



File No: SIA/TG/INFRA2/581828/2026

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 20/08/2026

To,

Sri. Raj Kumar Malpani, Managing Partner
M/s. Maheshwari Developers
Plot No.73, Malpani House, 3rd Floor, Road No.10, Gaffar Khan Colony, Banjara Hills, Hyderabad – 500 034
mpmavenue@gmail.com

Subject: Amendment in EC dt: 27/03/2021 granted to the project under the provisions 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/INFRA2/581828/2026 dated 30/06/2026 for grant of an amendment in EC to the project under the provisions of the EIA Notification 2006-and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC26C3802TG5267035A
(ii) File No.	SIA/TG/INFRA2/581828/2026
(iii) Clearance Type	Amendment in EC
(iv) Category	B2
(v) Schedule No./ Project Activity	8(a) Building / Construction
(vi) Name of Project	M/s. Maheshwari Developers
(vii) Location of Project (District, State)	Sy. No. 2 (Peradu), Attapur, Rajendra Nagar Mandal, Rangareddy District, Telangana
(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 provisions of EIA Notification 2006 and its subsequent amendment.

ii) The State Level Expert Appraisal Committee (SEAC) examined the proposal in its meeting held on

23.07.2026. Based on the information furnished by the proponent and presentation made by the environmental Coordinator of M/s. Ampl Environ Pvt. Ltd., Hyderabad and after detailed deliberations recommended the proposal for grant of amendment to EC under the provisions 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 **07.08.2026** discussed in detail and noted the following:

1. The proponent has proposed to build a new structure.
2. The proposed project is B2 category.
3. Built-up area is increased.
4. The proponent has submitted revised water consumption, waste water generation, solid waste, STP capacity and EMP cost.

Further, the SEAC noted that there is an under construction three slab structure is existing, the proponent has informed that they will dismantle the entire existing structure and take up new construction activity as per the proposed layout. The committee suggested that the proponent shall comply with all the regulations of the C&D Waste Rules, 2025 and G.O.Rt. No.626 dt.19.06.2026 issued by the Government of Telangana and opined that the issue may be considered for amendment of EC.

In view of the above and based on the recommendations of SEAC approved the project for Amendment to EC dt:27.03.2021 for the instant proposal of **M/s. Maheshwari Developers**, under the provisions 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: 27.03.2021	After Amendment
1	Name of the Project	MPM Avenue Mall	MPM Avenue Mall
2	Project Proponent	M/s. Maheshwari Developers	M/s. Maheshwari Developers
3	Details of Project	Commercial Mall & Multiplex	Commercial Building
4	Total Plot Area in Sq.m	7023.6	7023.6
	Deductions in land area arising from area adjustments	-	915.26
	Road Widening in Sq.m	536.7	481.00
	Net Plot area in Sq.m	6486.9	5627.34
5	Survey Nos	Sy. No. 2 (Peradu), Attapur, Rajendra Nagar Mandal, Rangareddy District	Sy. No. 2 (Peradu), Attapur, Rajendra Nagar Mandal, Rangareddy District
6	Building Built-up Area in Sq.m	20,903.60	26,852.35

7	Parking Area in Sq.m	14,646.40	16,357.20
8	Total Built-up Area in Sq.m	35,549.60	43,209.55
9	No. of Vehicles: 4 Wheelers	313	354
	No. of Vehicles: 2 Wheelers	281	573
10	Project Cost	32 Crores	130 Crores
11	Building Configuration	4B + G + 6 Upper Floors	4B + G + 8 Upper Floors
12	Green belt Area in Sq.m	1074.2	594.80
13	Tot Lot Area in Sq.m.	1207.80	580.75
14	Total Water Requirement	100.4 KLD	66 KLD
	Fresh water requirement	45.3 KLD	36 KLD
15	Recycled water	55.1 KLD	47.5 KLD
	Waste Water Generation	80.3 KLD	52.8 KLD
	STP	100 KLD	65 KLD
16	Power Requirement	1960 kW	2197 kW
	DG Sets	3 x 1010 kVA, 1 x 100 kVA	3 x 1010 kVA, 1 x 500 kVA
17	Solid Waste Generation	686.40 Kg/day	500 Kg/day
18	EMP in (Rs.)	Capital Cost: 67.83 Lakhs, Recurring cost: 2.73 Lakhs	Capital Cost: 205 Lakhs, Recurring cost: 36 Lakhs

vii) The project proponent obtained EC vide order dt:27.03.2021 issued by SEIAA, Telangana.

viii) The project proponent submitted NOC dt. 15.11.2021 for height clearance from Airports Authority of India.

ix) All other information mentioned and conditions stipulated in the EC vide order dt:27.03.2021 remains the same.

x) This issues with the approval of the Competent Authority.

Copy To

1. 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
2. The Member Secretary, CPCB, Parivesh Bhawan Cbd-Cum-Office Complex East Arjun Nagar, East, Delhi, mscb.cpcb@nic.in
3. The Member Secretary, SPCB/PCC, Paryavaran Bhawan A-Iii Institutional Estate Sanathnagar, Hyderabad, Telangana, ms-tspcb@telangana.gov.in
4. The Chairman, Chairman State Expert Appraisal Committee (SEAC) Telangana., Flat No.304 E44 Vaishnavi Siri

Standard EC Conditions for (Building / Construction)

1. Miscellaneous

S. No	EC Conditions
1.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
1.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
1.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
1.4	The project proponent shall submit six-monthly reports every year on 1 st June and 1 st December on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
1.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
1.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
1.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Integrated Regional Office along with the Six Monthly Compliance Report
1.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
1.9	The project proponent shall inform the Integrated Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

S. No	EC Conditions
1.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
1.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
1.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
1.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
1.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
1.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
1.16	The Integrated Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Integrated Regional Office by furnishing the requisite data / information/monitoring reports.
1.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
1.18	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.
1.19	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
1.20	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.
1.21	The proponent shall comply with the 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".

Additional EC Conditions

1. 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.
2. 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.
3. The proponent shall provide 2m width greenbelt all along the boundary.

4. The proponent shall provide sufficient rain water collection sumps and pits duly considering the average rainfall in the area and as per the G.O.Ms.No.168, G.O.Ms.No.350 and also submit the calculations in detail.
5. The proponent shall provide sufficient EV charging points as per G.O.Ms.No.49, dt.31.03.2023.
6. The proponent shall use self curing chemical reagents to minimize the water consumption.
7. 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.
8. The proponent shall ensure that the Sewage generated is properly treated and shall be reused at the maximum extent for gardening/avenue plantation.
9. The proponent shall obtain connections from HMWS&SB or local municipality for water supply and sewerage.
10. 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".
11. The project proponent shall upload self-certification report in the parivesh portal as per format every year on 1st June and 1st December.
12. The proponent shall dispose the C&D waste as per the C&D Waste Rules 2025 and GO.Rt. no.626 dt.19.06.2026 issued by the Government of Telangana.
13. The proponent shall maintain the approach road width as per rules and shall obtain approval from concerned authority (town planning/municipal authority/GHMC/HMDA).
14. The proponent shall implement the Solid Waste Management Rules, 2026 as the proposed project comes under bulk generator.
15. The proponent shall install mechanical ventilators for air circulation in 04 basements.
16. The proponent shall comply with C&D Waste Rules, 2016 & its amendments.

Annexure 2

Amendment Logs

Description	Reference	Existing	Proposed / Amendment	Reason
Recycled water	As Per Existing EC Order	55.1 KLD	47.5 KLD	Decreased (7.6 KLD)