

**GOVERNMENT OF TELANGANA  
REVENUE DEPARTMENT**

**From:**  
D. Amoy Kumar, I.A.S.,  
District Collector,  
Rangareddy District

**To:**  
Smt. H. Yasmeen Ali  
Counsel for Telangana ,  
NGT, Chennai.

**Lr. No. LP/1305/2020 Dated: 28.01.2021**

Sir,

Sub:- Tanks – Rangareddy District – Gandipet Mandal – OA No 189/2020 (SZ) filed by Sri. A. Revanth Reddy before the Hon'ble NGT, Chennai on the alleged encroachment in Narsingi Lake 2, Mushkin Cheruvu village to Nagireddy Kunta – Certain information called for - Joint Inspection report - Submitted-Reg.

- Ref:-
- 1) Order of the Hon'ble NGT in OA No 189/2020, dt:: 30-09-2020, received through E-Mail.
  - 2) This Office Lr. No. LP/1305/2020 Dated 31.08.2020 addressed to HMDA.
  - 3) This Office Lr. No. LP/1123/2020 Dated 10.06.2020 addressed to RDO, Rajendranagar, Tahsildar Gandipet , Municipal Commissioner, Narsingi Municipality, the EE, North Tank Division, Buddha Bhavan.
  - 4) This Office Lr. No. LP/1305/2020 Dated 10.12.2020 addressed to Smt. H. Yasmeen Ali, Counsel for Telangana, NGT, Chennai.
  - 5) Joint Inspection Report of RDO Rajendranagar, Tahsildar Gandipet, Deputy Executive Engineer and Mandal Surveyor, dt:11-01-2021.

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I invite kind attention to the reference 1<sup>st</sup> cited, wherein the National Green Tribunal, Southern Zone, Chennai in OA No 189/2020 (SZ) has directed to submit a detailed report on the encroachments made in and around the Narsingi Lake 2, Mushkin Cheruvu and Nagireddy Kunta of Gandipet Mandal R.R. District.

In this regard, it is to submit that, vide ref 3<sup>rd</sup> cited addressed a letters to RDO, Rajendranagar, Tahsildar Gandipet , Municipal Commissioner, Narsingi Municipality, the EE, North Tank Division, Buddha Bhavan to furnish the details of permission granted in the above lands along with the conditions imposed on the aspect of existing canals, if any in the land while sanctioning the permission and submit report at the earliest for onward submission before the Hon'ble National Green Tribunal, South Zone, Chennai .

Vide ref. 5<sup>th</sup> cited, the Joint inspection report submitted by the RDO, Rajendranagar Division, Tahsildar Gandipet , Municipal Commissioner, Narsingi Municipality, the Executive Engineer, North Tank Division, Buddha Bhavan is enclosed herewith for kind perusal and necessary action.

In view of the above, I am herewith submitting a copy of the location Sketch, Village Map, Google map & Joint inspection report and request kindly to present before the Hon'ble NGT Chennai and communicate the orders issued by the Hon'ble NGT so as to take further necessary action in the matter.

Yours faithfully,

District Collector,  
Rangareddy District.

Copy to RDO, Rajendranagar Division for taking necessary action in the matter.

## JOINT INSPECTION REPORT

### **Officers Present:-**

- 1) K. Chandrakala, RDO, Rajendranagar
- 2) A. Rajashekhar, Tahsildar, Gandipet Mandal.
- 3) A. Ranga Reddy, Executive Engineer, I&CADD, I.B. Division, Hyd.
- 4) G. Venkata Ramana Dy. E.E, I&CADD I.B. Sub- Division, Chevella
- 5) Ganesh Kumar, Mandal Surveyor, Gandipet Mandal
- 6) H. Nikesh, A.E.E., I&CADD, I.B. section, Gandipet.
- 7) Bhunaveshwari, A.E.E. TSPCB, Regional Office, R.R. District.

### **Date of Inspection:- 11-01-2021**

**Sub:-** Tanks - R.R. District – Gandipet Mandal – Narsingi & Puppalguda village – Narsingi Lake 2, Mushkin Cheruvu to Nagireddy Kunta – OA No. 189 of 2020 (SZ) filed by A. Revanth Reddy before the Hon'ble NGT, Chennai – Report called for – Submitted – Reg.

**Ref:-** Collector, R.R. Dist Lr.No. LP/1305/2020, Dt: 17-12-2020.

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With reference to the 1<sup>st</sup> cited, it was requested to conduct joint inspection and submit detailed report on the encroachments made in and around the Narsingi Lake 2, Mushkin Cheruvu and Nagireddy Kunta of Gandipet Mandal R.R. District.

### **Narsingi Lake 2:-**

As per the village map and Revenue Records, there is no lake but as per Survey of India Topo sheet No. E44M7, the lake exists in Sy.No. 273, 274 & 275 adm., Ac. 8-00 Gts of Puppalguda village. Further it was noticed that, as per the village map, there is no sluice, no other components are found. On ground, the excavation work is under progress by M/s. Phoenix Group, Hyderabad.

Further it is to submit that, on verification of the available records, which are as follows:-

1. Joint Collector, R.R. District, Lr.No. E1/2792/2008, Dt:- 17-07-2008 addressed to Vice Chairman, HMDA, HUDA. (Copy enclosed)

"The Joint Collector, R.R. District reported that the matter was got enquired by the DC & Tahsildar, Rajendranagar Mandal, RDO, Chevella Division & E.E. North Tank Division and it was reported that the lands in Sy. No. 271 to 274 total extent of Ac. 26-35 Gts of Puppalguda village are Patta lands and there are no water bodies are existing in the said survey numbers as per Revenue Records."

2. Gazette Notification vide No. 54 Dt:- 04-02-2010.

The Government have issued orders in which the lands in Sy.Nos. 271, 272, 272/1, 273, 273/1, 274 adm., Ac. 26-35 Gts of Puppalguda village which is presently earmarked for partly water body use and partly recreational (Green buffer zone) use in the notified Master Plan of Hyderabad Outer Ring Road Growth Corridor, is now proposed to be designated as Multipurpose Use zone.

*Chandra*

3. Executive Engineer, NTD, Lr.No. EE/NTD/DB/DEE3/HD/2013/1281/1126,  
Dt: - 06-08-2013 addressed to Metropolitan Commissioner, HMDA,  
Tarnaka

"The Executive Engineer has reported that M/s. Demi Realtors represented by Sri.O.S.Karunakar Reddy, Managing Director seeking change of land use partly water body use and partly recreation (Green buffer zone) use to multipurpose use in Sy No.271 to 2/4 of Puppalaguda(V). Rajendranagar(M) R.R. District to an extent of Ac 26-35 Gts.

In this connection, a letter has been addressed to Deputy Collector Tahsildar, Rajendranagar (M) for attending Joint inspection on 02.02 2013.

The Deputy Executive Engineer has inspected the site on 31.5.2013 along with the concerned A.E. and Mandal surveyor and verified the said site and reported the following observations.

1. There is a Bulakpur nala (disused nala) which is flowing from the western side of the site and passing along the northern boundary of the site.
2. There is a BT road on the southern side of the existing survey numbers with Gandipet water conduit line and Manjeera Water pipe line on either side of it.
3. There is outer ring road and service road on the western side of said Survey numbers.
4. The disused nala which is flowing from the west side of the site was disturbed due to the construction of the ORR and service road. A culvert was constructed, but the continuity of the nala is not maintained due to which the water is not flowing into the nala instead, it is flowing into the said site and stagnating in the low lying area of the site.

The Superintending Engineer, has inspected the site in Sy no.s 271 to 274 on 30.7.2013 and issued inspection notes and observed that Survey of India Map shows an indication of existence of water body in the said land without exhibiting the water colour in it. It was further reiterated that the low ground slushy in condition in the said site might be due to the diversion of the water into the said site from the Bulkapur nala (disused canal), whose continuity was disturbed at the time of construction of ORR and service road without connecting the Bulkapur nala, owing to which water is stagnating in the said site.

Further I am to submit that this office submitted a detailed report to the District Collector, R.R. District wherein it was stated that the Deputy Executive Engineer, Sub-Division No. 1 of this Division along with Mandal Surveyor of Rajendranagar (M) have inspected the site in Sy.Nos. 271 to 274 on 08.05.2008 and reported that as per physical verification at Sy.Nos. 271 to 274 of Puppalguda, there are no water bodies existing in the said survey numbers. Further, the Dy. Executive Engineer has reported that along the periphery of north of the said Sy.Nos. Bulkapur nala is passing and at the south of the survey numbers road and pipe line is existing.

Further, it is to submit that, the Joint Collector-, R.R.District in his letter has stated that the land in Sy.Nos.271 to 274 total extent Ac.26-35 Gts of Poppalaguda(V), Rajendranagar(M). R.R.District are patta lands and that there are no water bodies existing in the said survey number as per revenue records.

The Special Grade Deputy Collector and Revenue Division Officer, Chevella Division in his letter (Copy enclosed) stated that the land bearing Sy.Nos.271 to 274 as per pahani of Poppalaguda(V) for the year 2004-05 recorded as patta

in the above lands and there are no Inam lands.

Based on the strength of the inspection notes of the Superintending Engineer, HL & WBM Circle, Hyderabad, the reports of the Joint Collector, RR District (Copy enclosed) the report of the Special Deputy Collector & RDO Chevella (Copy enclosed) and in continuation of the report, it is reported that the nala course shall be maintained as green buffer zone and no building activity other than recreation use shall be carried out within 9 m from the defined boundary of the nala duly following the G.O.Ms. no. 168 dt 7.4.2012 scrupulously along the northern periphery of the site and further buffer from the conduit shall be maintained as per G O.Ms no. 111 dt 8.3.1996 along the southern periphery of the site. (Sketch vide Annexure - VI)

An undertaking on Rs.100/- non judicial stamp paper duly specifying conditions to be followed/ accepted by the applicant Sri. D. S. Karnukar Reddy Managing Director to this effect has been obtained from the applicant and a copy same is herewith appended vide Annexure VII."

4. Executive Engineer, I&CADD, I.B. Division Lr.No. EE/IB/HYD/DB/D2/2020-21/2199, Dt:- 11-12-2020 addressed to M/s. Phoenix Global Spaces Pvt. Ltd

"The Executive Engineer informed that the Bulkapur Nala, a buffer of 9.00 meters has to be maintained from the revenue boundary of the Nala as per G.O. Ms. No. 168 MA&UD Dept., Dt:- 07-04-2012 and similarly a Buffer of 30.00 meters has to be maintained from the boundary of Gandipet Raw water intake as per GO Ms.No. 111 MA&UD (II) Dept., Dt:- 08-03-199 and advised to approach Revenue Dept., for the purpose of marking the boundary of Bulkapur Nala as per village map."

5. G.O. Ms. No. 240, Dt:- 05-09-2019 MA&UD (Plg.III) Dept.,

The Government have issued G.O. notifying the lands in Sy.Nos. 271, 272, 272/1, 273, 273/1, 274 adm., Ac. 26-35 Gts of Puppalguda (v) as TSIIC Industrial Area Local Authority (IALA).

6. Gazette Notification vide No. 176 Dt:- 06-09-2019

The Government have issued orders notifying the (2) IT parks, one of them was IT Park by Phoenix Group in Sy.Nos. 186 Ac. 1-05 Gts of Narsingi village and Sy.Nos. 271, 272, 272/1, 273, 273/1 and 274 total extent Ac. 26-35 Gts as Industrial Township and include the same in the adjoining Industrial Townships

7. G.O. Ms. No. 260, 26-10-2019 M&UD (Plg-I) Dept.,

The Government have accorded permission in G.O. Ms 260 MA which reads as:-

"The site in Sy.Nos. 271, 272, 272/1, 273, 273/1, 274 of Puppalguda (v) Rajendranagar (M), R.R. District to an extent of Ac. 26-35 Gts, the boundaries of which are given in the schedule below, which is presently earmarked for Partly Water body use and Partly Recreational (green buffer zone) use in notified Master Plan of Hyderabad Outer Ring Road Growth Corridor approved by the Government in G.O. Ms. No. 470 MA Dt:- 09-07-2008 is now designated as Multipurpose Use zone since as per the remarks of Joint Collector & EE Irrigation the above Sy. Nos. are

patta lands and as per Revenue Records there is no water body in the above survey numbers.

8. Further the State Level Environment Impact Assessment Authority (SEIAA), GOI., vide SEIAA/TS/OL/RRD-576/2020, Dt:- 06-08-2020.

"The State Level Environment Impact Assessment Authority (SEIAA) granted permission for Commercial Office Complex in favour of M/s. Phoenix Global Spaces Pvt., Ltd., in Sy.Nos. 272/1, 273/1 of Puppalguda village, Gandipet Mandal.

9. Further the Telangana State Pollution Control Board, Hyderabad vide Order No. 60/TSPCB/CFE/RRD/RO-RR-/HO/2020-1369, Dt:- 09-12-2020 has issued Consent Order for Establishment in favour of M/s. Phoenix Global Spaces Pvt., Ltd., in Sy.Nos. 272/1, 273/1 of Puppalguda village, Gandipet Mandal.

### **Mushkin Cheruvu:-**

As per the village map and Survey of India Topo sheet, the lake exists in Sy.No. 258, 259 & 260 adm., Ac. 52-05 Gts of Puppalguda village. The lake is notified tank vide No. 2926 as per HMDA lakes list and the tank is intact. Further it was noticed, there is one sluice, channel towards Nagireddy Kunta as per village map.

### **Nagireddy Kunta:-**

As per the village map and Survey of India Topo sheet No. E44M7, the lake exists in Sy.No. 487, adm., Ac. 8-12 Gts of Manchirevula village. The lake is notified vide No. 2900/EN/02 as per HMDA lakes list and as on toady there is no water body and is padav/vacant in nature. Further it was noticed, there is a channel which leads towards Musi River as per village map. The Sy.No. 487 is covered with ceiling land and a W.A. No. 70 of 2019 before the Hon'ble High Court for the State of Telangana which is pending.

It is to further submit that,

The HMWS&SB, Hyderabad Dt:- 31-07-2018 issued NOC in favour of M/s. My Homes Constructions Pvt. Ltd.

"The Chief General Manager, (Engg.) has authorized to issue 'No Objection Certificate' to M/s My Home Constructions Pvt. Ltd for NO Objection Certification from HMWSSB to enable for applying permission from for development of Master Plan of HMDA, Radial Road No 5 which is proposed for connectivity from Mehdiptnam to ORR Service Road at Puppalguda Village from KM +325 to KM 5+800 along the Heritage Channel (Raw Water Conduit) Gandipet (M) Rajendra Nagar Rangareddy District The General Manager (Engg). OSM Dv No XVII Bhojagutta vide reference cited has informed that the site was in spite of 28 0. 2018 a along with DGM(EI and Manage (E) Osmansagar and observed that the applicants site is located all along the southern Road in between Chainage Ch Nos 167.00 and 178.00 The applicant has requested to accord permission to develop the Radial Road No 5 on Northern Southern side by providing Ramp at a length of about 100 00 Rmt by Constructing a Bridge over the Raw water Conduit during the inspection the applicant has requested to give permission to

construct a Culvert at Ch No 178 00 to Cross the Conduit side of Osmansagar Raw Water Conduit for ORR Service side.

HMWS&SB has no objection for obtaining permission from HMDA for development of Master Plan of HMDA. Radial Road No.5 which is proposed for connectivity from Mehdipatnam to ORR Service Road at Puppalguda Village from KM +325 to KM 5+800 along the Heritage Channel (Raw Water Conduit) Gandipet (M) Rajendra Nagar Rangareddy District As per G O Ms No 111 MA dt 08 03.1996 under point no 3 (n) the condition lo protection o' raw water channel from Osmansagar to Asifnagar Is that nor layout or building permission should be granted by Municipal Corporation of Hyderabad, Hyderabad Urban Development Authority Director of Town and Country Planning up to a maximum of 100 feet from the conduit site boundary.

While approving the layouts along with conduct a minimum of 9 meters wide road plus green belt to a maximum width of 100ft should be insisted to act as buffer on either do of conduit and the green belt shall be accounted as part of mandatory open space to be belt in the layout and draft notification vide Govt. Memo No. 261/2009 Dt. 16.0 .2009 on Annexure III Special measurement recommended by the committee (copy enclosed) and with the following conditions.

1. The applicant has to construct the retaining wall, slap culverts as per the RCC Standards as per the drawings enclosed for crossing CRS masonry Raw value conduit at Ch.No. 167.00 near ORR service Road and Ch.No. 178.00.
  2. The applicant has to following the provisions of the G.O.Ms No. 111 for protection of the Osmansagar Raw water conduit while undertaking developments/ constructions in the site on the Southern side of existing raw water conduit.
  3. No blasting activity should be carried out during the construction work when causes damages to the raw water conduit.
  4. Heavy vehicles should not moves across the raw water conduit.
  5. The tentative cost of Rs.35.00 lakhs for shifting of 800 mm dia RCC S x MGD the pipeline (2) locations Ch.No. 167.00 to Ch.No.178.00 are to be more as the applicant for development of Radial Road No.5 as contended by them in the letter addressed to the under signed."
- Further the State Level Environment Impact Assessment Authority (SEIAA), GOI., vide SEIAA/TS/RRD-71/2015-2242 Dt:- 31-12-2015.

" The State Level Environment Impact Assessment Authority (SEIAA) granted permission for residential complex in favour of M/s. DLF Home Developers Ltd., in Sy.Nos. 217, 218 to 225 of Narsingi and Sy.Nos. 263 to 267 of Puppalguda village.

- Further the SEIAA, SEAC Sub-Committee has submitted a report dt:- 17-11-2020 on the complaint of Sri. A. Revanth Reddy, Hon'ble M.P.,

"The SEIAA has passed general comments stating that M/s. DLF Home Developers Ltd., has not encroached / obstructed / damaged the flow of natural water from Narsingi Lake -2, Mushkin cheruvu to Nagireddy kunta, they are not located adjacent to the project site and there is no common water channel connecting these (3) water bodies. The NOC from Irrigation Dept., is required only in case, if the project site is bounded by any water body or any notified/defined water channels/streams passing through the project site. In the present case the NOC from Irrigation may not be required.

*Handwritten signature*

The company has submitted its proposal along with detailed reports, maps and presentation in the State Level Appraisal Committee (SEAC) meeting held on 18-08-2015, 17-11-2018 & 09-12-2015 and after examination of the site position and impact on environment in accordance with EIA Notification, 2006, the SEAC & SEIAA has issued the Environmental Clearance bearing No. SEIAA/TS/RRD-71/2015, Dt:- 31-12-2015 to the project."

- Further the Dy. E.E. & Tahsildar, Gandipet and others have submitted a joint inspection report to the District Collector, R.R. District regarding the Narsingi Lake-2 and other channels on Dt:- 24-07-2020.

During the joint inspection, on ground, duly verifying Revenue Records and Village Map and revealed the following aspects :-

1. The said Narsingi Lake – 2 (HMDA Tank ID No. 2939) is situated adjacent (South side) to the Bulkapur Nala which is a disused Nala and North side to the Osman Sagar lake water pipe line.
2. As per the Revenue Village Map there is no water body existed in the location and recorded as 'PATTA LAND'
3. As per Survey of India Topo Sheet, a dry pond is shown in this location, the lake is reported in HMDA list with lake ID – 2939. The mapping is done by collecting Geo-Coordinates from Topo sheet (E44M7) and arrived and extent of Ac. 8-00 Gts
4. As observed in Google Map images a small water body existed at this location.

The location sketch Map showing the Narsingi Lake – 2 with HMDA Lake ID\_ 2939 with Sy.Nos. and the same superimposed on village Revenue Map are enclosed.'

- Further the Dy. E.E. & Tahsildar, Gandipet and others have submitted a joint inspection report to the District Collector, R.R. District regarding the Narsingi Lake-2 and other channels on Dt:- 10-08-2020.

"During the joint inspection the Mandal Surveyor, Gandipet Mandal has demarcated the boundaries of Sy.Nos. 217/p, 218, 219, 220, 221, 222, 223, 224, 225 of Narsingi village and Sy.Nos. 263, 264, 265, 266, 267/p of Puppalguda village, Gandipet Mandal pertains to M/s. DLF Home Developers Limited with verifying Revenue Records and Maps with Tippon and revealed the following observations:

It is noticed that as per Survey of India Topo Sheet No. E44M7 one 1<sup>st</sup> order stream is passing through the site and it is revealed that the stream is connected into Storm water drain leads to Musikin Cheruvu along with Radial Road No. 5. Further as per Village map and Revenue Record, there is no stream existing.

Further also noticed that one more stream is passing through the South East boundary of Sy.Nos. 218 & 219 of Puppalguda of M/s. DLF Home Developers Limited and it is existed in Village Revenue Map. The towers are located about 16 Mts to 20 Mts away and does not obstruct the said stream.

The location sketch Map depicting the land in said Sy.Nos. corresponding to Streams (as per village Map and Survey of India Topo sheet Map) and same super imposed on Village Revenue Maps & Topo Sheet Maps are enclosed."

*Handwritten signature*

The Location sketch, village map and Google map are submitted herewith for taking further necessary action in the matter.

  
**Mandal Surveyor  
Gandipet Mandal**

  
**A.E.E. TSPCB,  
Regional Office, R. R. Dist**

  
**Municipal Commissioner  
Manikonda Municipality**

  
**A.E.E. I&CADD  
I.B. Section, Gandipet**

  
**Tahsildar  
Gandipet Mandal**

  
**Dy. Executive Engineer  
I.B. Sub-Division, Chevella**

  
**Executive Engineer, I&CADD  
I.B. Division, Hyd.,**

  
**Revenue Divisional Officer  
Rajendranagar Division 11/11/2024**

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GOVERNMENT OF ANDHRA PRADESH  
REVENUE DEPARTMENT

OFFICE OF THE COLLECTOR,  
RANGA REDDY DISTRICT.

Lr.No.E1/2792/2008

Dated: 17-07-2008.

To

The Vice Chairman,  
Hyderabad Urban Development Authority,  
Hyderabad.

Sir,

Sub:- HUDA - R.R. Dist. - Rajendranagar Mandal - Puppalguda Village - General Modification to the Master Plan / Development Plan / ZDP in terms of notification - dt. 2-4-1999 - Issued by Government of A.P. in M.A. & U.D. Department - M/s. Bhargavi Constructions - Rep. by V. Ramchandra Rao & others - M/s. Demi Realtors, Represented by D.S. Karunakar Reddy & others - Certain clarification sought for - submitted - Regarding.

- Ref:- 1) Vice Chairman, HUDA, Lr.No. 5324/MP1/Plg./HUDA/2008,  
Dated : 16-04-2008.  
2) Vice Chairman, HUDA, Lr.No. 5325/MP1/Plg./HUDA/2008,  
Dated : 16-04-2008.  
3) D.C. & Tahsildar, Serilingampally Mandal, Lr.No.B/4967/08,  
dt: 20-5-2008.  
4) RDO, Chevella Division, Lr.No.D/1854/2008, dt: 21-5-2008.  
5) E.E. North Tanks Division, Lr.No.DB/EE/NTD/991, dt: 24-5-2008.

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I invite kind attention to the reference cited, and submit that, certain clarification was sought on the application of M/s. Bhargavi Constructions, Rep. by V. Ramchandra Rao & others, M/s. Demi Realtors, Represented by D.S. Karunakar Reddy & others, regarding Ownership / Title of the lands to an total extent of Ac. 26-35 gts, falling in Sy.No.271 to 274 of Puppalguda Village, Rajendranagar Mandal, R.R. District and whether any Water Bodies are exiting in the said lands for change of land use from Recreational Zone to Multiple use Zone.

In this connection the matter has got been enquired through D.C. & Tahsildar, Rajendranagar Mandal, RDO, Chevella Division & E.E. North Tanks Division, Hyderabad, wherein the said officers have reported vide reference 3<sup>rd</sup>, 4<sup>th</sup> & 5<sup>th</sup> cited, that the land in Sy.Nos.271 to 274, total extent Ac. 26-35 gts of Poppalguda Village, Rajendranagar Mandal are Patta Lands and there are no water bodies are existing in the said Survey numbers as per revenue records.

Hence the same is submitted for favour of information.

Yours faithfully,

Joint Collector-I,  
Ranga Reddy District.

// ATTESTED //

*M. S. J. 17/1/08*  
District Revenue Officer  
Ranga Reddy District.

Copy submitted to Principal Secretary to Government M.A. & U.D. Department,  
Government of A.P., Hyderabad for favour of information.

Copy to M/s. Bhargavi Constructions, Represented by V. Ramachandra Rao.

Copy to M/s. Demi Realtors, Represented by D.S. Karunakar Reddy & others.



ఆంధ్ర ప్రదేశ్ రాజ పత్రము  
THE ANDHRA PRADESH GAZETTE  
PART-I EXTRAORDINARY  
PUBLISHED BY AUTHORITY

No. 54 ]

HYDERABAD, THURSDAY, FEBRAUARY 4, 2010.

NOTIFICATIONS BY GOVERNMENT

—x—

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT  
(I)

REVISED DRAFT VARIATION TO THE MASTER PLAN OF THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE OF THE LAND FROM PARTLY WATER BODY USE AND PARTLY RECREATIONAL (GREEN BUFFER ZONE) USE TO MULTIPURPOSE USE IN POPPALGUDA (V), RAJENDRANAGAR (M), R.R.DISTRICT.

[Memo. No. 14566/I, /2008, Municipal Administration & urban Development, 1st February, 2010.]

Whereas, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority has sent proposals to the Government for Change of Land use from Recreational Use and Water body Use to Multipurpose Use Zone in Sy.Nos.271, 272, 272/1, 273, 273/1, 274 of Poppalguda (V), Rajendranagar (M), R.R. District to an extent of Acres 26.35 Gts and requested to consider the same. While sending the proposal he has informed that the above site is covered by the Master Plan of Hyderabad Outer Ring Road Growth Corridor approved by the Government in G.O.Ms. No. 470 M.A dt.09. 07.2008.

And whereas, he has further informed that the District Collector, R.R. District in his Letter No. E1/2792/2008, dated.17.07.2008 has reported that the matter has got been enquired through Deputy Collector & Tahsildar, Rajendranagar Mandal, Revenue Divisional Officer, Chevella Division and Executive Engineer, North Tanks Divisions, Hyderabad and the lands in Sy.Nos.271 to 274 are patta lands and there are no water bodies existing in the said Survey Numbers as per Revenue Records.

And whereas, the Government after careful examination of the matter, have proposed to consider the above change of land use by exercising the powers conferred under sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 Of 2008).

Now, therefore, the following draft variation to the land use envisaged in the notified Master Plan for Hyderabad Outer Ring Road Growth Corridor, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 Of 2008).

Accordingly a notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to

**DRAFT VARIATION**

The site in Sy.Nos.271, 272, 272/1, 273, 273/1, 274 of Poppalguda (V), Rajendranagar (M), R.R. District to an extent of Acres 26.35 Gts, the boundaries of which are given in the schedule below, which is presently earmarked for Partly Water body use and Partly Recreational (green buffer zone) use in the notified Master Plan of Hyderabad Outer Ring Road Growth Corridor, is now proposed to be designated as Multipurpose Use zone, subject to the following conditions; namely: -

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost,
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
9. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
12. that Special Development Regulations of ORR Growth Corridor Master Plan shall be applicable and no development permission within 100 feet from water pipe line.
13. the actual extent of land in each Survey Number shall be conferred by Hyderabad Metropolitan Development Authority before issue of confirmation orders. -

**SCHEDULE OF BOUNDARIES**

NORTH :	Sy. No. 276 of Poppalguda Village.
SOUTH :	Gandipet Water Pipe Line Road.
EAST :	Sy.Nos. 276 & 274 of Poppalguda Village.
WEST :	Sy.No 271 part of Poppalguda Village and Nala.

T.S. APPARAO,

*Principal Secretary to Government.*

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(10)

**GOVERNMENT OF ANDHRA PRADESH  
IRRIGATION & CAD DEPARTMENT**

From  
Sri.V.Ajay Kumar, B.Tech.,  
Executive Engineer(FAC),  
North Tanks Division,  
1<sup>st</sup> Floor, Buddha Bhavan,  
M.G.Road, Secunderabad.

To  
The Metropolitan Commissioner,  
HMDA,  
Tarnaka,  
Hyderabad.

Lr.No.EE/NTD/DB/DEE3/HD/2013/ 281/1) 26

Dt.06.08.2013.

Sir,

Sub: HMDA – Plg Dept – Change of land use from partly water body use in Sy.No.271,272,272/1,273,273/1 and 274 of Poppalaguda(V), Rajendranagar(M), R.R.District to an extent of Ac.26.35 Gts – Request for issue of NOC and latest report – Submission of latest report – Reg.

- Ref:-
1. Metropolitan Commissioner, HMDA  
Lr.No.5324/MP1/Plg/HMDA/2008, Dt.11.01.2013.
  2. Application Dt.04.04.2008 of M/S Demi Realtors represented by Sri.D.S.Karunakar Reddy, Managing Director.
  3. Government D.O.Lr.No.14566/J1/2008, Dt.27.11.2012.
  4. Joint Collector, R.R.District Lr.No.E1/2792/2008, Dt.17.07.2008
  5. RDO., Chevella Lr.No.D/1854/2008, Dt.21.05.2008.
  6. T.O.Lr.No.DB/EE/NTD/911, Dt.24.05.2008  
addressed to District Collector, R.R.District.
  7. T.O.Lr.No.EE/NTD/DB/DEE3/HD/2013/143, Dt.24.01.2013  
addressed to Dy.Collector & Tahsildar, Rajendranagar(M).
  8. Superintending Engineer, HL&WBMC, Hyderabad  
Inspection Note Dt.30.07.2013.
  9. D.E./SD3 Lr.No.DEE/SD3/NTD/2013/56/2, Dt.05.08.2013.

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I invite kind attention to the reference 1<sup>st</sup> cited wherein the Metropolitan Commissioner, HMDA instructed to submit latest reports from the Irrigation Department for the site under reference in order to examine the above issue.

In view of the above, it is to submit that M/S Demi Realtors represented by Sri.D.S.Karunakar Reddy, Managing Director seeking change of land use from partly water body use and partly recreation (Green buffer zone) use to multipurpose use in Sy.No.271 to 274 of Poppalaguda(V), Rajendranagar(M), R.R.District to an extent of Ac.26-35 Gts vide reference 2<sup>nd</sup> cited.

The Government in its letter directed the Metropolitan Commissioner, HMDA to obtain latest report from Revenue and Irrigation Departments vide reference 3<sup>rd</sup> cited vide Annexure - I

In this connection, a letter has been addressed to the Deputy Collector & Tahsildar, Rajendranagar(M) for attending joint inspection on 02.02.2013 vide reference 7<sup>th</sup> cited vide Annexure - II

The Deputy Executive Engineer has inspected the site on 31.5.2013 along with the concerned A.E. and Mandal surveyor and verified the said site and reported the following observations,

1. There is a Bulakpur nala (disused nala) which is flowing from the western side of the site and passing along the northern boundary of the site.
2. There is a BT road on the southern side of the existing survey numbers with Gandipet water conduit line and Manjeera Water pipe line on either side of it.
3. There is outer ring road and service road on the western side of said survey numbers.
4. The disused nala which is flowing from the west side of the site was disturbed due to the construction of the ORR and service road. A culvert was constructed, but the continuity of the nala is not maintained due to which the water is not flowing into the nala instead, it is flowing into the said site and stagnating in the low lying area of the site.

The Superintending Engineer, has inspected the site in Sy no.s 271 to 274 on 30.7.2013 and issued inspection notes and observed that Survey of India Map shows an indication of existence of water body in the said land without exhibiting the water colour in it. It was further reiterated that the low ground slushy in condition in the said site might be due to the diversion of the water into the said site from the Bulkapur nala (disused canal), whose continuity was disturbed at the time of construction of ORR and service road without connecting the Bulkapur nala, owing to which water is stagnating in the said site.

Further, I am to submit that this office vide reference 6<sup>th</sup> cited ( vide Annexure – III ) submitted a detailed report to the District Collector, R.R.District wherein it was stated that the Deputy Executive Engineer, Sub Division No.1 of this division along with Mandal Surveyor of Rajendranagar(M) have inspected the site in Sy.Nos.271 to 274 on 08.05.2008 and reported that as per physical verification at Sy.Nos.271 to 274 of Poppalaguda(V), there are no water bodies existing in the said survey numbers. Further, the Deputy Executive Engineer has reported that along the periphery of north of the said survey numbers Bulkapur nala is passing and at the south of the survey numbers road and pipe line is existing.

Further, It is to submit that, the Joint Collector – I, R.R.District in his letter vide reference 4<sup>th</sup> cited ( vide Annexure – IV ) stated that the land in Sy.Nos.271 to 274 total extent Ac.26-35 Gts of Poppalaguda(V), Rajendranagar(M), R.R.District are patta lands and that there are no water bodies existing in the said survey number as per revenue records.

The Special Grade Deputy Collector and Revenue Division Officer, Chevella Division in his letter vide reference 5<sup>th</sup> cited ( vide Annexure – V ) stated that the land bearing Sy.Nos.271 to 274 as per pahani of Poppalaguda(V) for the year 2004-05 recorded as patta lands, and that there are no endowment lands. There are no tanks or structures in the above lands and there are no Inam lands.

Based on the strength of the inspection notes of the Superintending Enginee, HL & WBM Circle, Hyderabad, the reports of the Joint Collector , RR District vide reference 4<sup>th</sup> cited, the report of the Special Deputy Collector & RDO Chevella vide reference 5<sup>th</sup> cited and in continuation of the report of this office submitted vide reference 6<sup>th</sup> cited, it is reported that the nala course shall be maintained as green buffer zone and no building activity other than recreation use shall be carried out within 9 m from the defined boundary of the nala duly following the G.O.Ms. no. 168 dt 7.4.2012 scrupulously along the northern periphery of the site and further buffer from the conduit shall be maintained as per G.O.Ms. no. 111 dt 8.3.1996 along the southern periphery of the site. (Sketch vide Annexure – VI )

An undertaking on Rs. 100/- non-judicial stamp paper duly specifying the conditions to be followed/accepted by the applicant Sri.D.S.Karunakar Reddy Managing Director to this effect has been obtained from the applicant and a copy of the same is herewith appended vide Annexure - VII).

This is submitted for favour of kind information and for taking further necessary action in the matter

Encl:- 1. Annexures - I to VII

Yours faithfully,

  
6/8/13

**Executive Engineer,  
North Tanks Division,  
Hyderabad.**

1. Copy submitted to the Superintending Engineer, HL&WBM Circle, Hyderabad with reference to his inspection note dt.:30.07.2013.
- ✓ 2. Copy to M/S Demi Realtors represented by Sri.D.S.Karunakar Reddy, Managing Director with reference to his application Dt.04.04.2008.
3. Copy to the Deputy Executive Engineer, Sub- division no. 3 for information.