

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL - SOUTHERN ZONE
AT CHENNAI**

ORIGINAL APPLICATION NO. 154 OF 2016 (SZ)

BETWEEN

Human Rights & Consumer Protection Cell Trust & ors

... Applicant

AND

CORAM

..... Respondents

**JOINT COMMITTEE INSPECTION REPORT SUBMITTED BEFORE THE HON'BLE
NATIONAL GREEN TRIBUNAL, SOUTHERN ZONE AT CHENNAI**

1. It is humbly submitted that Hon'ble National Green Tribunal, Southern Zone at Chennai in their order Dt:16.06.2020 in O.A.No. 154/2016 have pleased to constitute a Joint Committee comprising of (1) Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (2) District Collector, Ranga Reddy District (3) Senior Officer of State Environment Impact Assessment Authority, Talangana and (4) Senior Scientist of Telangana Pollution Control Board to inspect the area in question and submit factual report and action taken report if there are any violations regarding the clearance of permission granted to the respondents in implementing their project including imposition of environment compensation and removal of encroachment if any found.

2. It is humbly submitted that in pursuance of the orders passed by the Hon'ble NGT following officials have inspected the area in question located in Puppalguda, Gandipet Mandal, Ranga Reddy District on 16.09.2020.

1. Sri G.Gangadhar, Secretary State Expert Appraisal Committee, State Environment Impact Assessment Authority, Talangana.
2. Sri G.Hanmantha Reddy, Senior Environment Engineer, Telangana State Pollution Control Board
3. Sri S.Balakrishna - Director Planning-I, Hyderabad Metropolitan Development Authority [Representative of Metropolitan Commissioner, HMDA]

::2::

3. Further it is humbly submitted that following officials from Hyderabad Metropolitan Development Authority, Irrigation and Canal area Development Department and office of District Collector, Ranga Reddy District were also present during the joint inspection.

1. Sri Raja Sekhar, Tahsildar, Gandipet Mandal (Representative of District Collector, Ranga Reddy District).
2. Sri P.Ganesh Kumar, Surveyor, Gandipet
3. Sri H.Nikesh Kumar, Assistant Executive Engineer, I & CADD, Gandipet Section

4. It is humbly submitted that the site under reference is located in Puppalguda area of Manikonda Municipality and falling in the HMDA limits.

5. It is humbly submitted that during the joint inspection, Officials of Hyderabad Metropolitan Development Authority have furnished the Master Plan of the above area and as per which the above layout area is earmarked for Residential use zone in the HMDA Master Plan. Further observed that the entire area is developed with residential Buildings (Independent Houses / Apartments), shops and other non-residential buildings.

6. It is humbly submitted, during the joint inspection it is learnt that in the year 1990 the then Hyderabad Urban Development Authority (Presently Hyderabad Metropolitan Development Authority) vide file No.1967/MP2/HUDA/1990, dt; 20-7-1990 issued a Draft Layout in an extent of area 50.10 Acres in Sy.Nos. 61, 62, 64, 65, 67, 68/1, 68/2, 69, 70, 70/1, 71, 72/1, 72, 73, 76, 77/1, 85/1, 86, 94/P & 120 to 126 of Puppalguda (V) and Sy.No. 5 & 6 of Manikonda Khalsa and Sy.No. 144/E (P) and 146 of Manikonda Jagir (V) Gandipet Mandal, R.R. District which was applied by Sri S.Dhanunjaya Rao and others said to be GPA holders cum Layout Developer of Secretariat Staff Co-op. Society to facilitate the Layout Development i.e. formation of Roads, drains, water supply and street lighting in the Layout as per the standard specifications within a period of one year i.e., to complete the same by 19-7-1991, subject to condition that the final layout will be issued after completion of developmental works and after handing over 10% open spaces and roads to the Local Authority through a Register Gift Deed. While approving the draft layout one more condition was also insisted that the proposal shall deemed to be lapsed in event of non-completion of the development works within the stipulated time period and the draft Layout approval will automatically stands cancelled.

7. Further it is submitted that after 4 months from date of issue of draft letter, the then HUDA has issued Revised draft Layout to an extent of Ac.69-38 gts in Sy.Nos.52/1/4, 52/1/5, 61, 62, 63, 64, 65, 67, 68/1, 68/2, 69, 70, 70/1, 71, 72/1, 72, 73, 76, 77/1, 85/1, 86, 94/P & 120 to 126 of Puppalaguda (V) in sy.Nos.5 & 6 of Manikonda Khalsa (V) and Sy.Nos.144/E(P) and 146 of Manikonda Jagir(V) in file No.1967/MP2/HUDA/1990, dt: 27-11-1990 and in the revised draft layout also same condition was insisted that the layout shall be developed within 1 year from the date of issue of draft layout and if it is not developed same will automatically stands cancelled.

8. It is learnt that the applicant has not completed the layout development works in the stipulated time period and therefore the then HUDA has cancelled the Draft Layout on 28-11-1997. Subsequently in the year 2000 the Residents Welfare Association of above layout made a representation dt: 13-11-2000 and the same was examined by the then HUDA and noticed that the development of Roads, Water Supply, Electricity etc., are not provided as per rules. So the then HUDA wrote a letter dt: 11-4-2001 to the District Collector, Ranga Reddy District with a request to direct the concerned Executive Authority / Sarpanch, Puppalaguda Gram Panchayat not to permit any construction activities and to take necessary action on the un-authorized constructions which are already raised, until the final layout is approved by the HMDA.

9. It is humbly submitted that on perusal of the Draft layout approved by the then HUDA it is observed that the total extent of the layout is Ac.69-38 gts and of which 10% area i.e. Ac 8.36 Gts is earmarked for open space (Park) which is spread over at 8 locations and one of which was earmarked for school purpose. The above open spaces were proposed all along a Nala on either side of Nala. But during the inspection it is observed that at present all these open spaces are covered by Buildings as submitted below.

Sl. No	Open Space No.	Present Status	No. of Structures
1	Open Space No.1	Covered by 5 Residential apartments of Stilt +4 Floors, 7 Independent Houses of G+2 Floors, 1 School Building of G+2)	13
2	Open Space No.2	Covered by 1 Residential apartments of Stilt +4 Floors under construction, 3 Independent Houses of G+2 Floors and 1 under construction Stilt Floor.	5
3	Open Space No.3	Covered by 6 Residential apartments of Stilt +4 Floors	6
4	Open Space No.4	Covered by 2 Residential cum Commercial apartments of Stilt +4 Floors, 2 Residential apartments of Stilt +4 Floors	4
5	Open Space No.5	Covered by 14 Residential villa consisting of Stilt +3 Floors	14
6	Open Space No.7	Covered by 7 Residential apartments of Stilt +4 Floors, 3 Independent Houses of G+3 Floors, 2 Independent Houses of G+2 Floors	12
7	Open Space No.7	Covered by 4 Residential apartments of Stilt +4 Floors, 5 Independent Houses of G+3 Floors, 3 Independent Houses of G+2 Floors	12
8	Open Space No. 8	No constructions were noticed	

::4::

9. It is humbly submitted during the inspection it is noticed that some of the above buildings are unauthorized Buildings and some were permitted by the then Puppalguda Gram Panchayat on the assumption that the Draft layout approved by HMDA in the year 1990 was subsequently cancelled in 1997 thereby layout pattern approved by HMDA with open spaces as submitted was not in force. The Municipal Commissioner, who was present during the inspection was asked to furnish the details of each building and approvals vide Lr. No.1967/MP2/HUDA/1990, dt;29-09-2020 and same are awaited. Regarding encroachment of nala passing through the above layout it is observed that number of buildings are existing all along this nala and Irrigation & Revenue Officials were requested to demarcate the nala portion to ascertain whether there are any encroachments into Nala portion vide Lr. No.1967/MP2/HUDA/1990 dt.29.09-2020 and same is awaited.

10. Further it is humbly submitted that during the inspection a copy of the layout plan said to be approved by the Sarpanch of Puppalguda Gram Panchayat was produced before the Committee and it is observed that in the said layout plan there are no any open spaces left for public purpose and the present developments on the ground are as per the said layout pattern. A copy of the same is annexed to this report for kind perusal of Hon'ble Tribunal. Further during the inspection it is learnt that with regard to encroachment of open spaces in the above layout, one Mr. Chandrakanth Goud one of the resident of the above layout has filed a complaint before the Hon'ble Lokayuktha, Hyderabad in Complaint No. 4344/2013/B2 against the sarpanch of the then Puppalguda Gram Panchayat and same is pending for adjudication in the Hon'ble Lokayuktha, Hyderabad.

11. The above status report is submitted before the Hon'ble National Green Tribunal, Chennai for kind perusal and it is prayed that necessary order or orders may be passed as deemed fit.

1.



(Sri G.Gangadhar, State Environment Impact Assessment Authority, Talangana)

2.



(Sri G.Hanmantha Reddy, Senor Environment Engineer Telangana State
Pollution Control Board)

3.

143 Same

(Senior Official from State Environment Impact Assessment Authority,
Telangana)

4



(S. Balakrishna - Director Planning-I, Hyderabad Metropolitan Development Authority) [Representative of Metropolitan Commissioner, HMDA]

5.



(Rajshakar Tahsildar, Gandipet Mandāl (Representative of District Collector Ranga Reddy District)



**BEFORE THE NATIONAL
GREEN TRIBUNAL,
SOUTHERN ZONE AT
CHENNAI**

Application No.154 of 2016

Human Rights and Consumer
Protection Cell Trust

..... Applicant

-Vs-

The State of Telangana

& 8 Others

.....Respondents

**JOINT COMMITTEE
REPORT FILED BY THE
FOURTH RESPONDENT**

T.Sai Krishnan

Counsel for 4th Respondent