076. Ph: 9849957268	Member
4.	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
5.	Dr.P.Radha Krishna, H.No. 9/40, Bahar 'B', Sahara States, Mansoorabad, LB Nagar, Hyderabad-500068 Ph:9848555242	Member
6.	Dr.K.Shivakumar, Plot No. 328, Flat No: 302, Mehar Ninan, KPHB 6 th phase, Kukatpally, Hyderabad-500 072 Ph: 99517 01067	Member
7.	Dr.(Ms)Thatiparthi Vijayalakshmi Plot No.110, Siddartha Nagar, S.R. Nagar Post, Hyderabad-500038. Ph: 9440896661	Member
8.	Dr.Vemula Vinod Goud, H.No. 6-156, Sridurga Estates, Deepthisri Nagar, Madinaguda, Hyderabad-500049. Ph:9440386945	Member

The members present declared that there are no conflicts of interest with the projects being considered in this meeting. After general introductory remarks by the Chairman, SEAC, the Committee took up items agenda-wise. The decisions of the SEAC on each case are recorded below.

Minutes of the SEAC Meeting held on 22.06.2023

Agenda Item No. 01	Aparna New Lands by M/s. Aparna Constructions and Estates Private Limited., Survey No. 391 (P), Tellapur, Ramachandrapuram, Sanga Reddy District. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/INFRA2/432871/2023 (EC)

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

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

The proponent informed that they obtained TORs (Auto-generated) on 08.06.2023 for preparation of EIA Report. Accordingly, the proponent prepared the EIA report and uploaded online.

The SEAC noted that total plot area is 59,769.7 Sq.m.; Out of which green area is 6,674.1 Sq.m. (11.2%).

It was informed that the total built up area of the project is 5,20,353.2 Sq.m. The project consists of Residential Apartments Construction Project to accommodate total no. of 1976 units. Maximum No. of floors proposed in the project are 8 Blocks with (3C + G + 41 Floors) and 2 Amenities (3C + G + 3 Floors).

It is also noted that Parking area to be provided is 1,63,671.8 Sq.m. (45.89% against required 22%).

The total cost of the project is Rs. 1158.33 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 1184.9 Lakhs during construction phase and Rs. 33.0 lakhs during occupation phase, recurring cost: Rs. 182.2 lakhs/annum during construction phase and Rs. 316.4 lakhs/annum during occupation phase.

During presentation, the proponent informed that they have obtained NOC's (3 nos.) dt. 02.03.2023 for height clearance from Airports Authority of India w.r.t. the proposed project and submitted copies of the same. It is observed from the NOC that the site elevation is 566.95 mts AMSL and the permissible top elevation is restricted to 792.48 mts AMSL for Blocks A, B, C & D; the site elevation is 571.9 mts AMSL and the permissible top elevation is restricted to 792.48 mts AMSL for Blocks E, F and club house; the site elevation is 572.25 mts AMSL and the permissible top elevation is restricted to 792.48 mts AMSL for Blocks G, H and I. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI. The proponent submitted the Risk Assessment report & Disaster Management Plan.

During the presentation, the SEAC observed that nala is passing through the proposed site. In this regard, the proponent submitted a copy of Lr.dt dt.01.09.2022 of the Superintending Engineer, I&CAD Dept., Irrigation circle, Sangareddy. It is observed that the total extent of applicants land in Sy.No. 389/P, 390/P & 391/P situated at Tellapur, Ramachandrapuram, Sangareddy District is Ac.12-31 Gts; Out of which the land affected under the inflow channel & affected under the buffer of 2.0 m is Ac. 00-24 ½ Gts and the balance applicant land is to an extent of Ac.12-06 ½ Gts, as per the norms stipulated in G.O.Ms.No.168, dt.07.04.2012 of MA&UD Dept. Accordingly, the proponent proposed the layout of the project.

The proponent has submitted Mechanical Ventilators for Air circulation as they have proposed 3 basements/Cellars.

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

Agenda Item No. 02	1.00 Ha. Black Granite Mine of M/s. Anudeep Granites, Survey No. 79, M. Venkatayapalem Village, Khammam Rural Mandal, Khammam District. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIN/432487/2023 (EC)

The representative of the project proponent Sri K. Nagabhushan 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 SEAC noted that the initial lease was executed on dt.23.06.2004 in favour of the proponent for a period of 20 years i.e upto 22.06.2024. It may be noted that the Mine Lease is granted before 09.09.2013. Hence, cluster is not applicable to the project. The SEAC noted that the mine lease area is 1.00 Ha. which is less than 5.0 Ha. The project is considered under B2 Category as per the provisions laid under EIA Notification, 2006 & its subsequent amendments and orders of the Hon'ble NGT as per the provisions laid under EIA Notification, 2006 & its subsequent amendments and orders of the Hon'ble NGT. The proponent submitted application along with Scrutinized /Approved Mining Plan.

It is proposed to mine 3,167.40 m³/annum of Black Granite and the life of mine is reported as 11 years.

The Nearest human habitation is Gudurpadu (V) @ 1.0 km (NE); Nearest water body exists at a distance of 0.58 km (NW) from the mine lease area.

The total cost of the project is Rs. 25.0 Lakhs. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 3.81 lakhs and recurring cost: Rs. 2.23 Lakhs/annum.

The proponent submitted a copy of lr. dt.21.06.2023 of ADMG, Khammam District, furnishing the details of production and dispatch particulars during the period from 2005-06 to 2023-24 (upto 20.06.2023). The SEAC observed from the letter that the production and dispatch permits were carried out during the period from 2005-06 to 2015-16 and Nil during the period from 2016-17 to 2023-24 (upto 20.06.2023).

The proponent submitted a copy of Certificate dt.06.06.2022 issued by the Sarpanch, Gram Panchayath, M. Venkatayapalem Village, Khammam Rural Mandal, Khammam District stating that the proponent has donated Rs.25,000/- for development of the village.

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

Agenda Item No. 03	Construction of Multi Storied Residential Building Named "WITHIN EARTH" by M/s. Arnika Projects and Constructions LLP., Sy. No's. Part of 100, 101 & 136, Gachibowli Village, Serilingampally Mandal, Ranga Reddy District. – Environmental Clearance - Reg.
Proposal No.	SIA/TG/INFRA2/432342/2023 (EC)

The representative of the project proponent Sri Deepak and Sri Laxmikanth Reddy of M/s. Vison Labs, Hyderabad attended before the SEAC.

The SEAC noted that total plot area is 9,604.42 Sq.m.; Out of which green area is 980.00 Sq.m. (10.2%).

It was informed that the total built up area of the project is 59,545.57 Sq.m. The project consists of Multi-storied Residential Building Construction Project to accommodate total no. of 67 units. Maximum No. of floors proposed in the project are Basement + 3 Stilt + 9 Upper Floors and Amenities included in 1st Floor.


It is also noted that Parking area to be provided is 19,380.99 Sq.m. (48.25 % against required 22%).

The total cost of the project is Rs.200.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 200.0 Lakhs and Recurring cost: Rs. 50.0 lakhs/annum.

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

Agenda Item No. 04	Lansum Evana by M/s. Lansum Properties LLP., Survey Nos. 677, 678, 679, 680, 681, 682, 753 & 754, Kandawada, Chevalla Mandal, Ranga Reddy District. – Environmental Clearance - Reg.
Proposal No.	SIA/TG/INFRA2/432874/2023 (EC)

The representative of the project proponent Sri Hari Krishna 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 proponent informed that they obtained TORs (Auto-generated) on 31.05.2023 for preparation of EIA Report. Accordingly, the proponent prepared the EIA report and uploaded online.

The SEAC noted that total plot area is 1,61,874.3 Sq.m.; Out of which green area is 16,812.6 Sq.m. (10.4%).

It was informed that the total built up area of the project is 2,38,781.2 Sq.m. The project consists of Residential Villas Construction Project to accommodate total no. of 304 units. Maximum No. of floors proposed in the project are (B + G + 1 Floor) and Amenities (B + G + 4 Floors).

It is also noted that each Villa provided basement floor for 2 parking spaces for each.

The total cost of the project is Rs.200.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 372.9 Lakhs during construction phase and Rs. 8.8 lakhs during occupation phase, Recurring cost: Rs.18.1 lakhs/annum during construction phase and Rs.82.2 lakhs/annum during occupation phase.

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

Agenda Item No. 05	0.5 Ha. Black Granite Mine of M/s. Srimantha Rocks., Survey No.165, Thettalpadu Village, Tirumalayapalem Mandal, Khammam District. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIN/432823/2023 (EC)

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

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

Agenda Item No. 06	1.080 Ha. Black Granite Mine of M/s. Diamond Granites, Sy.No.87/1, Kantayapalem Village, Thorur Mandal, Mahabubabad District. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIN/432049/2023 (EC)

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

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

Agenda Item No. 07	20.23 Ha. Quartz and Feldspar and Rough Stone/Road Metal and Gravel Quarry of M/s. Sree Jaya Lakshmi Minerals, Survey No. 346 & 353, Elikatta Village, Farooqnagar Mandal, Mahabubnagar District. - Amendment to Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIN/300451/2023 (EC-Amendment)

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

The proponent informed that they obtained EC vide Order dt.14.03.2017 from SEIAA, TS for mining of Quartz and Feldspar with production capacity of 1,66,566 TPA of Quartz and 1,47,177 TPA of Feldspar with life of mine as 16 years and 4 years.

Now, the proponent informed that there is inclusion of additional mineral as Rough Stone/Road Metal and Gravel for existing Quartz and Feldspar Mine and also certain amendments in the existing product quantities.

The SEAC noted that the Supplementary quarry lease deed for inclusion of Rough Stone/Road Metal and Gravel as additional mineral was executed on dt.14.11.2022 in favour of the proponent for a period i.e upto 22.08.2030.

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The proponent submitted a copy of lr. dt.19.05.2023 of ADMG, Rangareddy District, furnishing the details of dispatch particulars during the period from 2010-11 to 2023-24 (upto 18.05.2023). The SEAC observed from the letter that the dispatch permits for Quartz were carried out during the period 2012-13 to 2023-24 (upto 18.05.2023) and for Feldspar from 2011-12 to 2023-24 (upto 18.05.2023) and Nil during the period 2010-11.

The proponent submitted a copy of Certificate dt.16.05.2022 issued by the Head Master, Primary School, Kotha colony, Elikatta Village, Farooqnagar Mandal, Mahabubnagar District stating that the proponent has spent Rs.13,000/- towards salary payment of M. Veeralakshmi, Vidya Volunteer from August 2018 to till date.

Hence, it was requested to issue amendment to EC with the following changes:

DETAILS		EC OBTAINED	PROPOSED
Lease Area, ha		20.23	20.23
Production	Quartz, TPA	166566	166012.65
	Feldspar, TPA	147177	147013.66
	Rough Sone/Road Metal, m ³ /annum	-	267030
	Gravel, m ³ /annum	-	127500
Reserves	Quartz and Feldspar, Tons	2613028	2437434.03
	Gravel and Road Metal, m ³	-	1325736
Life of Mine (Years)	Quartz and Feldspar	16 and 4	7 and 9
	Gravel and Road Metal	-	3 and 4
Water requirement, KLD		28.6	16.4
EMP Cost estimate		Rs. 160 Lakhs	Rs. 160 Lakhs

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

Agenda Item No. 08	HYD-04 & HYD-21 by M/s. DC Development Hyderabad Limited, Survey Nos. 490 - 495, 509 -511, 529 & 530, Elikatta Village, Farooqnagar Mandal, Ranga Reddy District. – Amendment to Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/300957/2023 (EC-Amendment)

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

Earlier, the SEIAA, TS issued EC vide order dt. 29.07.2022 for construction of Data Center Building construction project with total built up area of 87,715.5 Sq.m in the name of HYD-04 by M/s. DC Development Hyderabad Limited. The proponent informed that they obtained CFE vide Order dt. 19.10.2022.

It was informed that the project is executed by HYD-04 & HYD-21 by M/s. DC Development Hyderabad Limited. The proponent submitted a copy of Certificate of Incorporation dt.11.05.2022. The proponent submitted a copy of Lr.dt. 22.04.2022 issued by MA&UD Department.

Now, the proponent informed that there is increase in site area and additional blocks are added due to which there are changes w.r.t site area, built-up area, No. of Blocks, No. of Floors, Parking area, Water requirement, Wastewater generation, Solid waste, STP capacity, DG sets & EMP Cost. It was also informed that construction is already initiated. The proponent submitted copies of land documents. Hence, it was requested to issue amendment to EC with the following changes:


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Description	EC - Obtained	Proposed	Unit						
Name of the Project	HYD-04 by M/s DC Development Hyderabad Private Limited	HYD-04 & HYD-21 by M/s DC Development Hyderabad Limited							
Site area	164080.0	167741.8	Sqm						
Total Built up area	87715.5	93604.8	Sqm						
Parking Area	4049.3	4013.8	Sqm						
No of Blocks	4 Blocks (Data Centre Block 1, Guard Block, UG tank, Substation)	8 Blocks (2 Data Centre Blocks, Guard Block, UG tank, Substation, Security Kiosk, HSD, STP)	nos.						
No of Floors	Data Centre Block 1 - G+ Mezz+ Terrace, Guard Block - Ground, UG tank - Ground, Substation - G+1)	Data Centre Block 1 - G+ Mezz+ Terrace & Data Centre Block 2- G+1+Terrace, ((Guard Block, UG tank, Substation, Security Kiosk, HSD, STP) – Ground Floor)	nos.						
Total Water requirement	181.5	193.0	KLD						
Water requirement for Domestic	9.0	19.5							
Wastewater generation	7.2	15.6	KLD						
STP Capacity	10	2 nos. x 10 = 20	KLD						
Solid waste	60	129.9	Kg/day						
DG set Capacity	1750 kVA X 1 no + 3500 kVA X 35 nos.	2 Nos x 2250kVA + 70 Nos x 3500kVA	KVA						
Capital cost of the Project	600	2000	crores						
EMP Cost (Rs)	620.3	21.2	60.2	91.1	642.7	12.6	67.9	112.6	Lakhs

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

Agenda Item No. 09	Aparna Kanopy Blue Bells by M/s. Aparna Constructions and Estates Private Limited, Survey Nos. 446(P), 447(P) and 449(P), Gundlapochampally Village, Medchal Mandal, Medchal-Malkajgiri District. – Environmental Clearance - Reg.
Proposal No.	SIA/TG/INFRA2/432481/2023 (EC)

The representative of the project proponent Sri R. Bhoopathi 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 14,890.7 Sq.m.; Out of which green area is 1,564.7 Sq.m. (10.5%).

It was informed that the total built up area of the project is 86,179.4 Sq.m. The project consists of Residential Apartments Construction Project to accommodate total no. of 393 units. Maximum No. of floors proposed in the project are 3 Blocks with 2C + G + 14 Floors and Amenities with 2C + G + 3 Floors.

It is also noted that Parking area to be provided is 26,160.5 Sq.m. (43.6 % against required 33%).

The total cost of the project is Rs.204.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 383.3 Lakhs during construction phase and Rs. 16.1 lakhs during occupation phase, recurring cost: Rs. 50.3 lakhs/annum during construction phase and Rs. 152.4 lakhs/annum during occupation phase.

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The SEAC noted that sheds are existing within the proposed site, few trees are existing. Hence, directed the proponent to dismantle the sheds and follow the C&D rules 2016 and traslocate the trees along the boundary of the site.

The proponent submitted a copy of undertaking letter stating the following:

They undertake that about 25 trees will be removed as part of the project, and it is proposed to relocate the trees on the boundary of the site and it is also proposed to retain the tress on the boundary of the site.

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

Agenda Item No. 10	M/s. Sanozen Pharma Pvt. Ltd., Plot Nos. 170, 171 & 172, Phase – II, IDA Pashamylaram, Pashamylaram Village, Patancheru Mandal, Medak District. - Corrigendum to Environmental Clearance - Reg.
Proposal No.	SIA/TG/IND3/300948/2023 (EC-Corrigendum)

The representative of the project proponent Sri K. Vijay Prakash and Sri SB. Bhaskar Rao of M/s. Rightsource Industrial Solutions Pvt. Ltd, Hyderabad attended and made a presentation before the SEAC.

Earlier, the SEIAA, TS issued EC vide Order dt.05.06.2023 for Active Pharmaceutical Ingredients (APIs) and API Intermediates manufacturing unit under Synthetic Organic Chemicals manufacturing unit including DG sets of capacity 1 x 65 kVA & 1 x 125 kVA and Recurring cost as 60.0 Lakhs/annum.

Now, the proponent informed that DG Sets were dropped and same was mentioned in the application, the proponent also informed that the Recurring Cost was mentioned as Rs. 60.0 Lakhs/annum instead of Rs. 16.0 Lakhs/annum which was mentioned in the EMP Report and requested for Amendment of the same.

S.No	Particulars mentioned in EC Order dt.05.06.2023	Amendment Requested
1	DG Sets - 1 x 65 kVA & 1 x 125 kVA	Nil
2	Recurring Cost is Rs. 60.0 Lakhs/annum.	16.0 Lakhs/annum

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

Agenda Item No. 11	1.00 Ha. Black Granite Mine of M/s. Anurag Granites, Survey No. 79, M. Venkatayapalem Village, Khammam Rural Mandal, Khammam District. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIN/432491/2023 (EC)

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

The SEAC noted that the intial lease was granted on dt.28.04.2005 in favour of the proponent for a period of 20 years. It may be noted that the Mine Lease is granted before 09.09.2013. Hence, cluster is not applicable to the project. The SEAC noted that the mine lease area is 1.00 Ha. which is less than 5.0 Ha. The project is considered under B2 Category as per the provisions laid under EIA Notification, 2006 & its subsequent amendments and orders of the Hon'ble NGT as per the provisions laid under EIA Notification, 2006 & its subsequent amendments and orders of the Hon'ble NGT. The proponent submitted application along with Scrutinized /Approved Mining Plan.

It is proposed to mine 2,325 m³/annum of Black Granite and the life of mine is reported as 13 years.

The Nearest human habitation is Gudurpadu (V) @ 1.0 km (NE); Nearest water body i.e a small canal exists at a distance of 0.42 km (SE) from the mine lease area.

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The total cost of the project is Rs. 25.0 Lakhs. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 3.73 lakhs and recurring cost: Rs. 2.18 Lakhs/annum.

The proponent submitted a copy of lr. dt.21.06.2023 of ADMG, Khammam District, furnishing the details of production and dispatch particulars during the period from 2009-10 to 2023-24 (upto 20.06.2023). The SEAC observed from the letter that the production and dispatch permits were carried out during the period 2009-10 and from 2011-12 to 2015-16 and Nil during the period 2010-11 and from 2016-17 to 2023-24 (upto 20.06.2023).

The proponent submitted a copy of Certificate dt.15.05.2022 issued by the Sarpanch, Gram Panchayath, M. Venkatayapalem Village, Khammam Rural Mandal, Khammam District stating that the proponent has donated Rs.25,000 /- for development of sports ground in the village.

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

Agenda Item No. 12	7.54 Ha. Rough Stone & Road Metal Quarry of M/s. Sri Sai Metal Industries, Sy. No.: 948(P) of Chinnakondur Village, Choutuppal Mandal, Yadadri Bhuvanagiri District. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIN/432490/2023 (EC)

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

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

Agenda Item No. 13	GAMYA by M/s. Supadha Developers Private Limited., Survey Nos. 388/P, 389/P, 390/P & 391/P, Tellapur, Ramachandrapuram, Sanga Reddy District. - Amendment to Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/301006/2023 (EC-Amendment)

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

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

The SEAC noted that earlier the SEIAA, TS issued TORs (Auto generated) on 05.12.2022.

The SEIAA, TS also issued EC vide order dt. 06.03.2023 for construction of Residential Apartments construction project with total built up area of 3,32,036.4 Sq.m. The proponent informed that they applied for CFE on 21.06.2023 and the application is under process.

Now, the proponent informed that there is increase built-up area due to which there are changes w.r.t site area, built-up area, No. of Floors, No. of units, Parking area, Water requirement, Wastewater generation, Solid waste, STP capacity, DG sets, Capital cost & EMP Cost. It was also informed that construction activity is not yet started. Hence, it was requested to issue amendment to EC with the following changes:

Description	EC - Obtained	Proposed	Unit
Site area	48000.5	47955.2	Sqm
Total Built up area	332036.4	362572.2	Sqm
Super BUA area	250617.8	280047.3	Sqm
Parking Area	81418.6	82524.87 (29.47 against required 22%)	Sqm
No of Units	948	1008	Nos.

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Parking nos. (4 2 wheelers)	1673 218	1723 218	nos.						
No of Blocks	6 Towers + Amenities	6 Blocks + 2 Amenities	nos.						
No of Floors	6 Blocks -C +2P+G +30 Amenities- C+2P+G+4	6 Blocks -2C+S+36, Amenities- 2C+G+5 Amenities- 2C+G+1	nos.						
Water requirement	689.6	733.3	KLD						
Wastewater generation	551.7	586.7	KLD						
STP Capacity	700	740	KLD						
Solid waste	3081	3276	Kg/day						
DG set Capacity	7 Nos. X 500 kVA	500 kVA X 8 nos.	kVA						
Capital cost of the Project	820	825	crores						
EMP Cost (Rs.)	820.5	16.1	114.1	157.1	844.0	16.9	135.6	165.5	Lakhs

During presentation, the SEAC observed that a nala flows adjacent to the project site. In this regard, the proponent submitted a copy of Lr. dt.12.09.2022 of the Superintending Engineer, I&CAD Dept., Irrigation circle, Sangareddy District. It is observed from the document that the extent land in Sy.No. 389/P, 390/P, 391/P (Ac 12 - 31 Gts) situated at Tellapur (V), Ramachandrapuram (M), Sangareddy district is affected under inflow channel & affected under the 2 m buffer (Ac 0-24^{1/2}Gts) leaving balance land of Ac 12-06^{1/2} Gts, as per norms stipulated in G.O.Ms.No.168, dt.07.04.2012 of MA&UD Dept. Accordingly, the proponent proposed the layout of the project.

During presentation, the proponent informed that they have obtained (8) NOCs dt.22.05.2023 for Height clearance from Airports Authority of India w.r.t. the proposed project and submitted copies of the same. It is observed from the NOCs that the site elevation is 565.23 mts AMSL and the permissible top elevation is restricted to 715.23 mts AMSL for Block -A; the site elevation is 565.72 mts AMSL and the permissible top elevation is restricted to 715.72 mts AMSL for Block-B; the site elevation is 565.72 mts AMSL and the permissible top elevation is restricted to 715.72 mts AMSL for Block-C; the site elevation is 565.6 mts AMSL and the permissible top elevation is restricted to 715.6 mts AMSL for Block-D; the site elevation is 565.6 mts AMSL and the permissible top elevation is restricted to 715.6 mts AMSL for Block-E; the site elevation is 564.75 mts AMSL and the permissible top elevation is restricted to 714.75 mts AMSL for Block-F; the site elevation is 564.9 mts AMSL and the permissible top elevation is restricted to 678 mts AMSL for Amenities Block-1; the site elevation is 565.55 mts AMSL and the permissible top elevation is restricted to 678 mts AMSL for Amenities Block-2. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI. The proponent submitted the Risk Assessment report & Disaster Management Plan.

During presentation, the SEAC noted that few trees are existing in the proposed site, informed the proponent to translocate the trees along the boundary of the site.

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

Agenda Item No. 14	Residential Apartments Construction Project by M/s. Sterling Grandeur by Sterling Avenues, Survey No. 479, Bachupally, Medchal - Malkajgiri District. - Amendment to Environmental Clearance - Reg.
Proposal No.	SIA/TG/MIS/301010/2023 (EC-Amendment)

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

Earlier, the SEIAA, TS issued EC vide order dt. 21.09.2021 for construction of Residential Apartments construction project with total built up area of 45,761.8 Sq.m. The proponent informed that they applied for CFE on 22.06.2023 and the application is under process.


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Now, the proponent informed that there is decrease in built-up area due to which there are changes w.r.t built-up area, No. of Floors, No. of units, Parking area, Water requirement, Wastewater generation, Solid waste, STP capacity & EMP Cost. It was also informed that Footings and Plinth work is in progress. Hence, it was requested to issue amendment to EC with the following changes:

Description	EC - Obtained	Proposed	Unit						
Site area	7857.7	7857.7	Sqm						
Total Built up area	45761.8	43945.9	Sqm						
Super BUA area	33530.6	32313.9							
Parking Area	12231.2	11632.0 (36.0% against 22%)	Sqm						
No of Units	225	216	Nos.						
Parking nos. (4 2 wheelers)	233 100	224/100	nos.						
No of Blocks	Single Block + Amenities	Single Block with Amenities	nos.						
No of Floors	2C + S + 15; 2C + G +4	2C + S + 17	nos.						
Water requirement	163.7	157.2	KLD						
Wastewater generation	130.9	125.7	KLD						
STP Capacity	170	160	KLD						
Solid waste	731	702	Kg/day						
DG set Capacity	250 kVA X 3 nos.	250 kVA X 3 nos.	kVA						
Capital cost of the Project	91.5	91.5	crores						
EMP Cost (Rs)	181.0	4.3	18.3	40.3	187.3	4.2	16.8	38.1	Lakhs

During presentation, the SEAC observed that a waterbody exists in the project site. In this regard, the proponent submitted a copy of Lr. dt.17.02.2023 of the Executive Engineer, I&CAD Dept., Irrigation Division No.1, Hyderabad District. It is observed from the document that the total extent land of Ac. 06-08 Gts in Sy.No. 479 situated at Bachupally (V) & (M), Medchal - Malkajgiri District, Out of which the applicants land is Ac. 02-05 Gts; the site affected as per physical position is Ac 01-38 Gts and the site affected under buffer of 9 m wide is Ac. 00-12 Gts leaving balance land of Ac 01-26 Gts, as per norms stipulated in G.O.Ms.No.168, dt.07.04.2012 of MA&UD Dept. Accordingly, the proponent proposed the layout of the project.

The project proponent submitted a copy of Structural Stability Certificate dt.22.06.2023 stating that the structural designs for the proposed Residential Apartment Building construction project comprises of single block with Amenities. Residential Apartment Building comprise of 2 Cellar + Stilt + 17 Upper floors of "Sterling Grandeur" by M/s. Sterling Avenues at Survey No.479, Bachupally, Medchal-Malkajgiri District, and it is designed based on the architectural plans submitted to concerned authority. Earlier, the structure is designed for 2 Cellar + Stilt + 15 floors subsequently the design has been revised for 2 Cellar + Stilt + 17 Upper Floors ensuring structural stability and safety for the building as per NBC standards. The structure is a reinforced concrete framed structure with RCC wall and slab system for its Residential floors and is complying with Bureau of Indian Standard norms and design is safe and suitable for the purpose for which it is intended. It has been designed in accordance with IS: 456 and IS: 875 and the structure falls under seismic zone II as per seismic code IS: 1893 (Part-1)-2016. The design is done for same and shall be detailed accordingly as per relevant Indian Standard codes.

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

Agenda Item No. 15	Residential Apartment Construction Project by M/s. Kumar & Co, Survey No. 1011/10 (part), Moosapet, Kukatpally, Medchal -Malkajgiri District. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/INFRA2/432617/2023 (EC)

The representative of the project proponent Sri K. Sankar 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 proponent informed that they obtained TORs (Auto-generated) on 20.05.2023 for preparation of EIA Report. Accordingly, the proponent prepared the EIA report and uploaded online.

The SEAC noted that total plot area is 27,056.7 Sq.m. and Net plot area is 25,497.5 Sq.m.; Out of which green area is 2,629.7 Sq.m. (10.3%).

It was informed that the total built up area of the project is 1,68,719.7 Sq.m. The project consists of Residential Apartments Construction Project to accommodate total no. of 684 units. Maximum No. of floors proposed in the project are 4 Towers with (2C + G + 17 Floors) and Amenities (2C + G + 4 Floors).

It is also noted that Parking area to be provided is 44,501.7 Sq.m. (35.8% against required 33%).

The total cost of the project is Rs.280.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 371.5 Lakhs during construction phase and Rs. 11.5 lakhs during occupation phase, Recurring cost: Rs.38.6 lakhs/annum during construction phase and Rs.119.2 lakhs/annum during occupation phase.

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

Agenda Item No. 16	Construct Residential Housing by M/s. Rajapushpa Properties Private Limited., Survey Nos. 463/P, 464/P, 465/P, 466/P & 467/P, Tellapur, Ramachandrapuram, Sangareddy District. – Environmental Clearance - Reg.
Proposal No.	SIA/TG/INFRA2/432616/2023 (EC)

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

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

The proponent informed that they obtained TORs (Auto-generated) on 06.06.2023 for preparation of EIA Report. Accordingly, the proponent prepared the EIA report and uploaded online.

The SEAC noted that total plot area is 28,418.3 Sq.m.; Out of which green area is 6,088.0 Sq.m. (21.4%).

It was informed that the total built up area of the project is 4,84,491.8 Sq.m. The project consists of Residential Apartments Construction Project to accommodate total no. of 580 units. Maximum No. of floors proposed in the project are 3 Towers with (4C + G + 58 Floors) and Amenities (4C + G + 6 Floors).

It is also noted that Parking area to be provided is 1,00,037.2 Sq.m. (26% against required 22%).

The total cost of the project is Rs.1986.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 816.3 Lakhs during construction phase and Rs. 11.3 lakhs during occupation phase, Recurring cost: Rs.134.4 lakhs/annum during construction phase and Rs.104.7 lakhs/annum during occupation phase.

During presentation, the proponent informed that they have obtained NOC's (3 nos.) dt. 04.08.2022 for height clearance from Airports Authority of India w.r.t. the proposed project and submitted copies of the same. It is observed from the NOC that the site elevation is 588.45 mts AMSL and the permissible top elevation is restricted to 792.48 mts AMSL; the site elevation is 563.45 mts AMSL and the permissible top elevation is restricted to 792.48 mts AMSL for Block 3; the site elevation is 565.15 mts AMSL and the permissible top elevation is restricted to 792.48 mts AMSL for Blocks A, B, C & Club house. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI. The proponent submitted the Risk Assessment report & Disaster Management Plan.

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The proponent has submitted Mechanical Ventilators for Air circulation as they have proposed 4 basements/Cellars.

The SEAC noted that sheds are existing within the proposed site, few trees are existing. In this regard, the proponent submitted a copy of undertaking letter stating the following:

They undertake that about 7 trees will be removed as part of the project, and it is proposed to relocate the trees on the boundary of the site and it is also proposed to retain the trees on the boundary of the site.

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

Agenda Item No. 17	Construct Residential Housing by M/s. Rajapushpa Properties Private Limited., Survey Nos. 464/P, 465/P, 466/P, 467/P, 473/P & 482/P, Tellapur, Ramachandrapuram, Sangareddy District. - Environmental Clearance - Reg.
Proposal No.	SIA/TG/INFRA2/432608/2023 (EC)

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

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

The proponent informed that they obtained TORs (Auto-generated) on 06.06.2023 for preparation of EIA Report. Accordingly, the proponent prepared the EIA report and uploaded online.

The SEAC noted that total plot area is 48,697.9 Sq.m.; Out of which green area is 6,800.0 Sq.m. (14%).

It was informed that the total built up area of the project is 7,26,802.3 Sq.m. The project consists of Residential Apartments Construction Project to accommodate total no. of 1624 units. Maximum No. of floors proposed in the project are 7 Towers with (4C + G + 58 Floors) and Amenities (4C + G + 6 Floors).

It is also noted that Parking area to be provided is 1,78,818.3 Sq.m. (32.7% against required 22%).

The total cost of the project is Rs.2615.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 2811.1 Lakhs during construction phase and Rs. 27.0 lakhs during occupation phase, Recurring cost: Rs.372.7 lakhs/annum during construction phase and Rs.269.2 lakhs/annum during occupation phase.

During presentation, the proponent informed that they have obtained NOC's (3 nos.) dt. 04.08.2022 for height clearance from Airports Authority of India w.r.t. the proposed project and submitted copies of the same. It is observed from the NOC that the site elevation is 562.75 mts AMSL and the permissible top elevation is restricted to 792.48 mts AMSL for Blocks A, B, C, I & J; the site elevation is 565.15 mts AMSL and the permissible top elevation is restricted to 792.48 mts AMSL for Blocks D & E; the site elevation is 563.45 mts AMSL and the permissible top elevation is restricted to 792.48 mts AMSL for Blocks F, G & H. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI. The proponent submitted the Risk Assessment report & Disaster Management Plan.

The proponent has submitted Mechanical Ventilators for Air circulation as they have proposed 4 basements/Cellars.

The SEAC noted that sheds are existing within the proposed site, few trees are existing. In this regard, the proponent submitted a copy of undertaking letter stating the following:

They undertake that about 7 trees will be removed as part of the project, and it is proposed to relocate the trees on the boundary of the site and it is also proposed to retain the trees on the boundary of the site.

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

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Agenda Item No. 18	Residential Apartment Construction Project by M/s. Sai Sravanthi Infra Projects Private Limited., Survey Nos. 322 and 323, Puppalaguda, Gandipet Mandal, Ranga Reddy District. – Amendment to Environmental Clearance - Reg.
Proposed No.	SIA/TG/MIS/201044/2023 (EC- Amendment)

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

The project is proposed with in 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 proponent informed that they obtained TORs (Auto-generated) on 06.06.2023.

Earlier, the SEIAA, TS issued EC vide order dt. 18.12.2019 for construction of Residential Apartments construction project with total built up area of 71,136.9 Sq.m. The proponent informed that they applied for CFE on 22.06.2023 and the application is under process.

Now, the proponent informed that there is reduction in site area and increase in built-up area and No. of floors due to which there are changes w.r.t built-up area, No. of Floors, No. of units, Parking area, Water requirement, Wastewater generation, Solid waste, STP capacity, Capital cost & EMP Cost. It was also informed excavation work is in progress. Hence, it was requested to issue amendment to EC with the following changes:

Description	EC - Obtained	Proposed	Unit						
Site area	10977.1	9972.1	Sqm						
Total Built up area	71136.9	170466.1	Sqm						
Super BUA area	50060.5	135385.8	Sqm						
Parking Area	21076.4	35080.3 (25.9% against required 22 %)	Sqm						
No of Units	148	175	Nos.						
Parking nos. (4 2 wheelers)	329/300	574 130	nos.						
No of Blocks	3 Blocks + Amenities	Single Block with Amenities	nos.						
No of Floors	3 Blocks - 2C + S + 15; Amenities- 2C + G + 3	Single Block with Amenities - 4C+S+50`	nos.						
Water requirement	109.3	127.3	KLD						
Wastewater generation	87.4	101.9	KLD						
STP Capacity	110	130	KLD						
Solid waste	492	569	Kg/day						
DG set Capacity	4 Nos. X 250 kVA	500 kVA X 2 nos.	kVA						
Capital cost of the Project	108.7	300	crores						
EMP Cost (Rs.)	89.9	3.1	11.1	17.5	301.1	3.5	32.6	31.4	Lakhs

During presentation, the proponent informed that they have obtained NOC dt. 10.10.2022 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 552.9 mts AMSL and the permissible top elevation is restricted to 792.48 mts AMSL for Towers A, B, C, and club house respectively. The SEAC noted that the height of the building is within the permissible top elevation restricted by the AAI. The proponent submitted the Risk Assessment report & Disaster Management Plan.

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During the presentation, the SEAC observed that water body is adjacent to the proposed site. In this regard, the proponent submitted a copy of Lr.dt dt.21.12.2022 of the Superintending Engineer, I&CAD Dept., Irrigation circle, Hyderabad. It is observed that the total extent of land in Sy.No. 323, Puppalaguda, Gandipet Mandal, Ranga Reddy District is Ac.07-25 Gts; Out of which the applicants land is Ac. 02-28.5 Gts; the land affected in Canal area is Ac. 00-00.3 Gts; the land affected in Buffer zone of 2.00 m wide area is Ac. 00-00.45 Gts. and the balance applicant land is to an extent of Ac. 02-27.75 Gts, as per the norms stipulated in G.O.Ms.No.168, dt.07.04.2012 of MA&UD Dept. Accordingly, the proponent proposed the layout of the project.

The proponent has submitted Mechanical Ventilators for Air circulation as they have proposed 4 basements/Cellars.

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

Agenda Item No. 19	M/s. Tridasa Realty Ventures Private Limited., Survey Nos. 396, 397, 397/AA1/1, 397/A/1, 397/AA2/1, 399, 400/A/1, 400/AA1/A, Nallagandla, Serilingampally, Ranga Reddy District. – Environmental Clearance - Reg.
Proposal No.	SIA/TG/INFRA2/432749/2023 (EC)

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

The project is proposed with in 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.

The proponent informed that they obtained TORs (Auto-generated) on 31.05.2023 for preparation of EIA Report. Accordingly, the proponent prepared the EIA report and uploaded online.

The SEAC noted that total plot area is 43,945.1 Sq.m.; Out of which green area is 6,395.1 Sq.m. (14.6%).

It was informed that the total built up area of the project is 2,97,950.1 Sq.m. The project consists of Residential Apartments Construction Project to accommodate total no. of 1020 units. Maximum No. of floors proposed in the project are 8 blocks with (3C + S + 17 Floors) and Amenities (3C + G + 6 Floors).

It is also noted that Parking area to be provided is 1,03,202 Sq.m. (53 % against required 22%).

The total cost of the project is Rs.480.0 Crores. The proponent is proposing budget for Environmental protection towards capital cost: Rs. 669.2 Lakhs during construction phase and Rs. 17.9 lakhs during occupation phase, Recurring cost: Rs.119.4 lakhs/annum during construction phase and Rs.169.2 lakhs/annum during occupation phase.

The proponent has submitted Mechanical Ventilators for Air circulation as they have proposed 3 basements/Cellars.

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

Agenda Item No. 20	Gated Community within compound wall Villa Project by Mr Gaddam Ramakrishna Reddy, Sy.No. 579/1, 645/1, 646/2, 647, 648, 649, 650, 651, 652, 653/2, Nadergul Village, Balapur Mandal, Rangareddy District. – Environmental Clearance - Reg.
Proposal No.	SIA/TG/INFRA2/431861/2023 (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.