



File No: SIA/TG/INFRA2/560815/2025

State Environment Impact Assessment Authority (SEIAA), Telangana

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)



Dated 18/06/2026

To,

Sri. Muppa Ashoka Vardhan, Managing Director
“Muppa’s Swarnaprastha” by M/s. Muppa Constructions India Private Limited
C-11, Road No.3B, Muppa’s Panchavati Colony, Manikonda, Hyderabad – 500089
muppaswarnaprastha@gmail.com

Subject: Amendment in EC dt: 13/01/2026 granted to the project under the provision of the EIA Notification 2006 and as amended thereof regarding.

Sir/Madam,

This is in reference to your application submitted to Ministry vide proposal number SIA/TG/INFRA2/578940/2026 dated 18/05/2026 for grant of an amendment in prior EC to the project under the provision of the EIA Notification 2006-and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC26C3801TG5144253A
(ii) File No.	SIA/TG/INFRA2/560815/2025
(iii) Clearance Type	Amendment in EC
(iv) Category	B2
(v) Schedule No./ Project Activity	8(a) Building / Construction
(vi) Name of Project	Construction of Residential Villas titled “Muppa’s Swarnaprastha” by Muppa Constructions India Private Limited
(vii) Location of Project (District, State)	Sy. Nos. 501/P, 505/P, 506/P, 507, 508, 509/P, 512/P & 514/P, situated at Velimela Village, Tellapur Municipality, Ramachandrapuram (M) & Sy. Nos. 527/P, 528, 529/P and 564/P situated at Patighanpur (V), Tellapur Municipality, Patancheru (M), Sangareddy
(viii) Issuing Authority	SEIAA
(ix) Applicability of General Conditions	No

i) In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part

A, B and C) were submitted to the SEIAA for an appraisal by the State Level Environment Impact Assessment Authority (SEIAA) & State Level Expert Appraisal Committee (SEAC) under the provision of EIA notification 2006 and its subsequent amendment.

ii) The State Level Expert Appraisal Committee (SEAC) examined the proposal in its meeting held on **27.05.2026**. Based on the information furnished by the proponent and presentation made by the environmental Coordinator of M/s. Southern Enviro Engineers Pvt. Ltd., Hyderabad and after detailed deliberations recommended the proposal for grant of amendment to EC under the provision of EIA Notification, 2006 and as amended thereof.

iii) The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above.

iv) The brief about the reasons for an amendment requested and comparison table, as submitted by the Project Proponent in Form-1 (Part A and B) are annexed to this letter as Annexure (2).

v) The SEIAA has examined the proposal in its meeting held on **08.06.2026** discussed in detail the recommendations of SEAC and noted the following:

1. The proposed project is B2 category.
2. Site area is decreased.
3. Built-up area is decreased.
4. The proponent has submitted revised water consumption, waste water generation, solid waste and proposed EMP cost.
5. The construction activity has not yet initiated.

In view of the above, approved the project for Amendment to EC dt:13.01.2026 for the instant proposal to **“Muppa’s Swarnaprastha” by M/s. Muppa constructions India Pvt Ltd**, under the provision of EIA Notification, 2006 and as amended thereof and with stipulation of specific, additional and general conditions as detailed in Annexure (1).

vi) The details are as follows:

S.No	Description		As per EC dt: 13.01.2026	After Amendment
1	Total Site Area		1,14,373.30 sq. m	113740.94 sq. m
2	Net Site Area sq. m		1,07,206.56	106488.32 sq.m
3	Number of Villas		229	217
4	Floors		(G + 2 Upper Floors) Amenities: Club House (B+ G + 2 Upper Floors)	(G + 2 Upper Floors) Amenities: Club House (B+ G + 2 Upper Floors)
5	Floor BUA	Resi.	1,06,603.68 sq. m	95085.32 sq. m
		Amen.	4,856.81 sq. m	4935.52 sq. m
6	Total BUA		1,11,460.49 sq. m	1,00,020.84 sq. m
7	Power		2061 KVA	1953 KVA
8	DG set		3 x 750 KVA	3 x 625 KVA
9	Total Water Requirement		266 KLD	252 KLD
10	Sewage Generation		154 KLD	146 KLD
11	STP Capacity		185 KLD	180 KLD
12	MSW		721.25 kg/day	683.5 kg/day
13	Project Cost		258 Crores	231 Crores
14	EMP Budget		258 lakhs	231 Lakhs
15	Recurring Cost		65 Lakh	58 Lakhs

- vii) The proposed site falls within the 10 km radius of Himayatsagar and Osmansagar Lakes. But, the Tellapur village is not listed in the list of 84 villages within 10km catchment area of Himayatsagar and Osmansagar Lakes, as mentioned in the G.O.Ms.No. 111 M.A, dt. 08.03.1996 issued by the MA&UD Dept., Govt. of AP (Erstwhile AP).
- viii) Lr. dt.03.09.2025 of the Superintending Engineer, Irrigation circle, I&CAD, Sangareddy wherein it is mentioned in the letter that at Sy. Nos. 505, 506, 507, 508, 509, 510, 511, 512, 513, 514 and 516 of Velimela Village, Ramachandrapuram Mandal, Sangareddy District, the total extent of land is Ac.47-28 Gts.; the applicants land is to an extent of Ac. 46-22 Gts.; the applicants area affected under nala (4m) is to an extent of Ac. 00-25 Gts. the applicants area affected buffer (2m) is to an extent of Ac. 00-14.5 Gts. and the balance land is to an extent of Ac.45-22.5 Gts. is not affected in any waterbody/channel and it is free from waterbody as per G.O.Ms.no.168 of MA & UD department dt.07.04.2012.
- ix) The project proponent earlier obtained EC vide order dt: 13.01.2026.
- xi) All other information mentioned and conditions stipulated in the EC order issued vide order dt:13.01.2026 remain the same.
- xii) This issues with the approval of the Competent Authority.

Copy To

1. The Member Secretary, CPCB, Telangana Pollution Control Board A-3 Paryavaran Bhavan Sanath Nagar Rd Sanath Nagar Industrial Estate Sanath Nagar Hyderabad Telangana 500018, Hyderabad, Telangana, ms-tspcb@telangana.gov.in
2. The Regional Director, Compliance & Monitoring Division, 3rd Floor Room No. 309 Aranya Bhawan Opp. Rbi Safiabab – 500004 Hyderabad Telangana, Hyderabad, Telangana, irohyd.moefcc@gmail.com
3. The Regional Director, Regional Office, 3rd Floor Room No. 309 Aranya Bhawan Opp. Rbi Safiabab – 500004 Hyderabad Telangana, Hyderabad, Telangana, iro.hyderabad-mefcc@gov.in
4. The Monitoring Cell MoEFCC, Compliance & Monitoring Division, Ministry Of Environment Forest And Climate Change Indira Paryavaran Bhawan Jorbagh Road New Delhi – 110 003, New Delhi, Delhi, moefcc-monitoring@gov.in
5. The Chairman, Chairman State Expert Appraisal Committee (SEAC) Telangana., Flat No.304 E44 Vaishnavi Siri Sampada Apts Madhuranagar Hyderabad -500038, Hyderabad, Telangana, mrgreddy85@yahoo.com

Annexure 1

Standard EC Conditions for (Building / Construction)

1. Miscellaneous

S. No	EC Conditions
1.1	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
1.2	The proponent shall comply with Plastic Waste Management Rules, 2016 & also comply with MoEF& CC Notification No: G.S.R. 571 (E), dated: 12.08.2021 which mandated banning of usage of identified Single Use Plastic items with effect from 01.07.2022
1.3	Recommendations of mitigation measures from possible accident shall be implemented based on Risk Assessment studies conducted for worst case scenarios using latest techniques
1.4	As per G.O.Ms. No.8, dt: 08.02.2018, the SEIAA of Telangana shall monitor compliance of the stipulated conditions through the Telangana Pollution Control Board

Additional EC Conditions

1. The proponent shall take due care with regard to the villas proposed just adjacent to the buffer of the nala by strengthening the adjacent wall towards buffer area and may provide compound wall of atleast 9 to 12 inches thickness

and 7 feet height towards buffer area of nala to avoid flooding during heavy rains.

2. The proponent shall be required to obtain related environmental safeguards from the concerned SPCB/PCC within 30 days from the date of grant of environmental clearance, in accordance with the provisions of paragraph 4E of the OMs dated 14.01.2025 & 25.11.2025.

3. The proponent shall comply with the conditions stipulated in the G.O.Ms No.168 dt:07.04.2012 issued by MA&UD, Dept., as applicable.

4. The proponent shall provide 2m width greenbelt all along the boundary.

5. The proponent shall provide sufficient EV charging points as per G.O.Ms.no.49, dt.31.03.2023.

6. The proponent shall translocate the existing trees in the project site or provide compensatory greenbelt in the project area or other area.

7. The proponent shall use self curing chemical reagents to minimize the water consumption.

8. The proponent /Builder shall ensure that the environmental issues (Sewage treatment, Solid waste management) shall be addressed even after handing over the building to the association members. The proponent shall make an agreement with the Residential Association members.

9. The proponent shall ensure that the Sewage generated is properly treated and shall be reused at the maximum extent for gardening/avenue plantation.

10. The proponent shall obtain connections from HMWS&SB or local municipality for water supply and sewerage.

11. The proponent shall comply to Ministry's OM dt:24.07.2024 for plantation in the earmarked green belt area as part of tree plantation campaign "Ek Ped Maa Ke Naam".

12. The project proponent shall upload self-certification report in the parivesh portal as per format every year on 1st June and 1st December.

Annexure 2

Amendment Logs

Description	Reference	Existing	Proposed / Amendment	Reason
Number of Villas	Number of Villas	229	217	Decreased Villas 12
Power	Power	2061 KVA	1953 KVA	Decreased in Power load
MSW	MSW	721.25 kg/day	683.5 kg/day	Decreased in MSW
Project Cost	Project Cost	258 Crores	231 Crores	Project cost decreased
Total Site Area	Total Site Area	114373.30 sq. m	113740.94 sq. m	Decreased in total site area
Net Site Area	Net Site Area	107206.56	106488.32 sq.m	Decreased in net site area
Floors	Floors	(G + 2 Upper Floors) Amenities: Club House (B+ G + 2 Upper Floors)	(G + 2 Upper Floors) Amenities: Club House (B+ G + 2 Upper Floors)	No Change in floor plan

Description	Reference	Existing	Proposed / Amendment	Reason
Residential Floor built up area	Residential Floor built up area	106603.68 sq. m	95085.32 sq. m	Residential BUA decreased
Amenities floor built up area	Amenities floor built up area	4856.81 sq. m	4935.52 sq. m	Increase in Amenities BUA
Total BUA	Total BUA	111460.49 sq. m	100020.84 sq. m	Total BUA decreased
DG SET	DG SET	3 x 750 KVA	3 x 625 KVA	Change in DG set capacity
Total Water Requirement	Total Water Requirement	266 KLD	252 KLD	Decreased in total water requirement
Sewage Generation	Sewage Generation	154 KLD	146 KLD	Decreased in Sewage generation
STP Capacity	STP Capacity	185 KLD	180 KLD	Decreased in STP Capacity
EMP Budget	EMP Budget	258 lakhs	231 Lakhs	EMP Budget decreased
Recurring Cost	Recurring Cost	65 Lakh	58 Lakhs	Recurring cost decreased