

**BEFORE THE NATIONAL GREEN TRIBUNAL (SOUTH ZONE)
AT CHENNAI**

APPLICATION NO. 121 OF 2023(SZ)

IN THE MATTER OF:

P.Chennaiah (M/A 52 years)
S/o.P.Venkatramaiah
Kalikiri, Chittoor
Andhra Pradesh - 517234.

...Applicant

Vs

1. The Sub Collector
Madanapalle
Andhra Pradesh - 517330
& others

...Respondents

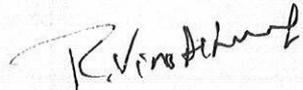
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Dated at Chennai on this the 16th day of October, 2023


Counsel for 5th Respondent

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AT CHENNAI**

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Vs

1. The Sub Collector
Madanapalle
Andhra Pradesh - 517330
& others

...Respondents

COUNTER STATEMENT FILED BY THE RESPONDENT NO.5

The address of the Respondent No.5 for the service of all notices and processes of this Honourable Tribunal is the same as stated above and that of his counsel, M/s. Y.PRAKASH, R.VINOTH KUMAR & R.SIDHARTH at No.2F, II Floor, Apex Plaza, No.3, Nungambakkam High Road, Chennai 600034.

1. Save and except those that are specifically admitted herein all other allegations made in the application are denied as false and baseless and the Applicant is put to strict proof of the same.

K. Shajahan

2. **PRELIMINARY OBJECTIONS:**

(i) Non-Joinder of Necessary Party: The Applicant has failed to implead Baba Saheb Kamuluri, the dealer appointed by the Respondent No.4, who is a necessary and proper party to these proceedings. The absence of this party renders the application incomplete and liable to be dismissed.

(ii) Locus Standi of the Applicant: The Applicant is not an aggrieved party in this matter and lacks the necessary locus standi to file this application. The allegations made by the Applicant lack substantial proof and are, in fact, a result of malafide intentions, aimed at disrupting lawful business activities.

3. Without prejudice to the above, it is submitted that the subject lands owned by the Respondent No.5 were originally part of a larger extent of Ac.0.51 Cents in S.No.342 Situated at Kalikiri (V & M), Annamayya District.

4. Pursuant to the advertisement issued by the Respondent No.4 on 25.11.2018 for the award of MS/HSD Retail Outlet dealership, which was intended for a location within Kalikiri Town Limits on NH71, Annamayya District, Andhra Pradesh, with a category designation of "OBC", one Baba Saheb Kamuluri approached the Respondent No.5 for leasing an

K. Shajahan

extent of Ac.0.34 Cents lands forming part of the larger extent, as he was interested in taking the petroleum dealership outlet with the Respondent No.4. The Respondent No.5 agreed to the proposal.

5. Thereafter, at the behest of the Respondent No.5, the lands in S.No.342 were legally subdivided as S.No.342-1 for Ac.0.34 Cents (subject lands) and S.No.342-2 for Ac.0.17 Cents. This subdivision process was carried out with due permissions from the competent authority, the Tahsildar, Kalikiri Mandal, and was formalized via an order dated 21.05.2022.
6. Following the legal subdivision, Baba Saheb Kamuluri approached the Respondent No.4 with an application form (No.'15449563912305') offering the subject lands for setting up the dealership as per the specifications of the Respondent No.4. Subsequently, the Respondent No.4 issued a Letter of Intent in Ref: NRRO/RET/NBR/PC/22-23/197 dated 28.05.2022, awarding the Retail Outlet dealership, outlining stipulations and timelines. This Letter of Intent also required the said Baba Saheb Kamuluri to obtain a lease deed in respect of the subject lands for a minimum period of 19 years and 11 months, a requirement agreed upon by the Respondent No.5.

K. Shajahan

7. The Respondent No.5, as part of the regulatory process, applied to the competent authority and the revenue divisional officer in Madanapallee for the conversion of the subject land into non-agricultural lands. This application resulted in proceedings dated 13.10.2022, where the competent authority passed orders under the Andhra Pradesh Agricultural Land (Conversion for Non-Agricultural Purpose) Act, 2006, based on an inspection report submitted by the Tahsildar, Kalikiri. The Respondent No.5 duly paid the necessary charges in this regard.

8. In continuation, the Respondent No.4 applied for the construction of an RCC Roof Sales Building with an application dated 27.07.2022. The requisite permissions for this construction were granted, with the Panchayat Secretary, Gramapanchayat, Kalikiri, issuing proceedings dated 18.11.2022. This approval was based on the No Objection Certificate issued by the Panchayat Secretary and Resolution No.87 dated 14.11.2022 of the Gram Panchayat, Kalikiri. These permissions also covered the installation of Petroleum Pumps, including a 16 KL MS tank and a 35 KL HSD tank, as well as a sales room.

9. Thereafter, on the request of the Respondent No.4 for the proposed petroleum outlet in the subject lands, located on the

K. Shajahan

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Piler to Madanapaltee Road, No Objection Certificates (NOCs) were obtained from various authorities. The Superintendent of Police, Annamayya District, Rayachoty, issued an NOC with a detailed report dated 15.12.2022 to the Collector & District Magistrate, Annamayya District. Similarly, the District Disaster Response & Fire Officer, Annamayya District, issued an NOC with a detailed report dated 29.10.2022, recommending the outlet proposed by the Respondent No.4 to the Collector & District Magistrate, Annamayya District. Additionally, the Revenue Divisional Officer, Madanapaltee, submitted a detailed report to the Collector & District Magistrate, Annamayya District, dated 23.12.2022, following the provisions of the Petroleum Act & Rules. This report considered all necessary requisites for running a petroleum outlet and also noted that the opinion of the public was sought, with no objections raised. A report from the Executive Engineer, Operation of Southern Power Distribution Company of A.P. Limited, Piler, was also obtained with an NOC by the District Collector.

10. Finally, a lease deed dated 18.01.2023 was executed by the Respondent No.5 in favour of the said Baba Saheb Kamuluri, who had been appointed as the dealer for the petroleum outlet.

K. Shafiq

11. The construction of the petroleum outlet has thereafter been successfully completed, with all the necessary regulatory approvals and permissions diligently obtained before the commencement of construction activities. It is essential to underscore that these approvals and permissions were granted after thorough inspections, assessments, and due process, and with full compliance with the relevant legal requirements. This meticulous adherence to the legal procedures and the considerable investment made in the construction of the petroleum outlet underscore the commitment of the Respondent No.5 and the appointed dealer, Baba Saheb Kamuluri, to operating a lawful and responsible business.
12. With the construction phase now concluded, the petroleum outlet is poised to commence its operations in full compliance with the law and regulations, offering valuable services to the community while contributing to the local economy.
13. At this stage, the Applicant initially filed writ petition before the Andhra High Court seeking similar reliefs as prayed for in the present application as if the petroleum outlet is situated in a water body. In these writ petitions, the Applicant raised concerns and objections as if the petroleum outlet was situated within a water body, suggesting potential environmental hazards.

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14. However, it is pertinent to highlight that the Applicant's efforts to obtain interim orders from the Andhra High Court were unsuccessful, as no such orders were seemed to be granted. This outcome underscores the lack of merit in the Applicant's claims and the insufficiency of evidence to support the allegations made. It also suggests that the concerns raised by the Applicant were not deemed urgent or compelling by the High Court, as no interim relief was provided.

15. Subsequently, the Applicant has now turned to this Hon'ble Tribunal, which raises questions about the motivations and intentions behind this application. The fact that the Applicant has chosen to approach the National Green Tribunal after the unsuccessful pursuit of interim orders in the High Court is noteworthy. It implies a potential forum shopping strategy where the Applicant may be seeking a more favourable outcome by pursuing the matter in different legal venues.

16. In this regard, it is imperative to clarify the exact nature and location of the subject lands where the petroleum outlet has been constructed. These lands, upon which the petroleum outlet stands, are unequivocally not situated in or near a water body. They are categorically classified as patta lands, which essentially means that they are privately-owned, registered, and legally demarcated properties. The classification as patta

K. Shajahan

lands confirms that the subject lands do not infringe upon any water body, nor do they pose a threat to water resources.

17. Moreover, it is of paramount importance to emphasize that the positioning of the petroleum outlet has been meticulously planned and executed to comply with all relevant regulatory guidelines, including those set forth by the Central Pollution Control Board (CPCB). The allegation that the petroleum outlet is within 50 meters of water bodies, in violation of CPCB guidelines, is unequivocally denied. Further, the allegation that the Respondent No.5's land encroaches upon the Kalikiri Project or is within 50 meters of water bodies based on Google Maps imagery may be misleading. Google Maps provides a visual representation that can vary in accuracy, and it does not substitute official land surveys or legal records.

18. The petroleum outlet is positioned at a safe distance, significantly more than 50 meters away from any water body, as per the CPCB's stipulated requirements. This commitment to adhering to environmental regulations and ensuring a safe distance from water bodies reflects the responsible and lawful approach taken by the Respondent No.5 and the appointed dealer, Baba Saheb Kamuluri.

K. Shajahan

19. In light of these indisputable facts, the concerns raised by the Applicant about the proximity of the petroleum outlet to water bodies hold no ground and lack a factual basis. The adherence to regulations and the careful site selection reaffirm the commitment to environmental responsibility and compliance with the law.

20. An essential aspect that demands attention is the rigorous scrutiny and assessments carried out by various competent authorities in relation to the petroleum outlet in question. The Respondent Nos.4 & 5 and the appointed dealer, Baba Saheb Kamuluri, have diligently engaged with these authorities and provided the required documentation, ensuring transparency and adherence to all applicable laws, rules, and regulations.

21. It is vital to underscore that these assessments and inspections have not been merely cursory in nature; they have been comprehensive and meticulous. These examinations have taken into account the diverse aspects of operating a petroleum outlet, including environmental impact, safety, and compliance with legal provisions. Moreover, the authorities have ensured that all necessary safeguards are in place to prevent any adverse effects on the surrounding environment and community.

K. Sharjahan

- 22. The fact that the petroleum outlet has successfully passed through these assessments and inspections, with all necessary permissions duly granted, underscores the commitment to operating a lawful and responsible business. It provides concrete evidence of the proactive measures taken to ensure that the petroleum outlet operates within the bounds of the law and with due consideration for environmental preservation.

- 23. It is essential to clarify that the Respondent No.5's land has been legally and appropriately zoned for the intended purpose of establishing a petroleum outlet. The Respondent No.5 and the appointed dealer, Baba Saheb Kamuluri, have diligently adhered to the guidelines set forth by the CPCB and other regulatory authorities. These guidelines specifically mandate a minimum distance from water bodies to prevent any environmental contamination or hazards. The selection of the outlet's location has been carried out in accordance with these guidelines, and all necessary approvals and clearances have been obtained to confirm compliance.

- 24. The establishment of the petroleum outlet has followed a thorough and legal process, including land surveys, obtaining necessary permissions, and adhering to CPCB guidelines. The proximity to water bodies has been assessed and verified by

K. Shajeehu

the relevant authorities, ensuring that the location complies with all regulatory requirements. As submitted, all necessary approvals and No Objection Certificates (NOCs) have been obtained from relevant authorities, including the Superintendent of Police, District Disaster Response & Fire Officer, Revenue Divisional Officer, and the Executive Engineer of the Southern Power Distribution Company. These approvals and assessments have taken into account the environmental impact and safety regulations.

25. The allegations of non-compliance with CPCB guidelines are baseless, as the petroleum outlet's location adheres to all legal and environmental requirements. The authorities have conducted thorough inspections and assessments, and their approval of the project demonstrates its alignment with applicable regulations.

26. The Applicant's concerns about the importance of the Kalikiri Project for the local community's livelihood are duly noted. The livelihoods and well-being of the local population are indeed of great significance. However, it's important to clarify that the establishment of the petroleum outlet will not have any adverse impact on the community or the natural resources, as alleged.

K. Shaikh

27. Similarly, the allegations that if the new retail outlet has been fully constructed, the entire lake at Kalikiri Village will be polluted due to the spillage are all false and baseless and made with ulterior purposes. The apprehensions expressed by the Applicant regarding potential pollution and adverse environmental effects due to the construction and operation of the new retail outlet are unfounded and based on misconceptions. It's essential to address these concerns with accurate information.

28. Firstly, the construction and operation of the petroleum outlet have been meticulously planned to prevent spillage and contamination. The outlet has been designed in accordance with stringent safety standards and regulations set forth by environmental authorities. Advanced technologies, including spill containment systems and leak detection mechanisms, have been integrated to ensure that any accidental spills are contained and promptly addressed. Additionally, regular maintenance and monitoring will be conducted to prevent any harm to the surrounding environment, including the nearby lake at Kalikiri Village.

29. Furthermore, the assertion that the entire environment will be spoiled is not substantiated by any credible evidence. The outlet's operations will be conducted responsibly and with

K. Shajahan

utmost care for the environment. Environmental impact assessments have been conducted, and necessary measures have been implemented to mitigate any potential negative effects.

30. Regarding the concerns about livelihood, it's important to emphasize that the petroleum outlet's presence does not inherently jeopardize the livelihoods of the local community. Similar concerns were raised when the existing petrol bunks were established in Kalikiri. The existence of other petrol bunks in the vicinity does not negate the need for a new outlet. The decision to establish a new retail outlet is made based on comprehensive market analysis and demand assessment conducted by the concerned authorities. Such assessments take into account factors such as population growth, vehicular traffic, and the convenience of fuel access for the local community.

31. As submitted, the petroleum outlet has been planned and executed in full compliance with all environmental and safety regulations. It has undergone thorough inspections and assessments by relevant authorities, including the Central Pollution Control Board (CPCB). These assessments have ensured that the outlet is situated at a safe distance from

K. Shajahan

water bodies and that all necessary safeguards are in place to prevent any spillage or contamination.

32. Therefore, the establishment and operation of the petroleum outlet will not negatively affect the local community, their agricultural activities, irrigation needs, drinking water sources, or fishing activities as alleged. The outlet has been designed to coexist harmoniously with the existing infrastructure and natural resources while adhering to the highest environmental standards.

33. Further, the concerns raised by the Applicant are unfounded, as the establishment of the petroleum outlet has been guided by a commitment to environmental responsibility and safety, with the well-being of the community at the forefront of all considerations. The Respondent No.5, as well as the appointed dealer, Baba Saheb Kamuluri, have taken great care to ensure that the petroleum outlet's operations do not harm the local environment or the Kalikiri Project. The necessary environmental clearances and safety measures have been put in place to prevent any contamination or pollution of nearby water bodies. This includes state-of-the-art infrastructure, spillage prevention mechanisms, and regular inspections to maintain safety standards.

K. Shajahu

34. It is worth reiterating that both the Respondent No.5 and the appointed dealer have diligently followed all necessary legal procedures, adhered to environmental regulations, and received approvals from relevant authorities to ensure that the petroleum outlet operates in compliance with the law. Despite these efforts, the unwarranted delay has resulted in significant financial losses, threatening the economic sustainability of the venture.

35. It is to be seen that the unwarranted delay in commencing operations of the petroleum outlet has had significant and far-reaching financial consequences for all stakeholders involved. It is crucial to understand the gravity of these losses, which extend beyond the Respondent No.5 to include the appointed dealer, Baba Saheb Kamuluri.

36. First and foremost, it should be noted that the delay has caused substantial financial losses to the Respondent No.5. The investments made in establishing the petroleum outlet, including land acquisition, construction, and the procurement of necessary equipment, have incurred substantial costs. The Respondent No.5, as the landowner, has a vested interest in the outlet's successful operation, and any delay in its commencement translates into financial losses.

K. Shajahan.

37. Additionally, the appointed dealer, Baba Saheb Kamuluri, has made significant investments in the dealership. These investments encompass not only the acquisition of the subject lands but also the construction of the petroleum outlet's infrastructure, the procurement of fuel storage tanks, and other essential equipment, as well as operational expenses. The delay in operations directly impacts the dealer's return on investment and profitability, causing financial hardship and compromising the viability of the dealership.

38. Further, a critical aspect that warrants attention is the failure of the Applicant to implead Baba Saheb Kamuluri, the appointed dealer for the petroleum outlet, as a party in these proceedings. This omission has significant implications and represents a valid ground for the application's dismissal.

39. As submitted, the said Baba Saheb Kamuluri, as the appointed dealer, holds a substantial stake in the operation of the petroleum outlet. His role in the venture is not merely that of a lessee; rather, he is an integral and indispensable participant in the entire process. As such, his inclusion as a party to the proceedings is not only appropriate but necessary to ensure a fair and comprehensive examination of the issues at hand.

K. Shajahan.

40. Furthermore, the said Baba Saheb Kamuluri's interests and rights are directly affected by the claims and allegations made by the Applicant. The financial investments he has made, the approvals he has obtained, and the successful establishment of the petroleum outlet are all matters of paramount concern to him. By not impleading him in the proceedings, the Applicant has overlooked a vital perspective in the dispute and the application deserves to be dismissed on this ground alone.
41. Moreover, it is important to note that the Applicant has failed to provide any substantial evidence or concrete proof to substantiate the claims made in the application. The application is primarily based on assumptions, apprehensions, and allegations without factual support.
42. The absence of concrete evidence raises doubts about the credibility of the allegations made in the application. In legal proceedings, claims are typically substantiated with supporting documents, data, or expert opinions. Without such evidence, it becomes challenging to establish the validity of the Applicant's assertions.
43. In this case, the Respondent has meticulously adhered to all relevant laws, regulations, and guidelines in the establishment of the petroleum outlet. Comprehensive assessments and

K. Shejahan

approvals have been obtained from the relevant authorities, indicating a high level of compliance with environmental and safety standards.

44. Given the lack of evidentiary support for the Applicant's claims, it is reasonable to conclude that the concerns raised are based on conjecture rather than concrete facts. In a legal context, the burden of proof typically rests on the party making the allegations, and in this instance, the Applicant has failed to meet that burden.

45. Therefore, in the absence of substantial evidence, the claims made by the Applicant in the application should be viewed with skepticism and may not warrant the intervention or action sought in the application.

46. The legal grounds raised by the Applicant concerning the grant of a No Objection Certificate (NOC) for the establishment of the new retail petroleum outlet are not substantiated. The Respondents have meticulously adhered to the Ministry of Petroleum guidelines and Section 144 of the Petroleum Rules throughout the establishment process, ensuring strict compliance with regulatory standards. The absence of any legal actions, notices, or contrary findings from regulatory authorities further affirms that the NOC was rightfully granted

K. Shajahan

based on the outlet's adherence to the stipulated regulations, refuting the Applicant's claim of a violation.

47. The assertion that the Respondent No.5's activities violate the Water (Prevention and Control of Pollution) Act and the Environment Protection Act lacks merit. All necessary permissions and assessments were diligently obtained, ensuring strict adherence to environmental regulations. The outlet's construction and operations have undergone thorough scrutiny by relevant authorities, ensuring compliance with the Acts mentioned. Absence of any legal actions or citations of non-compliance further substantiate the lawful adherence to environmental statutes, refuting the Applicant's claim of violation.

48. In conclusion, the Respondent No.5 and all other parties involved have meticulously followed legal protocols and obtained requisite permissions in establishing the petroleum outlet. There is a complete absence of substantial evidence or legal grounds to substantiate the Applicant's claims of violations under various Acts and regulations. The Applicant's failure to include the appointed dealer, Baba Saheb Kamuluri, as a party and the lack of any interim orders from the Andhra High Court further underscore the lack of merit in the application. Considering the meticulous compliance with all

K. Shajahan

legal requirements and the absence of any substantiated claims, it is imperative that this Hon'ble Tribunal dismisses the application with heavy costs, upholding the law and justice in this matter.

49. In light of the above, it is respectfully prayed that this Hon'ble Tribunal may be pleased to dismiss the application in its entirety, considering the lack of merit, the failure to secure interim orders from the High Court, and the unwarranted economic losses caused by the delay. Moreover, heavy costs should be imposed on the applicant for the abuse of legal processes. The Hon'ble Tribunal is also requested to grant such other relief as it deems fit and just in the circumstances of the case.

It is therefore prayed that this Honourable Court may be pleased to dismiss the above application with costs and thus render justice.

Dated at Chennai on this the 15th day of October 2023

R. V. no. H. H. H. H. H.

Counsel for Respondent No.5

K. Shajahan

Respondent No.5

VERIFICATION

I, K.Shahjahan, S/o.K.Khadar Saheb, the Respondent No.5 herein do hereby verify and declare that what are stated above are true to the best of my knowledge, belief and intention.

Verified at Chennai on this the 15th day of October 2023

K. Shahjahan

Respondent No.5

22

PROCEEDING OF THE TAHSILDAR, KALIKIRI MANDAL
PRESENT: Smt.K.RAMANI, BSc.,

ROC:- A / 60 /2022

Dated:- 21 - 05 -2022

Sub:- ROR Subdivisions (Patta sub division) – Annamayya District –Kalikiri Mandal , Kalikiri Village Sy.No. 342 – Sub-division records tentatively Sanctioned- Proceedings-Issued-reg

Ref:- 1.Application of Sri.K.Shajahan S/o Sri K.Khadar Saheb, Kalikiri Village Of Kalikiri Mandal,

2. Report of the Mandal Dy.Surveyor, Kalikiri. Dt:- 18 / 05 /2022

ORDER

The applicants Sri.K.Shajahan, Kalikiri Village, Kalikiri Mandal has applied for sub – division in sy.no:- 342 of Kalikiri village, kalikiri mandal. The Mandal Dy.Surveyor, Kalikiri has surveyed and Sub divided the above sy.no. the report given by the Mandal Dy.Surveyor is as follows.

Before Sub-division

Survey No.	Sub-div no	Total Extent	Name of the pattadars	Remarks
342	0	0.51	1.Sri.K.Shajahan S/o Sri.K.Khadar Saheb 2.Sri.G.Dhastagiri S/o Sri.G.Peerusaheb	

After Sub-division

Survey No.	Sub-div no	Total Extent	Name of the pattadar	Remarks
342	1	0.34	Sri.K.Shajahan S/o Sri.K.Khadar Saheb	
	2	0.17	Sri.G.Dhastagiri S/o Sri.G.Peerusaheb	
	Total	0.51		

Sanction is here by accorded for the above Sub-divisions in Survey no:- 342 of Kalikiri village , in Kalikiri Mandal.


TAHSILDAR
KALIKIRI MANDAL

Copy to Deputy Inspector of Survey, Sub Collector Office, Madanapalli.

Copy to Parties:

Copy to 8A File

DISTRICT: CHITTOOR
MANDAL: KALIKIRI

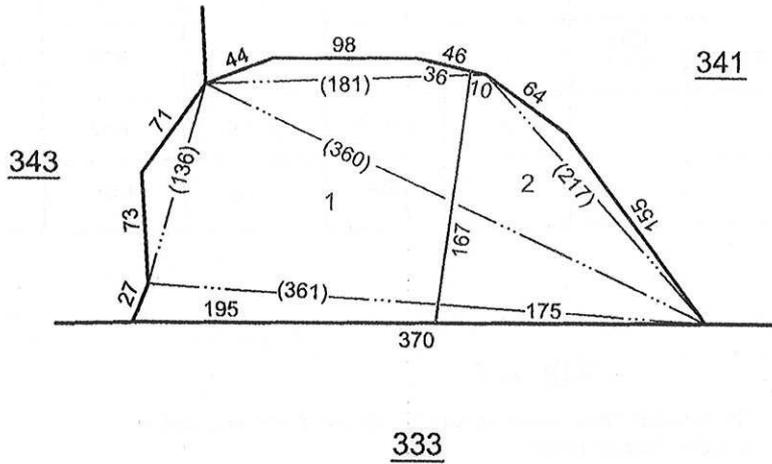
FIELD NO. 342

Village No. : 115
Village Name : KALIKIRI
Area : 0.51 Acres Hec 0.21.0 Ares

23

8A/5/1432 dt-27/5/2022

Sy.no - 342 - $\frac{0.51}{0.21.0}$ - 1 - 0.14.0 - 0.34 - PATTA-SUB
- 2 - 0.07.0 - 0.17
Total - 0.21.0 - 0.51



TENTATIVELY SANCTIONED

TAHSILDAR
KALIKIRI MANDAL

SCRUTINISED

DY. INSPECTOR OF SURVEY
SUB-COLLECTOR'S OFFICE
MADANAPALLI

SCALE : 2 CM : 1 Chain of 20 Meters

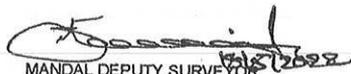
MANDAL DY. SURVEYOR
KALIKIRI

24

SURVEY & Sub-Division Number	Extent	New Sub-Division Number	Extent according Area square paper	Adjusted Extent		Proposed of Land
				H-A	A-C	
342	$\frac{0.51}{0.21.0}$	1	0.14.0	0.14.0	0.34	PATTA-SUB
		2	0.07.0	0.07.0	0.17	
			Total	0.21.0	0.51	

CERTIFICATE

1. Certified that this is a true copy of the Village F.M.B and plotted in Metric System by me
2. Certified that the new Sub-division have been durably demarcated and Measured by me
3. Certified the there is no survey error as per cso.75 and found correct.


MANDAL DEPUTY SURVEYOR
KALIKIRI

Statement of Sub-Divisions in the Village of No : 115 , KALIKIRI , Mandal: KALIKIRI , District : CHITTOOR

(Standing Order No. 34-A, Paragraph 13 (a))

APPENDIX VII

Its Classification Survey area and assessment				Particulars of the proposed sub-Division				REMARKS							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
No,of present survey field of sub division	Dry,Wet or Poramboke	Survey Area	Assessment	Name of present Register holders	Dry, wet or poramboke	Sub-Division Number or letter	Extent according to the area square paper	Adjusted area with reference to Col. 3	Assesement	Name of proposed registered holders	Signature of parties	Are there well defined boundaries on the ground & whether the sub-divisions have been duly demarkated	Reasons for omssions, if any, on the part of parties to sign in col. 12	Reasons for sub-divisions	No.of Sub-divisions in the filed fit for clubbing and whether holder there of has any objection to there.
342	Dry	0.51 0.21.0		1.Sri.K.Shaajahan S/o Sri.K.Khadar Sahab 2.Sri.G.Dhastagiri Sri.G.Peerusahab	Dry	1	0.14.0	0.34		Sri.K.Shaajahan Sri.K.Khadar Sahab S/o	RShaajahan	YES	As per Engr's Report YES on Ground	Patta Sub-division	
						2	0.07.0	0.17		Sri.G.Dhastagiri S/o Sri.G.Peerusahab	*Refused to sign				
						Total	0.21.0	0.51							

SCRUTINISED
 DY.INSPECTOR OF SURVEY
 SUB-COLLECTOR'S OFFICE
 MADANAPALLI

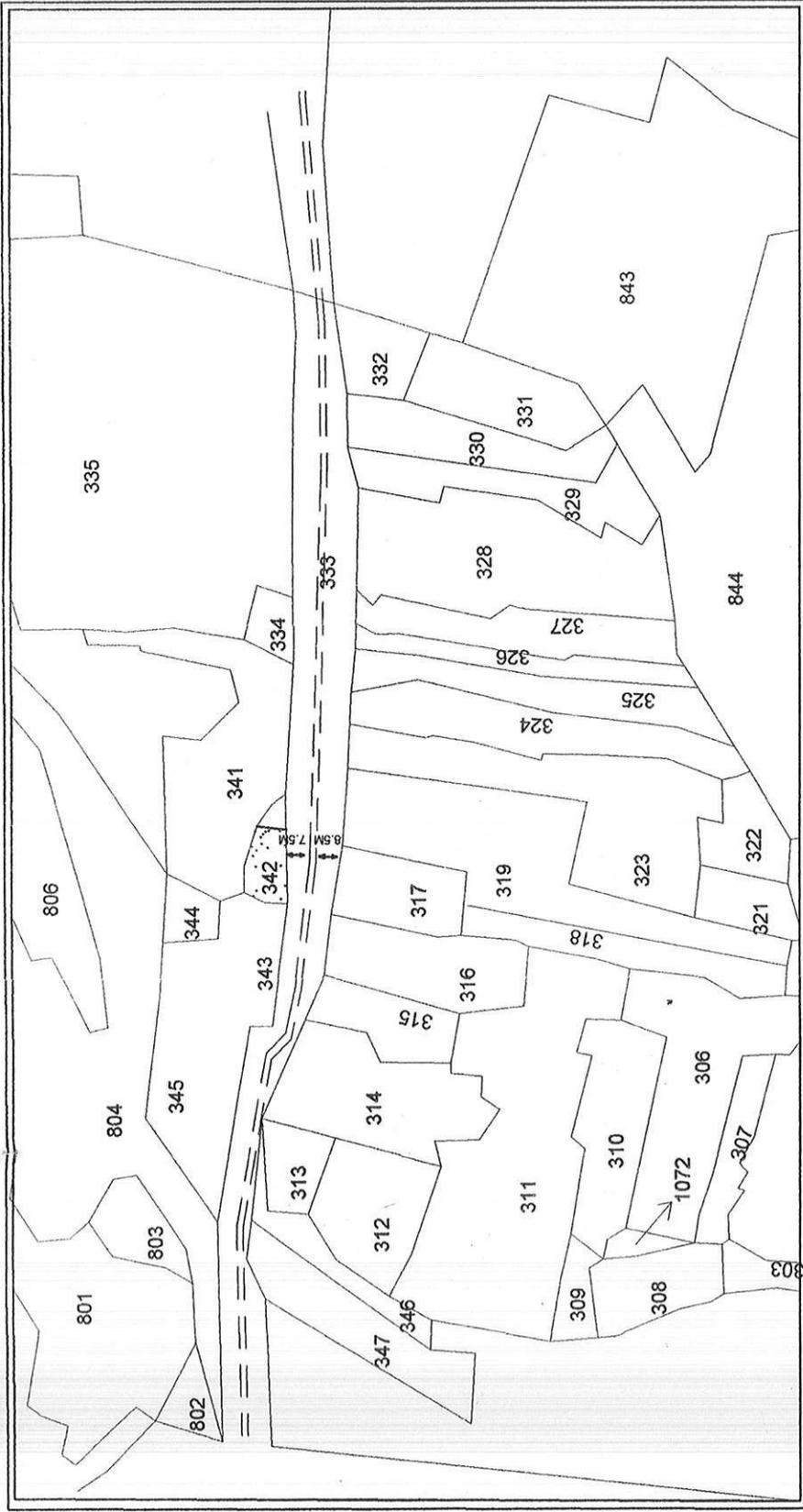
TENTATIVELY SANCTIONED
 TAHSILDAR
 KALIKIRI MANDAL

MANDAL DY SURVEYOR
 KALIKIRI MANDAL

DISTRICT:- ANNAMAYYA
MANDAL :- KALIKIRI

COMBINED SKETCH

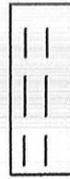
VILLAGE NO :-115
VILLAGE NAME :- KALIKIRI



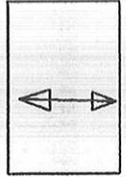
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PROPOSED PETROL BUNK IN SY.NO :-342/1



EXISTING ROAD NH-71



DISTANCE FROM ROAD CENTRE TO PROPOSED SITE :-7.5M

P. Prabhakar

VILLAGE SURVEYOR
VILLAGE SURVEYOR
KALIKIRI VILLAGE
Kalikiri-3 Village Secretariat
Kalikiri Mandal, Annamayya (Dt.)



हिन्दुस्तान पेट्रोलियम कॉर्पोरेशन लिमिटेड

(भारत सरकार का उपक्रम) पंजीकृत कार्यालय : २७, जमशेदजी टाटा रोड, मुंबई - ४०० ०२०.

HINDUSTAN PETROLEUM CORPORATION LIMITED

(A GOVERNMENT OF INDIA ENTERPRISE) REGD. OFFICE : 17, JAMSHEDJI TATA ROAD, MUMBAI-400 020.

नेल्लूर रिटेल क्षेत्रीय कार्यालय # 16-15-986-2, द्वितीय तल, आरवी हौस, चिलड्रन्स पार्क मेन रोड,
निकट कृष्ण मन्दिरम, नेल्लोर - 524 003, A.P. टेलि - 0861 - 2358222

NELLORE RETAIL REGIONAL OFFICE, 16-15-986-2, 2nd Floor, AARVEE House, Children's Park Main Road,
Near Krishna Mandiram, NELLORE - 524 003, A.P. PH: 0861-2358222, CIN No. L23201MH1952G01008858
Website : <http://hindustanpetroleum.com> Follow us at <http://twitter.com/hpcl> <http://www.fb.com/hpcl74>



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Annexure – G2

Ref: NRRO/RET/NBR/PC/22-23/197

Date: 28/05/2022.

To

Shri. BABA SAHEB KAMULURI
S/o. Shri. KHADAR SAHEB
DNO.3-64 KALIKIRI,
MOSQUE STREET, KALIKIRI,
CHITTOOR DISTRICT – 517234,
ANDHRA PRADESH.
(M): 6302143090.

SUB: PROPOSED MS/HSD RETAIL OUTLET DEALERSHIP AT LOCATION: WITHIN KALIKIRI TOWN LIMITS ON NH71, DISTRICT CHITTOOR, STATE ANDHRA PRADESH, CATEGORY: "OBC"

Dear Sir,

We refer to our advertisement dated 25/11/2018 and your application form No '15449563912305' for the award of MS/HSD Retail Outlet dealership at the above location.

Please be informed that by this Letter of Intent, we propose to offer you a Retail outlet dealership of M/s Hindustan Petroleum Corporation Limited at the above location on the following terms & conditions:-

1. You have offered a suitable piece of land admeasuring 35 mtrs approx. (frontage) X 35 mtrs (depth) at survey no. 342, as indicated by you in the application for the development of the subject Retail Outlet. You have to make available this land within 2 months from the date of this letter failing which this offer is liable to be withdrawn. (For Group 1)
2. For making the land available as required above, you will ensure that the land arranged by you is either registered in your name or it should be leased to you for a minimum period of 19 years 11 months.

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3. As and when advised by the Corporation, the site offered by you would be duly developed up to the road level by cutting/filling (as applicable), with good earth/murum, layer-wise compacted as per standard engineering practices. You shall also construct necessary retaining wall and compound wall of 1.5 meters height, designed as per site conditions as per approval of Corporation as committed under Clause 12 (e) of affidavit submitted by you along with application. Kindly note that in case the site as offered by you for putting up the Retail Outlet is not developed as per the advice of the Corporation, this Letter Of Intent will be withdrawn without any further notice.
 4. You will provide at the retail outlet infrastructural facilities like Driveway, Sales Office, Show room, Store, Toilet, Generator, Compressor, with room, electrical connection up to the sales building, Yard lighting, water connection / bore well and staff room as mentioned in the Brochure and after obtaining necessary clearances/approvals/licences as applicable in each case.
 5. In addition, you will also provide the following basic facilities at your cost at the Retail Outlet premises:-
 - a. Clean drinking water.
 - b. Free Air.
 - c. Clean toilet.
 - d. Telephone.
 - e. First aid kit with valid medicines.
 - f. Adequate illumination.
 - g. PUC facilities, wherever it is mandatory.

Other facilities as may be specified by the Corporation from time to time.

6. Additional facilities (site specific) like Canopy, Service Station or any other facility as may be decided by M/s Hindustan Petroleum Corporation Limited from time to time would also be required to be developed by you.
7. M/s Hindustan Petroleum Corporation Limited will provide storage tanks and pumps and other facilities considered necessary at the Retail Outlets.
8. For the facilities that may be provided by the Corporation as aforesaid, you will be required to pay license fee as may be decided by the Corporation and applicable to you from time to time. At present, the license fee (incl. GST) recoverable is **Rs. 196.51/KL** for MS and **Rs. 163.76/KL** for HSD.
9. The corporation will not be held liable for any loss or damage on account of delay that may be caused in providing you the facilities mentioned above whatever may be the cause of the failure or delay.

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10. You will ensure all financial and other arrangements for operating the retail outlet dealership.

In case it is found that the funds stated in the application for the purpose of setting up and operation of the dealership are not made available as and when required, this LOI can be withdrawn and you will have no claim/damages whatsoever against the Oil company.

11. You shall not induct any partner(s) in case of individual (s) nor make any changes in the constitution of the partners as existing at the time of application without approval of the Company, except your spouse as per terms and conditions of the OMC (Name).

12. It will always be a basic condition for the award of MS / HSD retail outlet dealership that you shall be paying attention towards day to day working of the dealership by personally managing the affairs of the dealership you will give us a written undertaking to this effect and shall not assign or part with the same to any other person (s). You will not be eligible for taking up any employment. If you are already employed you will have to resign from the employment and produce the letter of acceptance of resignation by the employer before the issuance of Letter of Appointment by the Oil Company.

13. You will deposit with us a Demand Draft for Rs 4,00,000/- drawn on any scheduled bank in favour of **M/s Hindustan Petroleum Corporation Limited payable at Nellore** towards Security Deposit (after setting of the Initial Security Deposit amount) at the time of issuance of appointment letter after compliance of all the requirements of LOI. Kindly note that the Security deposit will not carry any interest and is refundable at the time of expiry of agreement between you and the Corporation. However, if such expiry of agreement is consequent to proven adulteration/malpractice at the dealership, this amount will be forfeited. Moreover, this Corporation reserves its right to adjust this amount towards any dues to it.

14. You will also remit an amount of Rs. 15,00,000/- towards **Non-refundable Fixed fee**, by way of a **Demand Draft for Rs 15,00,000/-** drawn on any scheduled bank in favour of **M/s Hindustan Petroleum Corporation Limited payable at Nellore** within **15 days of receipt of NOC.**

15. You will be notified by the corporation, in writing, after the facilities mentioned above are made available and are ready for commissioning the dealership. Immediately on receipt of the above notice from the corporation, you shall obtain each and every license necessary for operating your dealership as may be required under any central / state govt. / municipal or local authorities for the time being in force.

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16. If we find that the progress made by you towards the above is not to our satisfaction, this offer is liable to be withdrawn.
 17. Please note that you are required to fulfill the conditions with regard to inducting Spouse as Co-owner in the dealership before issuance of Letter of Appointment.
 18. This letter of intent will stand automatically withdrawn and cancelled on the happening of any of the following events:-
 - a. In case you or any of your family members (as defined under disqualification criteria of dealer selection guidelines) receive anytime or have received a letter of intent for any other "A/CC" site RO dealership or LPG distributorship from our company or any other oil marketing company either in your individual capacity or in partnership with any other individual(s).
 - b. In case you or any of your family member gets inducted as partner or proprietor in "A/CC" site RO dealership or LPG distributorship of our company or any other oil marketing company.
 - c. if it is found that you have suppressed and / or misrepresented any material facts in your application.
 - d. In case you are found to be convicted for any criminal / economic offence involving moral turpitude.
 - e. In the event of death if you are an individual/partner.
 19. In case you are not able to provide the land / develop facilities within the specified time or fail to fulfill the terms & conditions of LOI, then LOI can be withdrawn. In such situations Initial Security Deposit (ISD) would be forfeited.

The Initial Security Deposit (ISD) would also be forfeited if you are unable to submit the total bidding amount within the stipulated time or withdraw for any reason, your selection would be treated as cancelled and LOI withdrawn.

The LOI would also be withdrawn and selection cancelled, if you are unable to submit the Non-refundable fixed fee within the stipulated time. In such situations Initial Security Deposit (ISD) would be forfeited.

20. You will not sell/lease/mortgage the said land to any third party without **M/s Hindustan Petroleum Corporation Limited**'s permission in writing, so long as the agreement (DPSL) is valid and **M/s Hindustan Petroleum Corporation Limited**'s facilities continue at the site.

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21. In case of termination of / resignation from the dealership, within 3 months of disassociation from **M/s Hindustan Petroleum Corporation Limited**, you will execute a lease or will sub lease the land together with structures thereon to the company if the company so desires, for a period not exceeding 30 years at normal yearly rental (excluding Municipal Taxes) which shall not be more than 10 % of the then prevailing market value of the land and the structures standing thereon.
22. This letter is merely a letter of intent and is not to be construed as a 'firm offer' of dealership to you. The dealership will be allotted to you on your complying with the terms and conditions spelt out herein above by issuance of appointment letter along with signing of our standard dealership agreement between you and us.
23. This allotment would be liable for cancellation in the event of adverse decision in the proceedings (Please specify the proceeding) pending against the dealership/distributorship held by you/member(s) of your family unit (as defined in the Dealership Selection Guidelines) under critical/major irregularities for violation of Marketing Discipline Guidelines/Dealership Agreement, Control Orders or ESMA. You will not be entitled for any claim, damages, etc. in case of cancellation of allotment in such an eventuality. (This clause is applicable for those dealerships/distributorships against whom proceedings are pending as confirmed in the application)

Should you require any further details / guidelines, please get in touch with our office at the address mentioned below:

M/s Hindustan Petroleum Corporation Limited
Nellore Regional Office
#16-15-986-2, 2nd Floor, AARVEE House
Children's Park Main Road
Near Krishna Mandiram
Nellore – 524 003 (AP)

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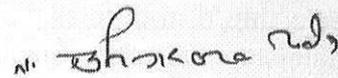
Note : You have one time option to offer alternate land meeting all specifications in the advertised location/stretch within 90 days of this LOI provided you have not availed such opportunity of providing alternate land after FVC.

Please acknowledge receipt of this letter.

Thanking you,

Very truly yours,

For M/s Hindustan Petroleum Corporation Limited



**N BHASKARA REDDY
DEPUTY GENERAL MANAGER &
DULY CONSTITUTED ATTORNEY**

ANNEXURE-C
(SEE RULE-7)
PROCEEDINGS OF THE COMPETENT AUTHORITY AND REVENUE DIVISIONAL
OFFICER,
MADANAPALLE
PRESENT: SRL.M.S.MURALI.

Sub: - Andhra Pradesh Agricultural Land (Conversion for Non-Agricultural Purpose) Act- 2006- Madanapalle Division- Kalikiri Mandal- Kalikiri Village – Sri.K.Shajahan s/o K.Khadar saheb – Conversion of Agricultural land with an extent of Ac.0.34 cents in Sy.No.342/1, for Non-Agricultural purpose-Orders Issued-Regarding.

Ref: 1. Andhra Pradesh Agrl.Land (Conversion for Non-Agrl. Purpose) Act-2006.
2. G.O. M.S No 227 Revenue (DA &LR) Dept. Dated 26.08.2021 & Ordinance No.07, dt: 29.07.2021 of A.P. Land Conversion Act-2006.
3. Application Sri. K.Shajahan s/o K.Khadar saheb, r/o Kalikiri Village & Mandal.
4. Roc.A/91/2022, dt: .09.2022. of the Tahsildar, Kalikiri.

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ORDER:

In the reference 3rd cited, one Sri. K.Shajahan s/o K.Khadar saheb, r/o Kalikiri Village & Mandal has applied for conversion of Agricultural land into Non-Agricultural purpose for an extent of Ac.0.34 cents in Sy.No. 342/1 of kalikiri Village & Mandal.

In the reference 4th cited, the Tahsildar, kalikiri has submitted that he has inspected the proposed land for conversion and submitted proposals for conversion of Agricultural land into Non-Agricultural purpose for an extent of Ac.0.34 cents in Sy.No.342/1 of kalikiri Village & Mandal. As per the Revenue records, the classification of the proposed land for conversion is Govt Dry. The individual has to pay an amount of Rs.27166/- towards conversion charges for an extent of Ac.0.34 cents. @ 5% on the Basic Value as per the certification of Market Value. And he has paid an amount of Rs.27166/- vide Challan No.61050888862022, dt: 07.05.2022, through online Payment.

The details of land Survey No. wise classification and Basic value and realistic value per Acre as follows.

Sl No.	Sy.No.	Classification	Extent in Ac.	Basic Value as per Market Value given by Sub-Registrar, Kalikiri	Basic value of the total land purchased	G.O. M.S No 227 Revenue (DA &LR) Dept. Dated 26.08.2021, 5% of basic value of the total land for Rs.	Doc.No.	Meese va Application No.	Challan No. & Date.
1	342/1 of Kalikiri Village	Govt .Dry	Ac. 0.34 Cents	1598000/-	543320/-	27166/-	117/2017, 1583/2018	NLCR 01220 02527 90.	61050888862022 , dt: 07.05.2022

The Tahsildar, Kalikiri reported that, as per the old 10(1) the land in Sy.no.342 with an extent of Ac:0.54 cents classified as Govt.Dry of Kalikiri village and stands in the name of Sri.Palagiri Alam Sab & Sri.Pedda Khaddar Sab.

Further reported that the family members of both the 10(1) Pattadars have undergone oral family partition and then Sri.Mohammad ali has sold an extant of Ac.0.07 ½ acres to Smt.Noorjahan vide

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doc.no.259/2007 dt: 26.03.2007. as the same Sri.P.Mohammad Basha has sold away an extent of 0.17 cents to Smt.Noorjahan vide doc.no.245/2007 dt:22.03.2007. Then Sri.A.Ali Ahamad has sold away his share of 0.05 cents to Sri.Habibulla vide doc.no.459/2013 dt:30.03.2013 and finally Smt.VempalleFathima has sold away her share to Smt.A.Hajiraabee with an extant of 0.05 cents. Then all the three of them have sold away their rights in land in Sy.no.342 with an extent of 0.34 cents to Smt.K.Jareena & Sri. K.Shajahan jointly. i.e., both the shareholders will have rights to an extant of 0.17 cents each. Then Smt.Jareena has sold her share to Sri.K.Shajahan vide doc.no.1583/2018. Hence on the total share of 0.34 cents rights acquired by the applicant.

The details of the transaction as shown below.

S.no	Name of the Executant	Name of the Claimant	Nature of document	Sy.n o	Ext	Doc no & Date
1	Mohammad Ali (Legal heir of 10(1) Pattadar)	Noorjahan	Sale	342	0.07 ½	259/2007 dt:26.03.2007
2	P.Mohammad Basha (Legal heir of 10(1) Pattadar)	Noorjahan	Sale	342	0.17	245/2007, dt:22.03.2007
3	A.Ali Ahammad (Legal heir of 10(1) Pattadar)	B.Habbebullaa	Sale	342	0.05	459/2013 dt:30.03.2013
4	Vempalle Fathimaa (Legal heir of 10(1) Pattadar)	A Hajiraa Bee	Sale	342	0.05	460/2013 dt:30.03.2013
5	Noorjahan Habebulla Hajiraa bee	K.Shajahan (Applicant)	Sale	342	0.17	117/2017 dt:13.02.2017
6	Noorjahan Habebulla Hajiraa bee	K.Jareena	Sale	342	0.17	117/2017 dt:13.02.2017
7	K.Jareena	K.Shajahan (Applicant)	Sale	342	0.17	1583/2018 dt:12.12.2018

Further reported that the applicant Sri. K.Shajahan s/o Khadar saheb was in possession and enjoyment of the Subject lands and also issued 1B vide Khata No.1192. And the as per Roc.A/60/2022, Dt: 21.05.2022 of Tahsildar Kalikiri the land in Sy.No.342 Ext: Ac.0.51 cents was Sub-divided into Sy.No.342/1 Ext:0.34 cents, Sy.No.342/2 Ext:0.17 cents, and it is also scrutinized by the DIOS, Madanapalle and the applicant got land with an extent of Ac.0.34 cents in Sy.No 342/1 of Kalikiri village of Kalikiri Mandal and Pattadar Pass books issued to the applicant vide Khatha No 1192 and the said land is under enjoyment of the applicant.

The Boundaries of the proposed lands is follows.

East: Land of Dhasthigiri.

West: Government land.

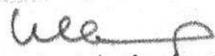
South: Road.

North: Government Land.

Further reported that there are no disputes over the title and enjoyment of the proposed land. No power grid lines, Electricity lines are passing over the proposed land.

Hence, it is hereby ordered for conversion of Agricultural lands into Non-Agricultural purpose on the following terms and conditions into the applicant in respect of the land in Sy.No.342/1 with an extent of Ac.0.34 cents of kalikiri Village and Mandal.

1. The permission is issued on the request of the applicants and he is solely responsible for the contents made in the application.
2. The grant of permission cannot be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
3. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion to Non-Agricultural purpose.
4. It does not confer any right title or ownership to the applicant over the above agricultural lands.
5. This permission does not preclude or restrict any authority or authorities or any person persons of any individual or individuals or others, collectively or severally, for initiating any action of proceedings under any law for the time being in force.
6. The conversion fee paid will not be returned or adjusted otherwise under any circumstances.
7. The authorities are not responsible for any incidental or consequential due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
8. The authorities reserve the right to cancel the permission if it is found that, the permission is obtained by fraud, misrepresentation of by mistake of fact.


Competent Authority &
Revenue Divisional Officer,
Madanapalle.

To ^{20/3} Sri. K.Shajahan s/o K.Khadar ^{3/10} Basha, r/o Kalikiri Village & Mandal.
Copy to the Tahsildar, Kalikiri, with a direction to make necessary changes in the Village accounts concerned.

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**GOVERNMENT OF ANDHRA PRADESH
STATE DISASTER RESPONSE & FIRE SERVICE DEPARTMENT**

From:
District Disaster Response & Fire Officer ,
Annamayya District.

To
The Collector & District Magistrate,
Annamaya District.

Rc.No.478/A2/2022, Dated.29-10-2022

Respected Sir,

Sub:- A.P. State Disaster Response and Fire Services Department-Southern Region, Annamayya District -Petroleum Act and Rules-Issuance of Provisional No Objection Certificate to the proposed petroleum New retail outlet on Pileru to Madanapalle road Storage of Class A 16 KL of MS and 35 KL of HSD in Sy.No.342 of Kalikiri Village & Mandal, Annamayya District -Regarding.

Ref:- 1. Rc No: REV02-MSOMG/120/2022-JA(C1)-ANM CO ,Dt.25-10-2022 of District Collector & Magistrate, Annamayya .
2. G.O.Ms.No.120, HOME (PRISONS & FIRE) DEPARTMENT, Dt.25-10-2021 and G.O.Ms.No.90, Home (Prisons & Fire Services) Department, Dt.13-08-2021.

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It is to inform that, the Senior manager Hindusthan Petroleum Corporation Limited ,Nellore retail Regional Office , D.No.16-15-986-2,2nd Floor , AARVEE House , Childeren's Park Main Road,Near Krishna Mandiram,Nellore has requested for Provisional No Objection Certificate to the proposed petroleum New retail outlet on Pileru to Madanapalle road Storage of Class A 16 KL of MS and 35 KL of HSD in Sy.No.342 of Kalikiri Village & Mandal, Annamayya District.

2) I submit that, I have inspected the proposed site New retaile outlet on Pileru to Madanapalle road Storage of Class A 16 KL of MS and 35 KL of HSD in Sy.No.342, of Kalikiri Village & Mandal, Annamayya District on **26-10-2022**. I recommend to issue of Provisional No Objection Certificate for proposed petroleum New retail outlet on Pileru to Madanapalle road Storage of Class A 16 KL of MS and 35 KL of HSD in Sy.No.342 of Kalikiri Village & Mandal, Annamayya District .

LAYOUT & FACILITIES

3.1) General

- i. A compound wall with sufficient height should be provided around the premises except at front side.
- ii. The storage should be easily approachable to fire appliances.
- iii. No Electrical High tension lines should be passed through the compound.
- iv. The space chosen for a petroleum retail outlet shall be sufficiently spacious to allow it to be designed to minimize the risk from the petroleum fuels to any person likely to be at or near the retail station.
- v. The layout should ensure unobstructed movement of all vehicles together with adequate provision for entry and exit of Tank trucks.
- vi. Location of the facilities, equipment, entrance, exit & paving shall be arranged in a such manner to avoid the risk of any collision amongst the motor vehicles.
- vii. There should be unobstructed view of the operating and dispensing areas from the salesroom.
- viii. Access for mobile firefighting equipment to all the Retail Outlet facilities shall be ensured.

Contd....2p.

29/10/22
**District Disaster Response and Fire Officer,
Rayachoti, Annamayya District.**

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- ix. The location of tanks, filling and vent pipes, dispensing equipment and road tanker decanting area as well as on site buildings shall be designed to provide for satisfactory means of escape for persons in the event of fire or other incident.

3.2) Storage Tanks

- i. Petroleum shall be stored only in underground tanks in single / double walled [membrane] and its installation shall be outside any building.
- ii. These shall be placed in an earthen or masonry or concrete pit and shall be packed with sand/earth/gravel without leaving any space between the tank and concrete/masonry wall. Alternatively, tank shall be installed in earth pit in a manner that no part of the tank is less than 1.5 metre from any point of the marked boundary.
- iii. No part of the space over the buried tanks shall be used for any purpose other than installing equipment specifically meant for the withdrawal/monitoring of contents of the tank.

3.3) Material of construction

Following materials shall be used for underground storage tanks.

Steel tanks: Carbon steel as per IS: 2062 or equivalent

Design Code IS: 10987: 1992 for petroleum products or equivalent

GRP Tank: ASTM D4021, conforming to UL 1316 or equivalent,

3.4) Tank Installation

- i. The underground tanks shall be either installed in the dedicated tank farm area "Away from Driveway (Remote Tank Farm)" or under the driveway with an appropriate reinforced concrete slab above the tank ("Under Driveway").
- ii. All tanks shall be pneumatic or hydro tested as per the design code or operating pressure, whichever is higher, before boxing up of the tanks.
- iii. Steel tanks shall be suitably protected against corrosion.
- iv. Design shall provide adequate protection against buoyancy for the Tanks installed.

3.5) Tanks installed under driveway

- i. Underground tanks shall be installed under concrete slab or alternate pavement material. Design consideration shall take care of loading either through masonry pit walls or back fill material and burying depth of tanks.
- ii. Man way covers (metallic / GRP) shall be designed for the intended vehicle load and to prevent water ingress during rain and also ensure safety of tank fittings.
- iii. RCC slab for the tank pit to be designed for the intended vehicle load.

3.6) Tanks installed away from driveway

- i. Underground tanks preferably to be installed in a masonry pit to ensure product retention within the pit in the event of any leakage or overflow.
- ii. Installation of GRP / FRP tanks shall follow the manufacturer's recommendation.
- iii. Man ways sump shall be covered adequately in order to avoid ingress of rain water and also to ensure safety of tank fittings.

Contd....3p.

3.7) Fill points

- i. The fill points for the tank/tanks, whether off set or direct fill shall be located in such a manner so that any spillage of petroleum and its subsequent ignition does not pose any immediate threat to members of the public or fire crew or delivery staff.
- ii. Fill points shall be located in the open air such that any flammable concentrations of vapours resulting from normal filling operations or spillage does not reach potentially ignition sources, or accumulates in either building or outdoor locations so as to pose a danger.
- iii. The fill points shall maintain a minimum safety distance of 3 mtrs. all round including property boundary or any other structure where a source of ignition is likely to be present. This distance of 3 m may be reduced if a fire - resistant wall is constructed, e.g. of brick or concrete, which is at least 2 m high and extends sideways or parallel to the boundary. If the wall is a part of a building which houses a sensitive population, such as a school, hospital or residential dwelling, this distance should be increased to 12 m.
- iv. Fill pipe shall be carried down nearly to the bottom of the tank to prevent fire hazard due to generation of static charge arising out of free fall of product.
- v. Proper identification of fill points for various types of fuels shall be provided to avoid wrong decantation.
- vi. An "earthing bus" shall be provided in the close vicinity of fill points.
- vii. Hose connections shall be properly tightened using screwed / cam lock couplings.
- viii. Fill pipe caps shall be made of softer material like brass or aluminum.
- ix. Fill cap shall have a proper locking system and key shall be kept under the custody of the authorized person.
- x. Fill points shall be so located that the tank lorry when under decantation is in drive out position.

3.8) Vent pipes

- i. Each tank shall be provided with independent vent pipe(s) of adequate capacity unless vapour recovery system is installed.
- ii. Vent point shall never be located under any shade /cover.
- iii. Open ended vent pipes shall extend to a height greater than the maximum liquid level of a road tanker likely to deliver petroleum to the underground tanks and shall not be less than 4 mtrs. In case of venting above the canopy, the vent pipes shall be terminated 1.5 mtrs above it.
- iv. The vent pipe opening shall also observe minimum 4 mtr., clearance in the horizontal plane from all structures.

Contd....4p.

29/10/12

**District Disaster Response and Fire Officer,
Rayachoti, Annamayya District.**

4) Electrical Power Distribution System

The following elements / components shall be considered in designing the Electrical Power Distribution system in a Retail Outlet.

- Total electrical load for the entire Retail Outlet
- Availability, Suitability & Reliability of the State Electricity Board (SEB) grid.
- Fault (KA) rating of the SEB Feeder
- Load to be fed from back-up DG power
- Load which need stabilized and/or Uninterrupted Power Supply (UPS) supply to function smoothly
- Rated load of the connected & future equipment

4.1) Earthing System

The earthing system shall be designed as per IS 3043 and following procedures shall be followed:-

- i. All metallic structure, pipe fittings and enclosures of electrical equipments shall be connected to earth.
- ii. Equipment rated up to 230 V, 1-phase supply, the enclosure shall be grounded at least one point.
- iii. Equipment rated above 400 V, 3-phase supply, the enclosure shall be grounded at least at two separate points.
- iv. Two nos. earth pits shall be provided for each of transformer / DG set neutral earthing, equipment earthing.

5) FIRE SAFETY EQUIPMENT

- i. Each dispensing unit shall be covered by at least 2 nos. ISI marked 10 kg DCP Fire Extinguishers placed at a safe location within 3m radius.
- ii. 02 Nos. 9 liters Foam Extinguishers should be provided.
- iii. Minimum 1 no. 4.5 kg CO2 fire extinguisher conforming to IS :2878 shall be available in each electrical meter room.
- iv. Minimum 4 nos. sand buckets filled with dry sand should be available at the premises.
- v. 5,000 liters water storage tank capacity accessible to Fire vehicle with 450 LPM fire pump along with hose box.
- vi. All employees working in the premises must be conversant with the safe handling of petroleum products and first hand knowledge of the firefighting & emergency handling.
- vii. Insulated pliers, screw driver, non-sparking tools, flameproof torch shall be available in the premises.
- viii. All periodic tests shall be carried out by competent / authorised persons, as applicable and records shall be maintained.
- ix. Fire extinguishers are to be periodically tested and maintained as per OISD-STD-142.

29/10/14

**District Disaster Response and Fire Officer,
Rayachoti, Annamayya District**

Contd....5p.

6) EMERGENCY PLAN AND PROCEDURE

- i. Each Retail Outlet shall be provided with at least 2 points for emergency shutdown.
- ii. The Operating Company having control over the Retail Outlet shall draw an operational emergency plan keeping in view the following:
 - a) Major failure of fittings resulting in spillage.
 - b) Accidents or other emergencies, which can affect the Retail outlet.
 - c) Electrical Emergencies.
 - d) Civil emergencies.
 - e) Any other risk arising from the existence or operation of the Retail Outlet.

The above emergency plan shall be disseminated amongst all personnel involved and ensured that they understand their roles and responsibilities in the event of an emergency.

- i. The in-charge of the Retail Outlet shall maintain close liaison with Fire Service, Police, District Authorities and marketing company.
- ii. Important telephone numbers for emergency use shall be displayed prominently in the Retail Outlet.
- iii. Means of communication shall be always at the disposal of the In charge of the Retail Outlet.
- iv. Emergency Action Plan should be tested with mock drill at least once a year.
- v. First Aid Kit shall contain items to handle possible emergencies as per State Factories Rules.
- vi. Shock treatment chart written in bilingual & local languages. RO attendants shall be given training on how to treat an electrocuted person before help from a doctor is available.

7) TRAINING

The objective of training is to provide good understanding of all the facets of operations at the Retail Outlet. Training shall ensure that the jobs are performed in accordance with the laid down procedures and practices.

- i. Each oil company shall develop training module of their own which should include inter-alia of the following :
 - a) Hazardous characteristics of product handled.
 - b) Familiarisation with operational procedures & practices.
 - c) Hands on experience on operation of equipment.
 - d) Knowledge of emergency and manual shut down systems
 - e) Immediate and effective isolation of any spill
 - f) Safety features and accident prevention.
 - g) Fire fighting facilities, its upkeep and operation.
 - h) Evacuation and safe egress of the vehicles in an emergency.
 - i) Housekeeping
 - j) Decantation
 - k) First aid
 - l) Dos & Don'ts
 - m) Emergency plan./drills Additionally, people shall be trained for specific job / activity.
- ii. Proper records for the training and refresher courses shall be maintained.

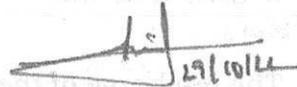
Contd....6p.

29/10/14
**District Disaster Response and Fire Officer,
Rayachoti, Annamayya District.**

8) The applicant has remitted fire precautionary fee an amount of Rs.1,000/- vide Challan No.60121152712022, Dt.26-10-2022 at District-Treasury, Rayachoti for Provisional No Objection Certificate.

9) The Management/applicant should not occupy the premises without obtaining No Objection Certificate for Occupancy from this Department. If any deviation in this regard, action will be initiated as per the A.P. Fire Service Act, 1999 & Fire and Emergency operations and levy of fee rules-2006.

Yours faithfully,



[P.ANIL KUMAR],
District Disaster Response
& Fire Officer,
Annamayya District.

27/10/22

- Copy submitted to the Director General, State Disaster Response and Fire Services, Vijayawada, Andhra Pradesh for favor of kind information,
- Copy submitted to the Regional Fire Officer, Southern Region, A.P. Vijayawada for favor of kind information,
- Copy submitted to the Senior manager Hindusthan Petroleum Corporation Limited , Nellore , retail Regional Office , D.No.16-15-986-2,2nd Floor , AARVEE House , Childeren's Park Main Road,Near Krishna Mandiram,Nellore,

Copy submitted to the Station Fire officer, Pileru.

District Disaster Response and Fire Officer
Annamayya District
Rayachoti, Annamayya District

42

REVENUE DEPARTMENT

From
Smt.J.Bhagya Latha.,M.A.
Tahsildar,
Kalikiri

To
The Revenue Divisional Officer,
Madanapalle.

Roc.B/ 163/ 2022, dt. 05.11.2022



Sub: Petroleum Act & Rules - Annamayya district - Madanapalle Division Kalikiri Mandal - The senior manager, Hindustan petroleum corporation Limited, Nellore Retail Regional Office, D.No.16-15-986-2, 2nd Floor, AARVEE House, Children's park Main Road, Near Krishna Mandiram, Nellore- Request for grant of NOC for proposed Petroleum Products new retail outlet on Piler to Madanapalle road of storage of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD in Sy. No 342, of Kalikiri village, and Mandal - Report Called for - Report - Submitted Reg.

A2

- Ref:
1. District Collector, Annamayya letter file No. Roc REV02 MSOMG/120/2022-JA(C1)-ANM CO dt.25.10.2022.
 - 2.Revenue Divisional Officer, Madanapalle Roc. A3/2435/2022 dated 01.11.2022.
 4. Report of Village Revenue Officer, Kalikiri village, Kalikiri Mandal.

-oOo-

I invite your attention to the references cited and submit that in the reference 1st cited The District Collector, Annamayya has called for report on the application of the senior manager, Hindustan petroleum corporation Limited, Nellore Retail Regional Office, D.No. 16-15-986-2, 2nd Floor, AARVEE House, Children's park Main Road, Near Krishna Mandiram, Nellore. Requesting for grant of NOC for proposed Petroleum Products new retail outlet on Piler to Madanapalle road of storage of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD in Sy.No.342, of Kalikiri village, and Mandal.

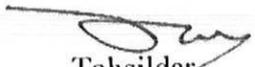
The application is enquired Village Revenue Officer concerned and the enquiry reveals the following facts.

1. The land in Sy.No.342 Extent A.0.51 Cents is classified as Govt-Dry as per the A-Register of Kalikiri village.
2. As per the available old 10(1) the land in Sy.No.342-1 with an extent of 0.51 acres, stands in the name of Sri Palagiri Alam Saheb & Sri Palagiri Pedda Khadar Saheb vide Khata No.322 of Kalikiri Village in Kalikiri Mandal
3. The one Sri K.Shajahan S/o K.Khadar Saheb and Smt. K.Jareena W/o K.Shjahan jointly has purchased the land in Sy.No.342 for an Extent A.0.34 Cents from the legal heirs of the 10(1) pattadars and further Smt.K.Jareena has sold her 1/2 share(i.e.0.17 Cents) to Sri K.Shajahan S/o K.Khadar Saheb.
4. Hence Sri K.Shajahan S/o K.Khadar Saheb acquired total share of 0.34 Cents right in Sy.No. 342 of Kalikiri village.

5. It is further submitted that K.Shajahan S/o K.Khadar Saheb was in possession for an extent of 0.34 Cents in Sy.No. 342/1 and was 1B in his name vide Khatha No. 1192 of Kalikiri village.
6. It is further submitted that the land in Sy.No.342 Extent A.0.51 Cents was sub divided into Sy.No.342/1 Extent A.0.34 Cents and Sy.No.342/2 Extent A.0.17 Cents as per SA/5/1432 dated 27.05.2022.
7. It is submitted that the proposed Petroleum Products new retail outlet falls in Sy.No.342/1 Extent A.0.34 Cents which is owned by K.Shajahan S/o K.Khadar Saheb. The Adangal and ROR- IB is enclosed herewith.
8. It is further submitted that during the inspection it is noticed that proposed outlet the land is free from disputes and encroachments and the boundaries of land is as follows.
 East : Land of Dhasthagiri West : Government Land
 North : Government Land South : Road.
9. The proposed outlet is having 0.34 Cents extent in Sy.No.342. which is sufficient for storage of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD.
10. It is further submitted that there is no objection from anyone regarding grant of NOC for proposed Petroleum Products new retail outlet on Piler to Madanapalle road of storage of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD in Sy. No 342/1 of Kalikiri village.
11. It is further submitted that the proposed outlet is having free access to the public and vehicles and situated adjacent to Madanapalle to Piler road.
12. It is further submitted that the land in Sy.No.342/1 Ext. 0.34 cents is converted from Agriculture land to Non Agriculture Land and the copy of Annexure – C issued by the Revenue Divisional Officer, Madanapalle is enclosed herewith for kind perusal.

In view of the above it is submitted that the land in Sy.No.342/1 Ext. 0.34 cents of Kalikiri village and Mandal is feasible for grant of NOC for proposed Petroleum Products new retail outlet on Piler to Madanapalle road of storage of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD. The village accounts i.e.A- Register, No.3 Adangal, FMB, record of enquiry & Check List are submitted herewith for kind perusal.

Yours Faithfully,


Tahsildar,
Kalikiri.

S-110
5/11/22

CHECK MEMO FOR GRANT OF NOC FOR PROPOSED SITE FOR SETTING UP OF
PETROLIUM RETAIL OUTLET / STORAGE OF LPG ETC.,

1.	Name and Address of the applicant	Baba Saheb Kamaluri S/o K. Khadar Saheb
2.	Name of the Land owner	Sri. K.Shajahan S/o K.Khadar Saheb
3.	Survey No. and Extent	Sy.No.342-1 Extent:A.0.34 Cents
4.	Sub Division Records	Yes, enclosed
5.	Lessees Name	Sri. K.Shajahan S/o K.Khadar Saheb
6.	One Time conversion details	Yes, enclosed Annexure - C , Proceeding of the Competent authority and Revenue Divisional officer, Madanapalle vide D.Dis.A3/1800/2022 dated 13.10.2022.
7.	Remarks of the Tahsildar	Recommended
8.	Inspection Notes of the Tahsildar	Yes, enclosed


Tahsildar,

Kalikiri.

S. 120
5/11/22

Notes of Inspection

I have inspected the land in Sy.No.342/1 Ext. 0.34 cents of Kalikiri Village and Mandal on 04.11.2021 along with Mandal Surveyor, Kalikiri and the Village Revenue Officer concerned which was proposed for Petroleum Products new retail outlet on Piler to Madanapalle road of storage of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD. The land is classified as settlement patta land as per the village accounts of Kalikiri village and Mandal.

S.No	Name of the Pattadar	IB Khata No	Sy.No.	Extent
1	Sri K.Shajahan s/o Khadar Saheb	1192	342-1	0.34
		Grand Total		0.34

The land in land in Sy.No.342-1 with an extent of 0.34 acres was issued ROR-1B vide Khatha No.1192 without any civil and criminal cases and the same land was in possession and enjoyment of K.Shajahan S/o Khadar Saheb. The land is surrounded by compound wall and without any encroachments.

This site is situated exactly TTD Kalyana Mandapam, Kalikiri and adjacent to Madanapalle to Piler road. There are no permanent structures like residential houses, trees, tombs etc in the said land.

During the course of inspection, no objections have been received for establishing Petroleum Products new retail outlet on Piler to Madanapalle road of storage of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD purpose.

Hence recommended for grant of NOC for proposed Petroleum Products new retail outlet on Piler to Madanapalle road of storage of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD in Sy.No. 342/1 Extent 0.34 Cents of Kalikiri village and Mandal.


 Tahsildar,
 Kalikiri.

S. 1192
 11/12



SOUTHERN POWER DISTRIBUTION COMPANY OF A.P. LIMITED
OPERATION DIVISION :: PILER

From
The Executive Engineer,
Operation,
Piler.

To
The Collector & District Magistrate,
Annamayya District.

Lr. No. EE/O/PLR/AEE/JE/Tech./F. /D.No. 1909/2022, Dt: 10/11/2022.

Respected Sir,

Sub:- APSPDCL - Operation Division, Piler – Issuance of Provisional No Objection Certificate to the proposed Petroleum New retail outlet on Pileru to Madana -Palli road Storage of Class A 16 KL of MS and 35 KL of HSD in Sy.No. 342 of Kalikiri Village & Mandal, Annamayya District – submitted – Reg.

Ref:- REV02-MS0MG/120/2022-JA(C1)-ANM CO, Date: 25.10.2022.

* * * * *

It is to inform that, the Senior Manager Hindustan Petroleum Corporation Limited, Nellore retail Regional Office, D.No. 16-15-986-2, 2nd Floor, AARVEE House, Children's Park Main road, Near Krishna Mandiram, Nellore has requested for Provisional No Objection Certificate to the proposed petroleum New retail outlet on Pileru to Madanapalle road Storage of Class A 16 KL of MS and 35 KL of HSD in Sy. No. 342 of Kalikiri Village & Mandal, Annamayya District.

In view of the above, the site was inspected and the following was noticed.

- 1) No Electrical High tension lines are passing through the site.
- 2) No Electrical Higher Capacity Distribution Transformers exist near to the site.
- 3) Location of the facilities, equipment, entrance, exit, paving must be arranged in a such manner to avoid the risk of any electrical accidents.
- 4) Access for mobile firefighting equipment to all the Retail Outlet facilities shall be ensured.

This is for favour of information please.


Executive Engineer
Operation:: Piler

Copy submitted to the Senior Manager Hindustan Petroleum Corporation Limited, Nellore, retail Regional Office, D.No: 16-159-986-2, 2nd Floor, AARVEE House, Childeren's Park Main Road, Near Krishna Mandiram, Nellore.

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From

To

Sri. C. Gangaiah,
Mandal Parishad Dev. Officer,
MPP, Kalikiri.

The District Collector & Dist. Magistrate,
Annamayya District,

Sir,

Roc. No: A/228/SPND, Dt: 18-11-2022

Sub: Establishment – MPP Kalikiri – Petroleum Act & Rules Annamayya District – Installation of Petroleum pumps 16 KL MS tank and 35 KL HSD tank and sales room of Hindustan Petroleum Corporation Limited in Survey No: 342/1 of Kalikiri & Mandal, Annamayya District issue of No Objection Certificate Report – Submitted – Regarding.

- Ref: 1. Proceedings of the Panchayat Secretary, Kalikiri Gram Panchayat vide BA No: 33/2022-23 Dated: 18-11-2022.
2. Resolution No: 87 Dated: 14-11-2022. Of the Gram Panchayat Kalikiri.
3. The Application of the HINDUSTAN PETROLEUM CORPORATION LTD., Dt: 27-07-2022.

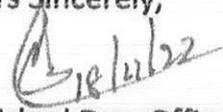
In obedience to the above reference cited I humbly submit that the Territory Manager (Retail), Hindustan Petroleum Corporation Limited, Nellore Retail Territory, Nellore has submitted an application requesting that they want to propose for installation of Petroleum pumps 16 KL MS tank and 35 KL HSD tank and sales room of Hindustan Petroleum Corporation Limited in Survey No: 342/1 of Kalikiri & Mandal, Annamayya District and I Submit the Gram Panchayat Resolution & No Objection Certificate for installation of the new retail outlet on the proposed location.

Enclose:

1. NOC of the Panchayat Secretary Gram Panchayat Kalikiri.
2. Resolution No: 87 Dated: 14-11-2022. Of the Gram Panchayat Kalikiri.

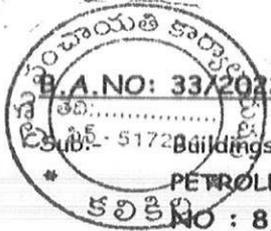
Thanking you Sir.....

Yours Sincerely,



Mandal Parishad Dev. Officer,
Mandal Praja Parishad, Kalikiri.

PRESENT Sri. T. Uday Kumar, BA.,



Dt: 18-11-2022.

B.A. NO: 33/2022-23

Sub: 5172 Buildings - Construction of R. C .C ROOF SALES BUILDING FOR M/S HINDUSTAN PETROLEUM CORPORATION LTD., - Compound Wall and Canopy in, Survey No: 342/1 WARD NO : 8, PILERU TO MADANAPALLI ROAD, kalikiri, Application of kalikiri - Permission-Granted.

- Ref:-
1. Kalikiri Gram Panchayat Resolution No: 87 Dated: 14-11-2022.
 2. Panchayat Raj & Rural Development (Pts 3) Dept., GO MS: 12 Dated: 08-02-2016.
 3. Panchayat Raj & Rural Development (Pts 3) Dept., GO MS: 119 Dated: 28-03-2017.
 4. Application of the HINDUSTAN PETROLEUM CORPORATION LTD., Dt: 27-07-2022.

-000-

ORDER

Permission is here by accorded to construct the R. C .C ROOF SALES BUILDING FOR M/S HINDUSTAN PETROLEUM CORPORATION LTD., building in bearing Survey No: 342/1 WARD NO:8, PILERU TO MADANAPALLI ROAD,,,,,Kalikiri Gram Panchayat Applicant of subject to the following conditions.

Doct No: 199/2022 Dt: 28-01-2022.

The Construction should be in strict conformity with the approved Plans copies of which are here with returned.

1. No deviation from the approved plans should be made without permission of the Panchayat secretary.
2. The approved plans should always be kept at the work spot and produce when required by the inspecting officers of the Gram panchayat, kalikiri.
3. The height of the compound wall should not where it's about as Public Street exceeds 5/8 ft above street level. The gates should not open out in to the street. The corners at the junctions of street should be displayed. P
4. The street margin should not be encroached up on the steps leading to the premises or steps should be constructed in the applicant's site.
5. There should be no encroachment in to the Panchayat or Govt site and also one meter width space should be provided un built for further development in front yard.
6. The latrine should be kept sand floor type. It should have impervious.
7. Flooring and proper seating arrangements should be provided.
8. The wall roof should be provided with a parapet wall of not less than 3ft in height and a platform should be constructed around the wall.
9. Suitable drains should be constructed to let out sullage and prevent sullage water in the compound.
10. Clearance required under the electricity rules should be kept between the building and the electric line.
11. Clearance required under District Disaster response and fire department.
12. Provide toilets facilities to the customer.
13. The date of completion or occupation of the building whichever is earlier should be promptly reported to the Panchayat secretary.
14. The building should not be occupied before obtaining sanitary certificate from this office.
15. The mere approval of the plans does not get any right in court of law.
16. Water-Harvesting pit must provide.
17. Plantation should be made for ecological balance.
18. Building Construction should be completed within Two Years (17-11-2024). If the construction should not be completed within the time, this approval should be got renewed 30 days prior to the expiry of permission and further work stopped until the permission is renewed. If any deviation of the building rules this approval will be cancelled.

To,
M/S HINDUSTAN PETROLEUM CORPORATION LTD
SENIOR MANAGER,
NELLORE.


Panchayath Secretary
Gram Panchayath
KALIKIRI - 517234

8
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C. No: 287/2022

Gram Panchayat Office,
Kalikiri, Dated: 18-11-2022.

NO OBJECTION CERTIFICATE

This is to certify that the Territory Manager (Retail), Hindustan Petroleum Corporation Limited, Nellore Retail Territory, Nellore for installation of Petroleum pumps 16 KL MS tank and 35 KL HSD tank and sales room of Hindustan Petroleum Corporation Limited in Survey No: 342-1 of Kalikiri and Mandal, Annamayya District, is No Objection for installation of the new retail outlet on the proposed location in Kalikiri and Mandal.


Panchayat Secretary,
Gram Panchayat, Kalikiri.

50

GOVERNMENT OF ANDHRA PRADESH
POLICE DEPARTMENT

From

V. Harshavardhan Raju, I.P.S.,
Superintendent of Police,
Annamayya District,
Rayachoty.

To

The Collector & District Magistrate,
Annamayya District,
Rayachoty.

C. No G1/1735/132/Petroleum Act/2022, dt: 15-12-2022

Sir,

Sub: Petroleum Act –Annamayya District – Request for grant of NOC for proposed petroleum New retail outlet on Piler to Madanapalli road of Storage of Class A 16,000 Ltrs if MS and Class B 35,000 Liters of HSD in Sy.No.342 of Kalikiri Village & Mandal, Annamayya District – Enquiry report Submitted - Regarding.

Ref: 1. Letter C.No. Roc: REV-02-MS0MG/120/2022-JA (C1)-ANM CO, dt:25-10-2022 of The Collector & District Magistrate.
2. Enquiry report dt: 23-11-2022 of the SDPO, Rayachoty.

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With the reference to the letter 1st cited it is to state that, the Deputy General Manager, Hindustan Petroleum Corporation Limited, Nellore retail Regional Officer, D.No.16-15-986-2, 2nd Floor, AARVEE House, Children's Park Main Road, Near Krishna Mandiram, Nellore- Request for grant of NOC for proposed petroleum New retail outlet on Piler to Madanapalle road of Storage of Class A 16,000 Ltrs if MS and Class B 35,000 Liters of HSD in Sy.No.342 of Kalikiri Village & Mandal, Annamayya District.

In turn the Sub-Divisional Police officer, Rayachoty has enquiry report in the reference 2nd cited the proposed site and found the proposed site is situated at Sy.No.342 of Kalikiri village & Mandal, Annamayya District. The proposed site is existing in S.No. 342/1 belongs to Kamaluri Sajahan S/o Khadar Saheb who has given said land leasing to the dealer - Kamaluri Baba Saheb S/o Khadar Saheb of this proposed retail outlet. Towards eastern side of the said site Gramkonda Hussien Peera S/o Dastagiri's house is situated. Towards the southern side Pileru-Madanapalli Main road and TTD Kalyana Manadapam is situated. Towards the western side Thimmareddi vanka is situated. Towards the northern side Thimmareddi Chervu is situated. As the proposed petroleum outlet is situated at a distance of 20 feet from the Piler – Madanapalli main road, there is no traffic obstruction and law and order problem. There are no disturbances to the public tranquility and peace of life around the proposed said site.

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Further the presence of (1) Manyam Ashok Reddy S/o Yella Reddy (2) T.Yarram Reddi S/o Reddeppa Reddy and (3) Shaik Aslam S/o Silar Saheb and recorded their detailed statements. But they did not objected to install new retail outlet for storage Class A-16000 Ltrs of MS and Class B-35,000 liters of HSD in Sy.No.342 of Kalikiri village & Mandal, Annamayya District, Andhra Pradesh. Further the antecedents of the applicant are enquired and no criminal cases were registered against him as per the records.

- The proposed site is situated at Sy.No. 342 of Kalikiri village & Mandal, Annamayya District.
- The proposed site belongs to Kamaluri Sajahan S/o Khadar Saheb, Kalikiri village and Mandal, He had leased the land to Kamaluri Baba Saheb S/o Khadar Saheb, D.No. 3-64, Masjid Street, Kalikiri Town and Mandal, Annamayya Dist for 19 Years of this proposed retail out let.
- The proposed petroleum outlet is situated at a distance of 20 feet from the Piler to Madanapalle Main road. There will be no traffic obstruction and law and order problem. There will be no disturbances to the public tranquillity and peace of life around the proposed said site.
- There are no dwelling houses around the proposed site.
- The dealer Kamaluri Baba Saheb is not involved in any criminal cases and there is nothing adverse against him.
- The SDPO, Rayachoty also enquired into the application and recommended for issue of NOC.

Hence, **recommending** for No Objection Certificate to install new retail outlet on Piler to Madanapalli road for storage of Class A 16,000 Ltrs of MS and Class B 35,000 Ltrs of HSD in Sy.No.342 of Kalikiri Village & Mandal, Annamayya District, to the applicant.

Yours faithfully,



Superintendent of Police,
Annamayya District,
Rayachoty.

Encl: Site Plan.

REVENUE DEPARTMENT

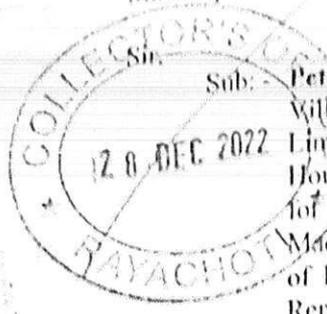
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From
Sri.M.S Murali,
Revenue Divisional Officer,
Madanapalle.

To
The District Collector,
Annamayya District,
Rayachoti.

D.Dis. A3/2435/2022 Dt.23.12.2022



Sub: **Petroleum Act & Rules** - Annamayya district - Madanapalle Division - kalikiri Village and Mandal - The senior manager, Hindustan petroleum corporation Limited, Nellore Retail Regional Office, D.No.16-15-986-2, 2nd Floor, AARVEE House, Children's park Main Road, Near Krishna Mandiram, Nellore- Request for grant of NOC for proposed Petroleum Products new retail outlet on Piler to Madanapalle road of storage of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD in Sy.No.342, of Kalikiri village, and Mandal - Report Called for - Report Submitted- Reg.

- Ref: -1. District Collector, Annamayya letter in file No. Roc: REV02-MS0MG/120/2022- JA (C1)-ANM CO dt: 25.10.2022 received in this office on 27.10.2022.
2. This office vide letter addressed to the Tahsildar Roc.A3/2435/2022, dt: 01.11.2022.
3. Tahsildar, Kalikiri Roc.B/163/2022, DT: 05.11.2022.

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I invite kind attention to the references cited, wherein the Tahsildar, Kalikiri in the reference 2th cited has submitted proposals recommending for grant of NOC in favor of the senior manager, Hindustan petroleum corporation Limited, Nellore Retail Regional Office, D.No.16-15-986-2, 2nd Floor, AARVEE House, Children's park Main Road, Near Krishna Mandiram, Nellore, for proposed petroleum New retail outlet for storage of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD in Sy.No.342, of Kalikiri village, and Mandal.

Ownership of the proposed site - Documentary evidence in support of ownership of the land based on the Village Accounts:

- The Tahsildar, Kalikiri reported that, as per the old 10(1) the land in Sy.no.342 with an extent of Ac:0.54 cents classified as Govt.Dry of Kalikiri village and stands in the name of Sri.Palagiri Alam Sab & Sri.Pedda Khaddar Sab.
- Further reported that the family members of both the 10(1) Pattadars have undergone oral family partition and then Sri.Mohammad ali has sold an extant of Ac.0.07 1/2 acres to Smt.Noorjahan vide doc.no.259/2007 dt: 26.03.2007. as the same Sri.P.Mohammad Basha has sold away an extent of 0.17 cents to Smt.Noorjahan vide doc.no.245/2007 dt:22.03.2007. Then Sri.A.Ali Ahamad has sold away his share of 0.05 cents to Sri.Habibulla vide doc.no.459/2013 dt:30.03.2013 and finally Smt.VempalleFathima has sold away her share to Smt.A.Hajiraabee with an extant of 0.05 cents. Then all the three of them have sold away their rights in land in Sy.no.342 with an extent of 0.34 cents to Smt.K.Jareena & Sri. K.Shajahan jointly. i.e., both the shareholders will have rights to an extant of 0.17 cents each. Then Smt.Jareena has sold her share to Sri.K.Shajahan vide doc.no.1583/2018. Hence on the total share of 0.34 cents rights acquired by the applicant.
- The details of the transaction as shown below.

S.no	Name of the Executant	Name of the Claimant	Nature of document	Sy.no	Ext	Doc no & Date
1	Mohammad Ali (Legal heir of 10(1) Pattadar)	Noorjahan	Sale	342	0.07 1/2	259/2007 dt:26.03.2007
2	P.Mohammad Basha (Legal heir of 10(1) Pattadar)	Noorjahan	Sale	342	0.17	245/2007, dt:22.03.2007
3	A.Ali Ahammad (Legal heir of 10(1) Pattadar)	B.Habbebull a	Sale	342	0.05	459/2013 dt:30.03.2013
4	Vempalle Fathimaa (Legal heir of 10(1) Pattadar)	A Hajiraa Bee	Sale	342	0.05	460/2013 dt:30.03.2013
5	Noorjahan Habeebulla Hajiraa bee	K.Shajahan (Applicant)	Sale	342	0.17	117/2017 dt:13.02.2017
6	Noorjahan Habeebulla Hajiraa bee	K.Jareena	Sale	342	0.17	117/2017 dt:13.02.2017
7	K.Jareena	K.Shajahan (Applicant)	Sale	342	0.17	1583/2018 dt:12.12.2018

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Further reported that the applicant Sri. K.Shajahan s/o Khadar saheb was in possession and enjoyment of the Subject lands and also issued 1B vide Khata No.1192. And the as per Roc.A/60/2022, Dt: 21.05.2022 of Tahsildar Kalikiri the land in Sy.No.342 Ext: Ac.0.51 cents was Sub-divided into Sy.No.342/1 Ext:0.34 cents, Sy.No.342/2 Ext:0.17 cents, and it is also scrutinized by the DIOS, Madanapalle and the applicant got land with an extent of Ac.0.34 cents in Sy.No 342/1 of Kalikiri village of Kalikiri Mandal and Pattadar Pass books issued to the applicant vide Khatha No 1192 and the said land is under enjoyment of the applicant

The Land Proposed for out-let is free from disputes and encroachments:

- During field inspection it is ascertained that there are no structures existing in the proposed land and no electric power lines are passing through the land. There are no civil disputes in the above land and also the proposed land in Sy.No. 342/1 Extent Ac.0.34 cents of Kalikiri village and Mandal is free from disputes and encroachments

Opinion of the public:

- The Metiryoths and residents of Kalikiri village of Kalikiri Mandal have given consent that they have no objection to issue NOC for setting up of Petroleum retail outlet for storage of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD in Sy.No. 342/1 with an extent 0.34 cents of Kalikiri village and Mandal.

Storage Capacity:

- The proposed petroleum retail out has the storage capacity of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD in Sy.No.342/1 with an extent 0.34 cents Kalikiri village and Mandal.

Free Access to the proposed site:

- The proposed land in Sy.No. 342/1 with an extent 0.34 cent of Kalikiri village of Kalikiri Mandal is situated at adjacent to the Piler to Madanapalle road at Kalikiri Village. There is free access to people to reach the proposed site.

NALA & One Time Settlement of Conversion Fee:

- The applicant has remitted land conversion fee to an amount of Rs. 27166/- vide CFMS Challan No. 61050888862022 DT: 07.05.2022 Sy.No. 342/1 with extent Ac.0.34 cents of Kalikiri village of kalikiri Mandal cents subject to Government guidelines mentioned in Land Conversion (OTC) Amendment Act / G.O.Ms.No.98 Revenue (DA&LR) Department dated: 19.02.2018. Further the applicant was also issued land conversion proceedings vide RDO, Madanapalle D.disA2/1800/2022 DT: 13.10.2022. Copies of the same are herewith enclosed for favors of kind perusal.

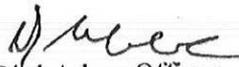
Further, the District Fire Officer, Annamayya vide Rc.No.478/A2/2022 DT: 29.10.2022 has issued Provisional No Objection Certificate for proposed storage of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD in Sy.No. 342/1 with an extent 0.34 cent of Kalikiri village and Mandal.

The Superintendent of Police, Annamayya vide C.No.G1/1735/132/Petroleum Act/2022 dt: 15.12.2022 has recommended for grant of NOC for proposed storage of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD in Sy.No. 342/1 with an extent 0.34 cent of Kalikiri village and Mandal.

It is further submitted that the Tahsildar, kalikiri has recommended to grant NOC in favor of the senior manager, Hindustan petroleum corporation Limited, Nellore Retail Regional Office, D.No.16-15-986-2, 2nd Floor, AARVEE House, Children's park Main Road, Near Krishna Mandiram, Nellore, for proposed petroleum New retail outlet for storage of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD in Sy.No.342/1 with an extent 0.34 cent of Kalikiri village and Mandal.

In view of the above circumstances, I recommend to grant NOC in favor of the senior manager, Hindustan petroleum corporation Limited, Nellore Retail Regional Office, D.No.16-15-986-2, 2nd Floor, AARVEE House, Children's park Main Road, Near Krishna Mandiram, Nellore, for proposed petroleum New retail outlet for storage of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD in Sy.No.342/1 with an extent 0.34 cent of Kalikiri village and Mandal.

Yours faithfully,
Sd/-M.S.Murali,
Revenue Divisional Officer,
Madanapalle.


Divl. Admn. Officer.

To

Copy to the Tahsildar, Kalikiri.

CHECK LIST

1	Name of the applicant	The senior manager, Hindustan petroleum corporation Limited, Nellore Retail Regional Office, D.No.16-15-986-2, 2 nd Floor, AARVEE House, Children's park Main Road, Near Krishna Mandiram, Nellore
2	Name of the Land Owner	Sri. K.Shajahan s/o Khadar sahib.
3	Survey Number/ extent	Sy.No. 342/1 with an extent 0.34 cent of Kalikiri village and Mandal
4	Sub-Division records	Yes. Enclosed
5	Lessee name	K.Baba sahib s/o Kadar saheb
6	One Time Conversion details	The applicant has remitted land conversion fee to an amount of Rs. 27166/- vide CFMS Challan No. 61050888862022 DT: 07.05.2022 Sy.No. 342/1 with extent Ac.0.34 cents of Kalikiri village of kalikiri Mandal cents subject to Government guidelines mentioned in Land Conversion (OTC) Amendment Act / G.O.Ms.No.98 Revenue (DA&LR) Department dated: 19.02.2018. Further the applicant was also issued land conversion proceedings vide RDO, Madanapalle D.disA2/1800/2022 DT: 13.10.2022.
7	Remarks of Tahsildar	Recommended to grant NOC in favor of the senior manager, Hindustan petroleum corporation Limited, Nellore Retail Regional Office, D.No.16-15-986-2, 2 nd Floor, AARVEE House, Children's park Main Road, Near Krishna Mandiram, Nellore, for proposed petroleum New retail outlet for storage of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD in Sy.No. 342/1 with an extent 0.34 cent of Kalikiri village and Mandal.
8	Inspection of Notes of Tahsildar	Yes. Enclosed.
9	Remarks of Revenue Divisional Officer	Recommended to grant NOC in favor of the senior manager, Hindustan petroleum corporation Limited, Nellore Retail Regional Office, D.No.16-15-986-2, 2 nd Floor, AARVEE House, Children's park Main Road, Near Krishna Mandiram, Nellore, for proposed petroleum New retail outlet for storage of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD in Sy.No. 342/1 with an extent 0.34 cent of Kalikiri village and Mandal.
10	Inspection Notes of Revenue Divisional Officer	Yes enclosed
11	Report of Superintendent of Police	Yes. Enclosed. The Superintendent of Police, Annamayya vide C.No.G1/1735/132/Petroleum Act/2022 dt: 15.12.2022 has recommended for grant of NOC for proposed storage of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD in Sy.No. 342/1 with an extent 0.34 cent of Kalikiri village and Mandal.
12	Report of District Fire Officer	Yes. Enclosed. vide Rc.No.478/A2/2022 DT: 29.10.2022 has issued Provisional No Objection Certificate for proposed storage of Class A 16,000 Ltrs of MS & Class B 35,000 Ltrs of HSD in Sy.No. 342/1 with an extent 0.34 cent of Kalikiri village and Mandal.
13	Implemented Adangal Copy	Yes. Copy enclosed.


 Revenue Divisional Officer,
 Madanapalle.

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NO OBJECTION CERTIFICATE

(See Rule 144)

Dated:31/12/2022.

Subject : No Objection Certificate

With reference to the application No. NLRO/TSSR/ENGG dated 27-07-2022 submitted by the Senior Manager, Hindustan Petroleum Corporation Limited, Nellore Retail Regional Office, D.No.16-15-986-2, 2nd Floor, AARVEE House, Children's Park Main Road, Near Krishna Mandiram, Nellore, and in pursuance of Rule 144 of the Petroleum Rules, 2002, there is No Objection for granting license under the Petroleum Rules, 2002 to the Senior Manager, Hindustan Petroleum Corporation Limited, Nellore Retail Regional Office, D.No.16-15-986-2, 2nd Floor, AARVEE House, Children's Park Main Road, Near Krishna Mandiram, Nellore for setting up of proposed petroleum new retail outlet on Piler to Madanapalli road of Storage of Class A 16,000 Ltrs of MS and Class B 35,000 Liters of HSD in Sy.No.0 342/1 with an extent 0.34 cent of Kalikiri Village & Mandal, Annamayya District, Andhra Pradesh as shown in the site plan duly endorsed and enclosed herewith.

- 1) The following particulars have been considered while issuing this no objection certificate, that -
- (a) The lawful possession of the site by the applicant including authorization from land owner or lease holder for developing premises under these rules for storage of petroleum products;
 - (b) Interest of public, specially the facilities like schools, hospitals or proximity to places of public assembly and the mitigating measures, if any, is provided;
 - (c) Traffic density and impact on traffic;
 - (d) Conformity of proposal to the local or area development planning;
 - (e) Accessibility of the site to fire tenders in case of emergency and preparedness of fire services for combating the emergencies;
 - (f) Genuineness of purpose.
 - (g) Any other matter pertinent to public safety.

(Under orders of the Joint Collector & Addl. District Magistrate, Annamayya District)

31/12/22
**District Revenue Officer &
Addl. Dist. Magistrate
Annamayya District.**

To *31/12/22*

The Senior Manager, Hindustan petroleum corporation limited, 16-15-986-2, 2nd floor AARVEE house, children's park main road near Krishna Mandiram Nellore, Nellore District(By RPAD).

Copy to the Superintendent of Police, Annamayya District.

Copy to the Revenue Divisional Officer, Madanapalli.

Copy to the District Fire Officer Annamayya District.

Copy to the Tahsildar, Kalikiri.

Copy to MPDO Kalikiri.

Cs no 129/2023

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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్
 Purchased by
 K BABA SAHEB
 S/O K KHADAR SAHEB
 REGALLU VILLAGE

ANDHRA PRADESH
 Denomination: 100
 Date 12-12-2018
 For
 SELF

Stamp S. no CC 027198
 CC 27198
 Sub Registrar
 Ex. Office Stamp Vendor
 SRO Kalikiri

LAND LEASE AGREEMENT

AN AGREEMENT OF lease made at KALIKIRI (V&M) on EIGHTEENTH Day of JANUARY Two Thousand Twenty Three between Sri KAMULURI SHAJAHAN S/O KAMULURI KHADAR SAHEB Aged 47 YEARS Residing at DR NO: 3-64, MOSQUE STREET, SOMALA ROAD, KALIKIRI, ANNAMAYYA District, A.P, - PIN Code : 517234 (hereinafter called "the LESSOR" in which expression are included unless the inclusion is inconsistent with the context thereof his heirs, executors, administrators and assigns) of the one part and SHRI KAMULURI BABASAHEB S/O. SRI. KHADAR SAHAB aged about 46 YEARS, residing at 3-146-14-5 C-3, CHOWDESWARINAGAR, NEERUGATTUVARI PALLI, MADANAPALLE, ANNAMAYYA District, A.P, PIN code: 517325 (hereinafter called "THE LESSEE" in which expression are included unless such inclusion is inconsistent with the context under Tenants) of the other part whereby it is agreed as follows:

Whereas the lessor is possessed of or otherwise well and sufficiently entitled free from encumbrances to a piece or parcel of land in Survey No 342-1 situated at KALIKIRI (V&P&M), ANNAMAYYA District, A.P. in the Registration Sub District of KALIKIRI and more particularly described in the scheduled hereto and delineated on the plan hereto annexed being thereon surrounded by a red colour boundary line containing by admeasurement Ac 0.34 CENTS or thereabouts and hereinafter referred to as "the demised premises".

Lessor K. Shajahan

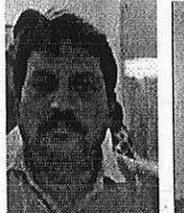
Lessee K. Baba Saheb

57
120
2023

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kalikiri along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1000/- paid between the hours of 3 and 4 on the 19th day of JAN, 2023 19th day of JAN, 2023 19th day of JAN, 2023 by Sri K.Shajahan

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SNo-cd	Thumb Impression	Photo	Aadhar Photo	Address	Signature/Ink Thumb Impression
1-LE		 K BABA SAHEB::19/01/2023 [1003-1-2023-129]		K BABA SAHEB S/O. AADHAR-*****4293 CHOWDESWARI NAGAR,MADA NAPALLE, CHITTOOR	K. Baba Sahes
2-LR		 K SHAJAHAN::19/01/2023 [1003-1-2023-129]		K SHAJAHAN S/O. S/O K KHADAR SAHEB AADHAR-*****4331 OLD POST OFFICE STREET,KALIKIRI, KALIKIRI,CHITTOOR	K. Shajahan

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K.AZARUDDIN::19/01/2023.1! [1003-1-2023-129]	K.AZARUDDIN S/O K.SHAJAHAN KALIKIRI	K. Azaruddin
2		 M.REDDY SEK HAR: [1003-1-2023-129]	M.REDDY SEK HAR S/O M.REDDDEPPA KALIKIRI	Reddy Sekhar-17

19th day of January, 2023

Signature of JOINT SUBREGISTRAR215

H. Selvaraj



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JOINT SUBREGISTRAR215
Kalikiri

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అంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 Purchased by
 K BABA SAHEB
 S/O K KHADAR SAHEB
 REGALLU VILLAGE

For
 SELF
 Date 12-12-2018

Stamp S. no CC 027197
 CC 27197
 Sub Registrar
 Ex. Office Stamp Vendor
 SRO Kalikiri

AND WHEREAS lessee requested the lessors to grant them a lease of the demised premises for a period of 19 YEARS 11 MONTHS on the terms and conditions herein contained and renewable in the manner hereinafter appearing for the purpose of developing a petrol Bunk.

And whereas the lessor have agreed for the grant of lease of the demised premised for a period of 19 YEARS 11 MONTHS and renewable thereafter as herein provided at a monthly rental and on the terms and conditions hereinafter referred to and contained.

Now this deed witnesseth that in consideration of the rent hereinafter reserved and of the covenants and conditions hereinafter contained and on the part of the lessee to be paid, observed and performed, the lessor hereby demise unto the lessee all and singular the land situated at in Survey No. 342-1, situated at KALIKIRI (V&M), ANNAMAYYA District, A.P. in the Registration Sub District of KALIKIRI and more particularly described in the scheduled hereto and delineated on the plan hereto annexed being thereon surrounded by a red colour boundary line containing by admeasurement Ac 0.34 CENTS (35 MTRx35 MTR) or thereabouts, to hold the demised premises together with all ways, passages, lights, drains, sewers, water sources, right easement, advantages, and appurtenances whatsoever to the demised premises belonging or therewith usually held or enjoyed and together also with the right for the lessee to install erect and maintain in and upon the demised premises roadways, pathways and underground tanks and delivery pumps, shelters, buildings, structures, tube Wells, erection of equipment whether of a permanent or temporary nature, as it may consider necessary from time to time without the permission of the lessors, for the purpose of development of Retail Outlet which includes constructing of Parking Area of

Lessor K. Shajam

Lessee K. Baba Sahib

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Kalikiri



Endorsement:								
Desc	In the Form of							
	Online	Stamp Papers	Challan u/s 41 of IS Act	Cash	SD u/s 16 of IS act	Stock Holding	DD/BC/ Pay Order	Total
SD	4860	900	0	0	0	0	0	5760
TD	0	NA	0	0		NA	0	0
RF	1000	NA	0	0		NA	0	1000
UC	110	NA	0	0		NA	0	110
TOT	5970	900	0	0		0	0	6870

NOTE: TD:Transfer Duty, SD:Stamp Duty, RF:Registration Fee ,UC:=User Charges, TOT:Total, Desc:Description

Rs. 4860/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1000/- towards Registration Fees on the chargeable value of Rs. 80068/- was paid by the party through ONLINE No ,61353194642022,61353211132022,61353220092022 Dated ,18-JAN-23,18-JAN-23,18-JAN-23

Date

19th day of January,2023

M. Sathya Prasad
Signature of Registering Officer
Kalikiri

Bk -1, CS No 129/2023 & Doct No 120 / 2023. Sheet 2 of 10
JOINT SUBREGISTRAR 215
Kalikiri

Registered as No. 120 of 2023 year
19.1.2023 S.E. of Book 8
19th Days of January 2023 year
29th Day of Puskya 1944 S.E

M. Sathya Prasad
Signature of Registering Officer
M. SATHYA PRASAD



60



Se
Purchased for: **ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH** Date 12-12-2018
 K BABA SAHEB For: ****SELF****
 S/O K KHADAR SAHEB
 REGALLU VILLAGE

Stamp S. no **CC 027196**
 Sub Registrar *h*
 Ex. Offico Stamp Vendor
 SRO Kaiikiri

Motor Vehicles, Driver Rest Rooms, Bathrooms, motor accessories and provision / installation / operation of Any Time Money (ATM) counter, Public Call Office (PCO), Internet Centre (Cyber cafe / Cyber Kiosk), Convenience stores, beverage fountains (cold drink / coffee / tea etc.) or any other trade or business which the lessee may think fit unto the lessee for a term of **19 YEARS 11 MONTHS COMMENCING FROM 18/01/2023 TO 17/12/2042** and determinable as hereinafter provided yielding and paying therefore unto the lessors during the said terms monthly and proportionately on any part of a month, the following rentals payable on or before the 10th day of each succeeding English calendar month, subject however to the said monthly rent being reduced proportionately in the event of any portion of the demised land being acquired by any authority for road widening or for any public purpose. The lessee further agreed to enhance the rent at 20% for every 5 years as mentioned below.

From:

- 18-1-2023 to 17-1-2028 = Rs 5000/- (Rupees Five thousand only) Per Month.
- 18-1-2028 to 17-1-2033 = Rs 6000/- (Rupees Six thousand only) Per Month.
- 18-1-2033 to 17-1-2038 = Rs 7200/- (Rupees Seven thousand Two Hundred only) Per Month.
- 18-1-2038 to 17-12-2042 = Rs 8520/- (Rupees Eight thousand five hundred twenty only) Per Month.

1) The lessee do hereby covenant with the lessor as follows:

- A) To pay the rent reserved at the time and in the manner aforesaid.

Lessor *K. Shajahan*

Lessee *K. Baba Sahes.*

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Bk -1, CS No 129/2023 & Doct No
120/12023. Sheet 3 of 10
JOINT SUBREGISTRAR215
Kalkiri

CERTIFICATE OF SCANNING
The Document has been Scanned
with the identification No:1003..1.20 of 2023

J. Parvath
Signature of the Registrar Officer





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
Purchased by:
K BABA SAHEB
S/O K KHADAR SAHEB
REGALLU VILLAGE

Denomination: 100 Date: 12-12-2018
For:
SELF

Stamp S. no CC 027195
Sub Registrar
Ex. Offico Stamp Vendor
SRO Kalikiri

- B) To obtain and renew all necessary licenses and permits in respects of the demised premises by reason of it being used for storing, selling, or otherwise carrying on trade in petrol, petroleum products all and kindred motor accessories or provision / installation / operation of any facilities as detailed above or any other trade or business and to observe and perform all local, police and Municipal Rules and Regulations in connection with such use.
- C) To pay all charges of Gas or Electricity consumed in or up to the demised premises as shown by the separate meter or meters thereof and to pay the rent of such meter or meters.
- D) To permit the lessor and their agent duly authorised by them to enter into and upon the demised premises at all reasonable times for the purpose of viewing the conditions of the demised premises.
- E) To indemnify and to keep indemnified the lessor against all claims, demands, suits, decrees and awards whatsoever which may be brought or passed against the lessor by reason of any damage caused to any adjoining owners or occupant and others by reasons of any explosion or other accident consequent upon such cases of the demised premises as aforesaid.
- F) To deliver up the demised premises to the lessor at the expiration or sooner determination of the said term or its renewal after restoring the demised premises in its former condition.

2) The lessor do hereby covenant with the lessee as follows:

- A) To pay and discharge all existing and future Govt., Municipal or other rents, cesses, rates, Taxes and assessment payable in respect of the demised premises and the same shall not recoverable from the lessee.

Lessor: K. Shajahan

Lessee: K. Baba Saheb.

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అంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 Purchased By: K BABA SAHEB
 S/O K KHADAR SAHEB
 REGALLU VILLAGE
 For: **SELF**
 Date: 12-12-2018

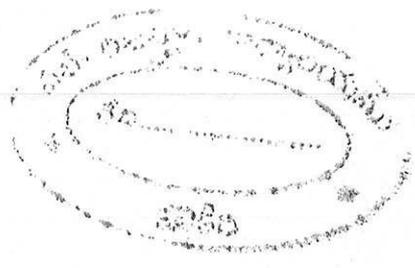
Stamp S. no: CC 027194
 CC 194
 Sub Registrar
 Ex. Office Stamp Vendor
 SRO Kalikiri

- B) That if the lessee shall punctually pay the rent and observe and perform the covenants and conditions on the part of the lessee therein contained, the lessee shall quietly enjoy the demised premises during the period of the lease or its renewal without interruption by the lessor or any persons lawfully claiming under or in trust for the lessor or otherwise howsoever.
 - C) That the lessor will not sell or agree to sell their title and interest in the demised premises until the expiration of 90 (Ninety) days after they shall have given to the lessee notice of their intention to sell which notice shall state the price at which the lessor shall intend to sell and such other particulars as the lessee may require and shall give an option to the lessee to purchase the demised premises at the said price, such option to be exercised within a period of 90 (Ninety) days from the date of receipt of such notice.
 - D) If the lessee does not exercise the option to purchase the demised premises, the lessor will inform the prospective purchaser of the lease agreement and its terms entered into with the lessee and refund to the lessee the amount of rental due for the remaining period of the lease, if the same is paid in advance.
- 3) Provided always and it is mutually agreed as follows:
- A) The lessee shall be at liberty to license or sublet the demised premises or any part thereof for use for all or any of the purpose aforesaid without the consent of the lessor.

Lessor: K. Shajahan

Lessee: K. Baba Sahes.

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/20 / 2023. Sheet 5 of 19
JOINT SUBREGISTRAR215
Kalikiri



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65



Sec 20
 Purchased by
 K BABA SAHEB
 S/O K KHADAR SAHEB
 REGALLU VILLAGE

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Denomination: 100

Date 12-12-2018

For
SELF

Stamp S. no CC 027193
 CC 27193
 Sub Registrar
 Ex. Officio Stamp Vendor
 SRO Kalikiri

- B) The lessee shall be at liberty (1) To construct, fix, erect and maintain in or upon or fasten to the demised premises, office and trade fixtures and fittings such as screens, counters, partitions, benches, shelves, lockers and sun-blinds and Gas, electric fittings lights and fans and construct other buildings, structures, wells, tube wells or install equipment to provide / install / operate Any Time Money (ATM) counter, Public Call Office (PCO), Internet Centre (cyber café / Cyber kiosk), convenience stores, Beverage Fountains (cold drinks / coffee / tea etc.) and (2) To remove the said fixtures and fittings and also the said underground tanks and delivery pumps and shelter with their appurtenances and other building erections and equipment during the term of the lease or at the expiration or sooner determination of the lease or with in one month thereafter without objection on the part of the lessor, but in such case, the lessee shall make good any damage which may be caused to the demised premises by such removal.
- C) The lessee shall be at liberty to affix, place or display name boards, sign boards, advertisement boards and advertisements and signs of any nature whatsoever in relation to the business of the lessee or its sub-lessee or licenses to in open or from any part of the demised premises.
- D) If any rent shall be 90 days in arrears (after being demanded) or if the lessee shall omit to perform or observe any covenant or condition on the part of the lessee herein contained and shall continue for 60 days after notice thereof to the lessee. The lessor may re-enter forthwith upon the demised premises or upon any part thereof in the name of the whole and the lease shall thereupon determine but without prejudice to any claim which either parties hereto may have against the other in respect of any breach, non-performance of any of the covenants and conditions herein contained.

Lessor K. Shajahan

Lessee K. Baba Sahab.

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Bk - 1, CS No 129/2023 & Doct No
120 / 2023. Sheet 6 of 10
[Signature]
JOINT SUBREGISTRAR
Kalikiri





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 Purchased By: K BABA SAHEB
 S/O K KHADAR SAHEB
 REGALLU VILLAGE
 Denomination: 100
 For **SELF**
 Date 12-12-2018

Stamp S. no CC 027192
 Sub Registrar
 Ex. Offico Stamp Vendor
 SRO Kalikiri

- E) Thereafter, the lessee shall be at liberty to determine this agreement by giving to the lessor three months notices in writing expiring at any time during the currency of this agreement.
- F) The lessee shall be at liberty to determine this agreement only after obtaining prior written approval from Hindustan Petroleum Corporation Limited.
- G) The stamp duty and registration charges payable in respect of this agreement and duplicate thereof shall be borne and paid by the lessor and lessee in equal share and each party hereto shall bear and pay its own solicitors charges and the lessee shall retain the original agreement and the lessor the duplicate thereof.
- H) No advance being paid.

In witness whereof the lessor and the duly constituted attorney of the lessee have hereunto set their respective hands, the day and the year first above written.

Lessor K. Shaikaher

Lessee K. Baba Sahes.



Serial No. 100
 Purchased By: K BABA SAHEB
 S/O K KHADJAR SAHEB
 REGALLU VILLAGE
 Denomination: 100
 For: **SELF**
 Date: 12-12-2018

Stamp S. no: CC 027188
 Sub Registrar: *[Signature]*
 Ex. Officio Stamp Vendor
 SRO Kalikiri

The Schedule Referred to:

All that piece and parcel of land admeasuring an extent of Ac 0.34 cents in SURVEY NO. 342-1 situated at KALIKIRI (V&M), ANNAMAYYA DISTRICT, A.P. IN THE REGISTRATION SUB DISTRICT OF KALIKIRI.

- On the North by : voota cheruvu
- On the South by : Tirupati – Madanapalli High Road
- On the East by : Dastigiri site and house
- On the West by : voota cheruvu

Lessor: *K. Shajam*

Lessee: *K. Baba Sahab*



Serial No. 100100
 Purchased By: K BABA SAHEB
 S/O K KHADAR SAHEB
 REGALLU VILLAGE
 Denomination: 100
 For **SELF**
 Date: 12-12-2018

Stamp S. no CC-027190
 Sub Registrar
 Ex. Offico Stamp Vendor
 SRO Kalikiri

And more particularly delineated on the plan hereto annexed being thereon surrounded by a red colour boundary line. No advance.

Signed by the above-named LESSOR *K. Shajahan*
in the presence of:

Witness: 1. Signature *K. Azaruddin* Name & Address *(K. Azaruddin) s/o. K. Shajahan, Kalikiri.*

2. Signature *Poddisekhar M.* Name & Address *s/o Reddeppa, Kalikiri.*

Signed by the above-named LESSEE *K. Baba Sahab.*

In the presence of:

Witness: 1. Signature *K. Azaruddin* Name & Address *(K. Azaruddin) s/o. K. Shajahan, Kalikiri.*

2. Signature *Poddisekhar M.* Name & Address *s/o Reddeppa, Kalikiri.*

Drafted by:- *N. Jawahar*
(C. SAIKRISHNA RAO)
 KALIKIRI.

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Certificate forthwith in favor of the 6th Respondent as illegal, improper, unjust and contrary to law.

3. I submit that I am a permanent resident of Jangampalli of Kalikiri Mandal of Annamayya District and depending on agricultural operations. I submit that in our village there is a project called as Kalikiri Project for the purpose of irrigating the lands situated in or around Kalikiri Mandal particularly Rajuvaripalli, Vagallavari Palli, Yarraballi, Chatipalli, Balakunta etc., I submit that for the said project several acres of lands are being cultivating and many agriculturists are benefited for the said Kalikiri Project. I submit that the said project is useful for not only agricultural purpose but also used for drinking water including fishing activities.

4. I submit that while the matters stood thus I came to know that the 6th Respondent proposed to open a new outlet for the sale of petroleum products at Pileru to Madhanapalle road for which it seems that he made an application to the revenue authorities including the respondents herein for No Objection Certificate. I submit that for the proposed new outlet is false within the tertiary of Kalikiri Project. It is relevant to submit that the 6th Respondent is proposed to establish the new outlet petrol pump nearby Lake to Kalikiri Project, which is situated within 50 meters form the Lake.

5. I submit that the proposed outlet situated on both sides of the project site, the said fact has been suppressed by the 6th Respondent by mis representing the authorities saying that this land belongs to Government and no way connect to Kalikiri Project. I submit that taking into consideration the 6th Respondent No Objection Certificate is consider for opening new outlet for the sale of petroleum project the entire lake (tank) at Kalikiri village will be polluted due to spillage and the entire environment will get spoil. I submit that the entire villagers are apprehended by opening new outlet near to the

Kalikiri Project there is a danger of livelihood in view of the fact that the water will get polluted as there are about more than 5,000 families are depending on the Kalikiri Project for cultivation including Fishing and water for cattle.

6. It is brought to the notice of this Hon'ble Court that Kalikiri is a small town and most of the people are depending on the agricultural operations. I submit that I am also a small farmer in the village and depending on the agricultural operations. If the petrol outlet is open nearby the Kalikiri Project, myself and my family members are also effected person among other villagers. I submit that I am aggrieved person for the newly establishing outlet of the 6th Respondent. I submit that hence I constrain to make a representation dated 22/05/2023 and 01/07/2023 to the Respondents herein requesting not to issue No Objection Certificate in favor of the 6th Respondent herein.

7. I submit that I also made a several oral requests to the authorities for not to issue No Objection Certificate. I submit that I came to know that the 6th Respondent herein openly proclaiming that he will get the No Objection Certificate and open the new petroleum outlet in land in Sy.No.342 and 342/1 of Kalikiri village and Mandal of Annammaya District and the same is allowed myself and the other villagers will be put to irreparable of loss and failure of justice will also occasion. I submit that I am herewith enclosing copies of the photographs of Kalikiri Project and E.C., Representations for kind perusal of this Hon'ble Court. I submit that I have no other alternative remedy except to invoke the extraordinary jurisdiction of this Hon'ble Court. If this Hon'ble Court would not interfere I will be put to untold hardship and failure of justice will also occasion.

8. I submit that I have no other alternative remedy except to invoke the extraordinary jurisdiction of this Hon'ble Court under Art.226 of the Constitution of India.

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9. I submit that I have not filed any other writ petition and initiated any proceedings before any court for the same and substantial relief that is prayed in this writ petition.

For the reasons stated above, it is therefore prayed that this Hon'ble Court may be pleased to issue a writ of Mandamus declare the action of the Official Respondents in not considering Petitioners Representations dated 22/05/2023i and 01/07/2023 for not to Issue No Objection Certificate in favor of the 6th Respondent in respect of the lands in Sy.No.342 and 342/1 of Kalikiri Village Annammya District for sale of new petroleum outlet as illegal, improper, unjust and contrary to law and without following the procedure and pass such other order in the interest of justice.

Under the above circumstances, it is therefore prayed that this Hon'ble Court may please to direct the Official Respondents to consider the Petitioners Representation dated 22/05/2023 and 01/07/2023 for not to issue No Objection Certificate in favor of the 6th Respondent pending disposal of the writ petition and pass such other order in the interest of justice.

Sworn and signed before me on this
16th day of July 2023, at Amaravathi.

Deponent

Attested/Advocate

VERIFICATION STATEMENT

I P. Chennaiah, being the petitioner herein, do hereby declare that what has been stated in the above paras, including prayer paras are true and correct to the best of my knowledge, belief and also based on legal advice given to me.

Verified at Amaravathi, on this the 16th day of July 2023.

Counsel for the petitioner

Signature of the petitioner

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Shot on OnePlus
By Kachi

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Shot on OnePlus
By Madhu

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Shot on OnePlus

By Mizhu

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**BEFORE THE NATIONAL GREEN
TRIBUNAL (SOUTH ZONE)
AT CHENNAI**

APPLICATION NO. 121 OF 2023(SZ)

IN THE MATTER OF:

P.Chennaiah (M/A 52 years)
S/o.P.Venkatramaiah
Kalikiri, Chittoor
Andhra Pradesh - 517234.
...Applicant

Vs

1. The Sub Collector
Madanapalle
Andhra Pradesh - 517330
& others
...Respondents

INDEX TO TYPED SET OF PAPERS

*Received (for Applicant)
S.P.D.K 17.10.23
D.Prasanna*

M/s Y.PRAKASH
R.VINOTH KUMAR
R.SIDHARTH
N.SANJEEV KUMAR
Counsel for the Respondent
Ph.9444025868