

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

ORIGINAL APPLICATION NO. 03 OF 2019

BETWEEN

Vundela Prasad Reddy
S/o Sri V. Ramachandra Reddy,
Aged 33 years, residing at
22/921-A2, UP, Nagendra Nagar,
Proddutur, YSR Kadapa District,
Andhra Pradesh 516 360.

... APPLICANT

1. Union of India, Rep. by its Secretary,
Ministry of Environment,
Forest and Climate change,
Indira Paryavaran Bhavan,
Jor Bagh, Lodhi Colony,
New Delhi – 110001
Email – secy-moef@nic.in
Contact No. 01124695262 AND OTHERS

.. RESPONDENTS

COUNTER AFFIDAVIT FILED BY 7TH RESPONDENT

Date- 22-12-2021

Madhuri Donti Reddy

**M/S MADHURI DONTI REDDY
ADVOCATE**

**STANDING COUNCIL FOR GOVERNMENT OF
ANDHRA PRADESH**

**A.P. POLLUTION CONTROL BOARD
T.T.D. SUPREME COURT OF INDIA**

#S2, Royal Castle, 26, Gill Nagar Extension, Choolaimedu,
Chennai – 600 094. Mobile: 98407 98460 / 6383121322

COUNSEL FOR 7TH Respondent

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-VS-

1. Union of India, Rep. by its Secretary,
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Forest and Climate change,
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New Delhi - 110001
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It is certified that all the documents contained in the above annexure are true copies.

Date: 21.12.2021

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

ORIGINAL APPLICATION NO. 03 OF 2019

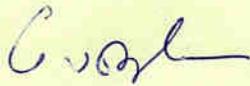
BETWEEN

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Ministry of Environment,
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Indira Paryavaran Bhavan,
Jor Bagh, Lodhi Colony,
New Delhi - 110001
Email - secy-moef@nic.in
Contact No. 01124695262
2. The State of Andhra Pradesh,
Rep. by its Chief Secretary,
Secretariat, Velagapudi,
Amaravathi, Guntur District,
Andhra Pradesh - 522503,
Email - cs&ap.gov.in
Contact No. 0863-2441024.
3. The State of Andhra Pradesh,
Rep. by its Principal Secretary,
Industries Department,
Secretariat, Velagapudi,
Amaravathi, Guntur District,
Andhra Pradesh - 522503
Email - splcs-rev@ap.gov.in
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4. The State of Andhra Pradesh,
Rep. by its Principal Secretary,
Mines Department,
Secretariat, Velagapudi,
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ATTESTOR
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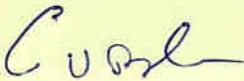
DEPONENT
DISTRICT COLLECTOR
- Y.S.R. Dist.

5. The Chief Commissioner of Land Administration and Special Chief Secretary, Government of A.P., Door No. 22-19, II Floor, Block-A, Jasthi Towers, Saipuram Colony Road, Gollapudi, Vijayawada 521 225 Krishna District, Andhra Pradesh State.
Email: jtsecy_vig@ap.gov.in
Contact No. 08662410378
6. The Andhra Pradesh Pollution Control Board, Rep. by its Member Secretary, Door No. 33-26-14 D/2, Near Sun Rise Hospital, Pushpa Hotel Centre, Chelamvari Street, Kasturi Baipet, Vijayawada - 520 008, Krishna District, Andhra Pradesh State.
Email: membersecy@appcb.gov.in
Contact No. 08662463204.
7. The District Collector, YSR Kadapa District, Office of the District Collector, Railway Colony, Kadapa- 516360, YSR Kadapa District Andhra Pradesh State.
Email: collector_kdp@ap.gov.in
Contact No. 08562244301
8. M/s Teja Cement Limited rep. by its Managing Director, 201, Padmaja Palace, 8-3-1068/14, Srinagar Colony, Hyderabad - 500 073, Telangana State
Email - srinivas@tejacements.in
Contact No 9849029926
- ... RESPONDENTS.

COUNTER AFFIDAVIT FILED BY 7TH RESPONDENT

I, Vijay Rama Raju V S/o Jayakrishna Vara Prasada Raju age 36 years Occ. District Collector, YSR Kadapa District, do hereby solemnly and sincerely affirm and state as follows.

1. I am the 7th Respondent deponent herein and as such I am well acquainted with the facts of the case.


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2. This respondent denies each and every averment made in the affidavit filed in support of the application as false and incorrect except those that are specifically admitted herein in this counter affidavit.

3. It is submitted that the 8th respondent herein has applied for alienation of land of an extent of Acres 92.88 cents and 47.56 acres respectively totaling to an extent of 140.44 acres of Niduzuvvi village of Yerraguntla Mandal for setting up of Cement Plant with a capacity of 2.50 Million Tons per annum.

4. It is submitted that After taking into consideration of the report and recommendations of the Tahsildar, Yerraguntla and Revenue Divisional Officer, Kadapa including the specific observations of the Joint Collector, YSR District, Kadapa in the below mentioned below mentioned survey numbers of Niduzuvvi village of Yerraguntla Mandal, YSR District.

5. It is submitted that the Government through the Chief Commissioner of Land Administration, Andhra Pradesh for alienation on payment of market value @ Rs.1,00,000/- per acre vide District Collector, YSR District letter Rc. No. E1/2131/2010 dated 28.10.2010.

Survey No.	Extent (In Acres)	Classification
793	1.32	A.W.
816	1.77	A.W.
821	5.16	A.W.


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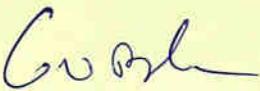

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824	12.53	A.W.
826	1.14	A.W.
833	2.11	A.W.
834/2	19.66	Hillock/UAW
1036	8.30	Hillock/UAW
1037	11.45	Hillock/UAW
1038	6.78	Hillock/UAW
1041	6.30	Hillock/UAW
1042	16.36	Hillock/UAW
TOTAL ::	92.88	

6. It is submitted that, vide District Collector, YSR District letter Ref No. E1/3929/2010 dated 12.10.2012, another proposal was also submitted to the Special Chief Secretary and Chief Commissioner of Land Administration, Andhra Pradesh and Chairman, AP Land Management Authority for alienation of land to an extent of Ac. 47.56 cents of Niduzuvvi village of Yerraguntla Mandal in the following survey numbers in favour of M/s Teja Cements Limited by proposing the market value of Rs. 1,50,000/- per acre duly enclosing the inspection report of the Joint Collector and following the procedure envisaged above.

Survey No.	Extent (In Acres)
1043	8.58
1044	23.33
800	2.14
834/1	1.47
834/3	5.36
1039/1	4.70
1040/1	1.98
TOTAL ::	47.56

When both the proposals were pending and orders are awaited, the Principal Secretary to Government and Commissioner


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for Industrial Promotion vide Memo No. 7703/INF/A1/2013 dated 15.07.2013 has informed that the proposals of M/s Teja Cements Limited has been examined and decide to recommend for alienation of land over an extent of Ac. 140.44 cents in Niduzuvvi and Chilamkur villages of Yerraguntla Mandal in favour of M/s Teja Cements Limited for setting up of Cement Plant with a capacity of 2.50 Million Tones per annum duly furnishing the Check List in Annexure-XI which includes the recommendations of the Department for taking further action in the matter as per A.P. Government Land Allotment Policy.

7. It is submitted that, while the matter stands thus, since the new Land Allotment Policy was introduced by the State Government vide G.O.Ms. No.571 Revenue (Assn.I) Department, dated 14.09.2012, on obtaining necessary reports from the Tahsildar, Yerraguntla and the Revenue Divisional Officer, Kadapa, the personal inspection has been taken up by the Joint Collector and on personal inspection, the Joint Collector has while corroborating with the reports of the Tahsildar, Yerraguntla and the Revenue Divisional Officer, Kadapa has observed that there is a plan marked kunta called as "Kummara kunta" in the village map at the western side of the proposed lands. The kunta receives the water from nearby hillocks from Southern and South Eastern side and flowing down towards northern side but the proposed plant area is situated on Eastern side of the Kummara kunta. There is bank (katta) to a length of nearly 50 meter at down flow side.


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8. It is submitted that the area of kunta was sub divided from old Survey number 794/1 and formed new survey number as 1043 extent 8.58 acres. Large number of birds is seen as this is the only water source available. Hence, the kunta area has to be protected to protect ecological balance. Taking into consideration of the reports of the Tahsildar, Yerraguntla and the RDO, Kadapa and also the observations of the Joint Collector during personal inspection, alienation proposals were submitted to the Special Chief Secretary to Government and Chief Commissioner of Land Administration, Andhra Pradesh vide District Collector, YSR District letter Rc. No. E1/2131/2010 dated 02.02.2014 duly proposing the market value @ Rs. 2,50,000/- per acre in favour of Teja Cements for establishment of Cement Plant with a capacity of 2.5 metric tones per annum subject to condition that the industry has to protect the plan marked Kunta which is called as "Kummara Kunta" which exist in Sy.No.1043 extent 8.58 acres and also to maintain the buffer of horizontal distance of 15 meters from peripheral area of Sy.No.1043 i.e., "Kummara Kunta" in order to protect ecological balance and also subject to the usual terms and conditions laid down in B.S.O-24 and subject to condition that the purpose for which the land will be alienated shall be fulfilled within the time prescribed by the APLMA.

9. It is submitted that in view of the instructions of the Principal Secretary to Government, Revenue (Assn.V) Department, Andhra Pradesh vide Memo No. 24792/Assn.V(2)/2014-1 dated 08.05.2015 on the issue of Kummara Kunta and related ecological aspects, a


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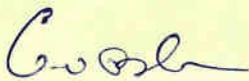

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team consisting of (1) Revenue Divisional Officer, Kadapa, (2) Environmental Engineer, AP Pollution Control Board, Tirupati, (3) Assistant Director, Mines & Geology, Yerraguntla and (4) Executive Engineer, Irrigation Division, Kadapa have jointly inspected the subject lands and submitted a report vide Lr. No. E/66/2011 dated 09.06.2015 with opinion on the issue of ecological aspects that;

- (1) As per the observations of the Hon'ble Supreme Court of India "All Water Bodies" such as Tanks, Kuntas etc., are to be protected and preserved to maintain the ecological balance for the future generation. Accordingly, there is need to ensure protection and preservation with at most care without giving any scope for pollution o Kummarakunta water body.
- (2) The outcome of the Cement Plant dust pertaining to M/s Teja Cement Ltd., may influence to pollute the water body in the subject area.
- (3) The existing water body ie., Kummarakunta and its influenced catchment area with all around buffer zone as per norms are to be protected and delinked with alienation of lands in favour of M/s Teja Cements (P) Limited.

10. It is submitted that the Joint Collector, Kadapa also inspected the subject lands on 24.06.2015 and observed the following on ground that;

- a) The subjected water body called as "Kummra Kunta" formed naturally and it is plan marked kunta in the village map at western side of the proposed lands.
- b) This Kunta receives the rain water from the nearby hillocks through natural supply channel and streams and also flows in to the kunta. There is a existing bank to a length of nearly 50 meters at down flow side. It caters the needs of local species, birds and animals for their existence.

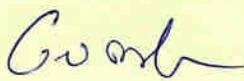

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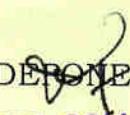

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- c) During the inspection, it is found 1 to 2 feet water in the kunta and found the boundaries stones also.
- d) All water bodies such as Tanks, Kuntas etc., are to be protected and preserved to maintain the ecological balance for the future generation as per the guidelines of the Hon'ble Supreme Court of India.
- e) With regard to the outcome of the Cement Plant dust pertaining to proposed industry M/s Teja Cements Ltd may pollute and influence the ground water quality of the existing water body i.e, "Kummara Kunta" and its catchment area.

Mentioning the above aspects revealed in the reports of the joint inspection team and the Joint Collector, a report has been sent to the Government through the Chief Commissioner of Land Administration, AP vide District Collector Ref. No. E1/2131/2010 dated 15.07.2015 stating that the construction of cement plant within the vicinity of the said Kummara Kunta may damage the natural water body available in the subject area which is not advisable in view of the need to protect ecological balance. While the matter so, on the representation of the 8th Respondent herein, the Government vide Memo No. 24792/Assn.V(2)/2014-2 dated 21.03.2016 has requested the District Collector to re-examine the proposal and furnish a detailed report along with specific recommendations to Government through Spl. CS & Chief Commissioner of Land Administration for taking further action in the matter.

11. It is submitted that, the Joint Collector has again inspected the subject land on 30.03.2016 and observed that;


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- a) The Kummara kunta is a delicate water body and the proper preservation of the same is essential for maintaining ecological balance. During the inspection it was observed that local birds depend for water on the Kummara kunta. There is also some vegetation around it. In this drought prone region, the presence of such a water body is critical.
- b) The existing water body and its catchment area and surrounding buffer zone has to be protected and delinked with alienation of land or preserved by the alienee, as the case may be.
- c) The cement plant pertaining to M/s Teja Cement Ltd may pollute the water body, the Kummara kunta and its catchment area.
- d) Necessary records of the Revenue and Irrigation departments may be updated to include the "Kummara kunta" as it is very much part of the said land.
- e) Therefore, the "Kummara kunta" a sensitive water body does exist on ground and all measures should be taken for the preservation of this water body and its surrounding area in the interest of maintaining ecological balance for posterity.

Taking into consideration of the observations of the Joint Collector, a report was submitted to the Government through the Chief Commissioner of Land Administration vide District Collector Ref. No. E1/2131/2010 dated 10.04.2016 stating that the existing water body i.e., Sy.No. 1043 Extent Ac.8.58 cents of Nidzuvvi village of Yerraguntla Mandal and its catchment area and surrounding buffer zone has to be protected and delinked with alienation of land or preserved by the alienee as the case may be. In view of the above


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recommendations, the Government vide G.O.Ms. No. 273 Revenue (Assn.V) Department, dated 02.07.2016 has issued orders for alienation of Government land to an extent of Ac. 140.44 cents in Sy.Nos. 793, 823, 1044 etc., in Niduzuvvi (v) of Yerraguntla (M) of Y.S.R. Kadapa District in favour of Teja Cements Ltd., Hyderabad for establishment of Cement Plant on payment of market value @ Rs. 2.50 Lakhs per acre, subject to the following conditions in addition to usual conditions and also conditions under BSO 24 and G.O.Ms. No. 571 Rev (Assn.I) Dept., dt.14.09.2012.

- (I) The alienee shall protect the land in Sy No.1043 to an extent of Ac.8.58cts (which is classified as AW) called as "Kummara Kunta" for ecological balance and also has to maintain buffer of horizontal distance of 15 meters from the peripheral area of the "Kummara Kunta".
- (i) The land shall be utilized for the purpose for which it is alienated within three years of the orders of alienation.
- (ii) The alienee shall submit an annual report before 31st March on the progress of utilization to the District Collector.
- (iii) The District Collector, YSR Kadapa shall be the authority to cancel and resume the land from the alienee for violation of conditions as well as for non - utilization of land.

12. It submitted that basing upon the afore said G.O., the District Collector, YSR District, Kadapa vide proceedings Ref. No. E1/2131/2010 dated 05.08.2016 directed the Tahsildar, Yerraguntla to hand over the possession of the land alienated in the afore said G.O. on collection of market value @ Rs.2.50 Lakhs per acre for an

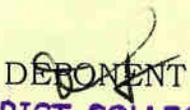

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extent of 140.44 acres and accordingly, the physical possession was handed over by the Tahsildar, Yerraguntla to the Director, M/s Teja Cements Limited, Hyderabad on 13.08.2016 on collection of market value of Rs. 3,51,10,000.00 (Rupees Three crores, fifty one lakhs and ten thousand only) vide Treasury Challan No. 012052 dated 12.08.2016 paid at SBI, Proddatur Branch. Further, it is submitted that, in view of the orders issued by this Hon'ble Tribunal in Appeal No. 21 of 2018 in O.A.No. 22 of 2018 a team has been constituted with the Revenue Divisional Officer, Kadapa and the Executive Engineer, AP Pollution Control Board, Tirupati to conduct joint inspection and to submit report. Accordingly, the Revenue Divisional Officer, Kadapa has submitted joint inspection report dated 03.01.2019. The said joint inspection report reveals the following:

- 1) M/s.Teja Cements Limited, (Cement Division) & M/s.Teja Cements Limited (Limestone mining) Niduzuvvi (V), Yerraguntla (M), YSRKadapaDistrict has obtained EC order Dt.13.05.2011 for production of Clinker – 2.0 MTPA, Cement – 2.5 MTPA & Lime stone – 3.0 MTPA and also obtained extension of validity & amendment of Environmental Clearance vide order Dt.28.08.2018.
- 2) The industry has obtained Consent for Establishment (CFE) from the Board vide order Dt.15.10.2011 for manufacturing of Clinker – 2.0 MTPA & Cement – 2.5 MTPA which is valid up to 14.10.2016 and also obtained extension of validity of CFE Order Dt.26.08.2016 for a period of 5 years i.e, up to 14.10.2021.


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The industry has obtained Consent for Establishment (CFE) from the Board vide order Dt.15.10.2011 for Limestone Mining – 3.0 MTPA in an area of 267.20 Ha which is valid up to 14.10.2016 and also obtained extension of validity of CFE Order Dt.26.08.2016 for a period of 5 years i.e, up to 14.10.2021.

- 3) The subjected water body called as “Kummara Kunta” was situated at Western side of the proposed Industry site which was formed naturally and Kunta receives water from nearby hillocks from Southern and South Western side flowing down towards Northern side. There is a bund (Katta) to a length of nearly 50 Mtr at down flow site. The area of kunta was sub-divided from old Sy.No.794/1 and formed New Survey Number as 1043, extent 8.58 acres.
- 4) The Kummara Kunta is a rainfed tank and at present there is no water available in the tank. The Kummara Kunta is not having any ayacut as per the irrigation department and it caters the needs of local species, birds and Animals for their existence in rainy season.
- 5) All the water bodies such as Tanks, Kuntas etc., are to be protected and preserved to maintain the ecological balance for the future generation as per the guidelines of the Hon’ble Supreme Court of India.
- 6) It is further submitted, during inspection on 03.01.2019 it was observed that, the industry has constructing compound wall leaving 19 Mtrs from the boundary

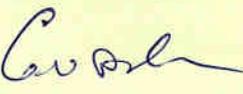

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Kummarakunta Natural water body though they have to maintain 15 Mtrs of Buffer zone as per the conditions laid down in G.O.Ms.No.273 Revenue (Assn-V) Department, Dated:02-07-2016 and the Management has already given under taking to the District Collector, YSR District, Kadapa on 30-03-2016 for protection of the said Kummara Kunta by implementing the following pollution control measures.

Location	Pollution Control Measures
Raw Mill/Kiln	Bag House for Raw Mill and Kiln exhaust gases
Kiln Feeding system	Bag Filter
Clinker Cooler	Electro static precipitator
Coal Mill	Bag Filter
Cement Mill	Electro Static Precipitator

13. It is submitted that in the circumstances reported by the said team consisting of the Revenue Divisional officer, Kadapa and the Executive Engineer, AP Pollution Control Board, Tirupati, it is observed that the possession of Government land to an extent of Ac. 140.44 cents in Sy.Nos. 793, 823, 1044 etc., in Niduzuvvi (v) of Yerraguntla (M) of Y.S.R. Kadapa District was handed over to M/s Teja Cements Limited on 13.08.2016 on remittance of the market value of Rs.3,51,10,000/- vide Government Treasury Challan No.012052 dated 12.08.2016 in view of the Government orders alienating the said land vide G.O.Ms. No. 273 Revenue (Assn.V) Department, dated 02.07.2016 for establishment of Cement Plant on payment of market value @ Rs. 2.50 Lakhs per acre, subject to the following conditions in addition to usual conditions and also conditions under BSO 24 and G.O.Ms. No. 571 Rev (Assn.I) Dept., dt.14.09.2012.


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- (i) The alienee shall protect the land in Sy No.1043 to an extent of Ac.8.58cts (which is classified as AW) called as "Kummara Kunta" for ecological balance and also has to maintain buffer of horizontal distance of 15 meters from the peripheral area of the "Kummara Kunta".
- (ii) The land shall be utilized for the purpose for which it is alienated within three years of the orders of alienation.
- (iii) The alienee shall submit an annual report before 31st March on the progress of utilization to the District Collector.
- (iv) The District Collector, YSR Kadapa shall be the authority to cancel and resume the land from the alienee for violation of conditions as well as for non - utilization of land.

14. It is submitted that it is pertinent to mention here that the main contention of the petitioner herein is that the Respondent No.8 herein M/s Teja Cements Limited causing obstruction to the e-flow of water into a lake called Kummara Kunta by construction of a compound wall. Further, as seen from the joint inspection report it is observed that the subjected water body called as "Kummara Kunta" was situated at Western side of the proposed Industry site which was formed naturally and Kunta receives water from nearby hillocks from Southern and South Western side flowing down towards Northern side. There is a bund (Katta) to a length of nearly 50 Mtr at down flow site. The area of kunta was sub-divided from old Sy.No.794/1 and formed New Survey Number as 1043, extent 8.58 acres. The


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Kummara Kunta is a rainfed tank and at present there is no water available in the tank.

15. It is submitted that the Kummara Kunta is not having any ayacut as per the Irrigation Department and it caters the needs of local species, birds and Animals for their existence in rainy season. Further, the industry has constructing compound wall leaving 19 Mtrs from the boundary Kummara kunta Natural water body though they have to maintain 15 Mtrs of Buffer zone as per the conditions laid down in G.O.Ms.No.273 Revenue (Assn-V) Department, Dated:02-07-2016 and the Management has already given undertaking to the District Collector, YSR District, Kadapa on 30-03-2016 for protection of the said Kummara Kunta by implementing the following pollution control measures.

Location	Pollution Control Measures
Raw Mill/Kiln	Bag House for Raw Mill and Kiln exhaust gases
Kiln Feeding system	Bag Filter
Clinker Cooler	Electro static precipitator
Coal Mill	Bag Filter
Cement Mill	Electro Static Precipitator

16. It is further submitted that, it is not the out of place to point out that two petitions were filed before the National Green Tribunal, Chennai viz., (1) Appeal No. 21/2018(SZ) filed by Vundela Prasad Reddy and (2) Original Application No. 22/2018(SZ) filed by Ganjikunta Ramayya on the same issue as discussed above. The assertions of the petitioners is prima facie not correct, since the joint inspection report of the respective officers clearly establishes that the said kunta is a rainfed tank and at present there is no water and not having any ayacut and at present it is catering only the needs of local species, birds and animals in rainy season.


ATTESTOR
SUPERINTENDENT,
COLLECTOR'S OFFICE,
Y.S.R. District, KADAPA


DEPONENT
DISTRICT COLLECTOR
Y.S.R. Dist.

17. It is further submitted that the inspection team observed that the industry has constructing compound wall leaving 19 Mts from the boundary of Kummarakunta, a natural water body, though they have to maintain 15 Mts of Buffer Zone as per the conditions laid by the Government in G.O.Ms. No. 273 Revenue (Assn.V) Department dated 02.07.2016 and the management has already given under taking to the District Collector, YSR District, Kadapa on 30.03.2016 for protection of the said Kummara kunta by implementing the pollution control measures.

18. It is further submitted that the circumstances explained above, since the alienation orders were passed by the Government of Andhra Pradesh duly taking into consideration of the existence of Kummara Kunta and in order to maintain the ecological balance, a condition was also made to that effect to keep the buffer zone. and the 8th Respondent herein maintained the same also

19. It is submitted that this respondent craves leave of this Hon'ble Tribunal to raise additional counter in the course of proceedings, if required.

In the above circumstances, it is humbly prayed that this Hon'ble Tribunal may be pleased to dismiss the above Original Application No. 03 Of 2019 and pass such further or other orders as this Hon'ble Tribunal may deem fit and proper in the facts and circumstances of the case and thus render justice.


DEPONENT
DISTRICT COLLECTOR
Y.S.R. Dist,

Solemnly affirms at YSR Kadapa District
of Andhra Pradesh on this
the 21st day of December , 2021
and signed his name
in my presence

Before me

G. SRINIVASULU NAIDU
Advocate YSR Kadapa District, B.L.,
ADVOCATE
KADAPA (A.P)

VERIFICATION

I, Vijay Rama Raju S/o Jayakrishna Vara Prasada Raju, aged 36 years, Occ. District Collector, YSR Kadapa District, do hereby declare that what is stated in the foregoing paragraphs are true and correct to the best of my knowledge belief and information.

Hence, verified on this the 21st day of December, 2021.


DEPARTMENT
DISTRICT COLLECTOR
Y.S.R. Dist.

REVENUE DEPARTMENT

8/10/10
Spare copy

From
Shashi Bhushan Kumar, I A S
District Collector
T.S.R. District
KADAPA - 516 001

To
The Principal Secretary to Government
Revenue (Assn.IV) Department
A.P. Secretariat, HYDERABAD

(Through the Chief Commissioner of Land Administration,
Andhra Pradesh, Hyderabad)

Ref. E1/2131/2010, dated 28-10-2010.

Sir,

Sub:- ALIENATION OF GOVERNMENT LAND - Yerraguntla Mandal - Chilamkur and Nidzuvvi villages - Alienation of 92.88 acres in favour of Teja Cements Ltd., Hyderabad - for establishment of Cement Plant with a capacity of 2 Million Tones per annum - Alienation proposals received - submission of proposals to Government - Regarding.

- Ref:- 1. Application of Sri M. Sreenivasulu Reddy, Director, Teja Cements Ltd., Flat No. 201, Padmaja Palace, 8-3-1068/14 Sri Nagar Colony, Hyderabad 500 073 dt. 02.05.2010 & 30.07.2010
2. Tahsildar, Yerraguntla Ref. B/208/2010 Dt.04.09.2010.
3. RDO, Kadapa Ref. E/1787/2010 dated 20.09.2010.
4. Inspection Notes of the Joint Collector dated 19.10.2010.

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I invite kind attention to the references cited.

I submit that in the reference 1st cited, Sri M. Sreenivasulu Reddy, Director, Teja Cements Ltd., Hyderabad has submitted application for alienation of Government land to an extent of 92.88 acres in S.Nos. 793, 816, 821, 824, 826, 833, 834/2, 1036, 1037, 1038, 1041 and 1042 of Niduzuvvi village, Yerraguntla Mandal for establishment of Cement Plant with a capacity of 2 Million Tones per annum.

In the reference 3rd cited, the Revenue Divisional Officer, Kadapa has submitted alienation proposals to an extent of 98.22 acres in S.Nos. 793 etc., of Niduzuvvi village, Yerraguntla Mandal in favour of M/s Teja Cements Ltd., Hyderabad stating that the Tahsildar, Yerraguntla in the reference 2nd cited has reported that the Government land to an extent of 92.88 acres in the following survey numbers of Niduzuvvi village are proposed for alienation in favour of the applicant.

Name of the Village	Survey No.	Extent (in acres)	Classification
NIDUZUVVI	793 ✓	1.32 ✓	A.W.
	816 ✓	1.77 ✓	A.W.
	821 ✓	5.16 ✓	A.W.
	824 ✓	12.53 ✓	A.W.
	826 ✓	1.14 ✓	A.W.
	833 ✓	2.11 ✓	A.W.
	834/2 ✓	19.66 ✓	Hillock / UAW
	1036 ✓	8.30 ✓	Hillock / UAW
	1037 ✓	11.45 ✓	Hillock / UAW
	1038 ✓	6.78 ✓	Hillock / UAW
	1041 ✓	6.30 ✓	Hillock (UAW)
	1042 ✓	16.36 ✓	Hillock (UAW)
TOTAL ::		92.88	

The Tahsildar also reported that there are no trees, wells, tombs or any other permanent structures and the proposed lands are on the elevated place. The proposed lands are covered with pebbles and there is no cultivation as they are not useful for agriculture purpose. The proposed lands are not entered in POB and not required for communal purpose. A-1 Notice was published in the village and no objections were received. The proposed lands are located at a distance of 810 Mts. from the main road passing from Kadapa to Tadipatri on southern side and at a distance of 2 ½ KM from the existing railway track passing from Renigunta to Gooty. The Gram Panchayat, Niduzuvvi has also passed resolution for alienation of the above land in favour of the applicant. The classification of UAW (Hillock) in S.Nos.834/2 Extent 19.66 acres, S.No. 1036 Extent 8.30 acres, S.No. 1037 Extent 11.45 acres, S.No. 1038 Extent 6.78 acres, S.No. 1041 Extent 6.30 acres and S.No. 1042 Extent 16.36 acres has been changed in to Assessed Waste for eventual alienation vide Tahsildar, Yerraguntla Progs. Ref. B/408/2010 dated 28.08.2010.

With regard to fixation of market value, the Tahsildar, Yerraguntla has gathered sales statistics from 2007 to 2010 ie., till 02.09.2010 and year wise sales are as detailed below.

YEAR - 2007

Sl. No	Survey No.	Extent	Market Value	Rate per Acre (Rs)	Date of Registration	Document and Year
1	122/3,122/1	2.80	44720	16000	29-03-2007	1008/2007
2	17/4	1.14	18240	16000	28-03-2007	996/2007
3	842	1.50	27000	18000	24-10-2007	3139/2007
4	31/1	3.14	62800	20000	18-01-2007	130/2007
5	41	2.00	40000	20000	31-01-2007	258/2007
6	63	2.85	57000	20000	20-06-2007	1626/2007
7	116/3, 117/5 202/1	2.02	40400	20000	07-08-2007	2099/2007
8	12/1, 12/3, 13/1	0.75	15000	20000	13-09-2007	2877/2007
9	285/2	2.36	47200	20000	19-09-2007	2923/2007
10	43/3, 44	4.49	89800	20000	26-12-2007	3631/2007
11	244/1, 250	0.99	20685	21000	14-03-2007	776/2007
12	180/1, 180/2	1.29	30960	24000	18-06-2007	1608/2007
13	180/1, 180/2	1.29	30960	24000	23-07-2007	1956/2007
14	722	0.50	17500	35000	26-10-2007	3161/2007

YEAR - 2008

1	122/2	2.60	52000	20000	09-01-2008	37/2008
2	121	7.33	146600	20000	09-01-2008	38/2008
3	96	4.24	84800	20000	09-01-2008	39/2008
4	122/1	2.47	49400	20000	10-01-2008	83/2008
5	123/3	4.61	92200	20000	04-02-2008	404/2008
6	61	1.00	20000	20000	19-06-2008	1766/2008
7	10	1.00	20000	20000	30-10-2008	4166/2008
8	325	0.50	10000	20000	06-12-2008	4680/2008
9	347	1.18	24780	21000	13-08-2008	2308/2008
10	348	0.63	13230	21000	02-09-2008	2606/2008
11	347	0.50	10500	21000	08-10-2008	3727/2008
12	180/2	0.60	14400	24000	19-05-2008	1527/2008
13	986/1	1.16	38280	33000	26-12-2008	4802/2008

YEAR - 2009

1	825, 827	1.50	21000	14000	23-09-2009	2679/2009
2	115/2	1.02	18360	18000	16-09-2009	2501/2009
3	51/2	5.03	100600	20000	21-02-2009	436/2009
4	42/2	0.65	13000	20000	06-08-2009	1949/2009
5	339/3,340	6.70	134000	20000	01-10-2009	2769/2009
6	11/2	0.67	13400	20000	23-10-2009	3048/2009
7	301, 319	4.23	88830	21000	27-07-2009	1785/2009
8	345	0.43	9460	22000	04-11-2009	3112/2009

YEAR - 2010

1	1/2	2.22	44400	20000	21-04-2010	865/2010
2	733/1	0.33	4620	14000	09-06-2010	1382/2010
3	261	1.95	44850	23000	26-03-2010	591/2010
4	477/1,477/2	4.05	133650	33000	26-05-2010	1243/2010
5	478/3	0.37	12210	33000	09-06-2010	1382/2010
6	786/4	0.74	25900	35000	22-05-2010	1207/2010
7	764/2B	0.78	27300	35000	22-05-2010	1207/2010
8	762	1.43	50050	35000	22-05-2010	1208/2010
9	730/1,730/2 731/1	5.20	181825	35000	22-05-2010	1210/2010
10	741	3.07	107450	35000	22-05-2010	1211/2010
11	761	2.13	74550	35000	26-05-2010	1241/2010
12	733/2	2.20	77000	35000	26-05-2010	1242/2010
13	764/1,765/1	0.88	30800	35000	26-05-2010	1243/2010
14	721/2,721/3	1.90	66500	35000	26-05-2010	1244/2010
15	762	1.43	50050	35000	26-05-2010	1245/2010
16	729	1.35	47250	35000	29-05-2010	1275/2010
17	758	1.13	39550	35000	09-06-2010	1382/2010
18	745	2.91	101850	35000	09-06-2010	1383/2010
19	728	3.65	127750	35000	09-06-2010	1384/2010
20	723/1,723/2 723/3	1.55	54250	35000	09-06-2010	1387/2010
21	773/1	0.97	33950	35000	09-06-2010	1388/2010
22	470/3,765/1 783/2,783/4 786/2	4.14	144900	35000	17-06-2010	1455/2010

Out of 14 sales occurred in the year 2007, only 2 sales occurred in S.No. 842 and 722 sold @ Rs. 18,000/- and Rs. 35,000/- respectively are located at a distance of 1 ½ KM to the proposed land for which the present basic value is Rs. 80,000/- per acre. In the year 2008, out of 13 sales occurred, only one sale in S.No. 986/1 for Rs. 33,000/- per acre is situated at a distance of 1 ½ KM to the proposed land for which the present basic value is Rs. 80,000/- per acre. During the year 2009, 8 sales were occurred out of which the sale occurred in S.Nos. 825 & 827 for Rs. 14,000/- per acre which is adjacent to the proposed land for which the present basic value is Rs.80,000/- per acre. Further in the year 2010, upto 31st August, 2010, 22 sales were occurred out of which 4 sale lands are existing within a distance of 20 Mts. from the proposed land and the sale value is @ Rs. 35,000/- per acre for which the present basic value is Rs.80,000/- per acre.

As seen from the above sales statistics, the Lowest Sale Deed value is Rs.14,000/- and Highest Sale Deed value is Rs.35,000/- per acre. On local enquiry it is revealed that the prevailing Private market value of the lands in the Village are about Rs.75,000/- to 1,00,000/- per acre. The revised basic value in the vicinity of the proposed lands is at Rs. 80,000/- per acre w.e.f

42

1.8.2010. Hence the Tahsildar, Yerraguntla proposed to fix the market value of Rs.80,000/- per acre to the lands proposed for alienation in Survey Nos. 793, 816, 821, 824, 826, 833, 834/2, 1036, 1037, 1038, 1041 and 1042 measuring an extent of Acres 1.32, 1.77, 5.16, 12.53, 1.14, 2.11, 19.66, 8.30, 11.45, 6.78, 6.30, 16.36 Acres (Total 92.88 acres) respectively of Niduzuvvi village and recommended for alienate in favour of the Director, Teja Cement Limited, Hyderabad for construction of Teja Cement Plant at Niduzuvvi (v) of Yerraguntla Mandal.

The RDO, Kadapa has personally inspected the above lands proposed for alienation and corroborated with the report of the Tahsildar, Yerraguntla. Taking into consideration of the sales occurred from 2007 to 2010 and the local prevailing market values in the village, the RDO, Kadapa has proposed a market value of Rs. 80,000/- per acre and recommended for alienation in favour of the applicant.

The Joint Collector has also inspected the lands proposed for alienation and observed that the proposed lands are situated at a distance of 810 Mts. from the main road passing from Kadapa to Tadipatri. The proposed lands are covered with boulders and pebbles. With regard to market value, the Joint Collector has observed that 43 sales were occurred in the crucial period and the sales are ranging from Rs. 14,000/- to Rs. 35,000/- per acre. The basic value of the land is Rs. 80,000/- per acre which was enhanced in the year 2010. Taking into consideration of the market value proposed by the RDO, Kadapa and other reasons, the Joint Collector has recommended a market value of Rs. 1,00,000/- per acre for alienation in favour of M/s Teja Cements Limited, Hyderabad.

In this connection, I submit that in terms of G.O.Ms. No. 635, Revenue (Assign.III) department, dated 2-7-1990, the District Collector is empowered for grant of alienations to the private Associations, Private Corporations and Private individuals up to Ac. 0-25 Cents and market value of Rs. 10,000/- which ever is less, the C.C.L.A. is empowered for 5.00 acres and Rs.5.00 Lakhs which ever is less and for the rest, the Government is competent. In the instant case, the competency lies with the Government.

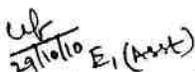
In view of the above, I submit that the Government land to an extent of 92.88 acres in Survey Nos. 793, 816, 821, 824, 826, 833, 834/2, 1036, 1037, 1038, 1041 and 1042 measuring an extent of Acres 1.32, 1.77, 5.16, 12.53, 1.14, 2.11, 19.66, 8.30, 11.45, 6.78, 6.30, 16.36 Acres respectively of Niduzuvvi village, Yerraguntla Mandal may be alienated in favour of M/s Teja Cements Limited, Hyderabad for construction of Teja Cement Plant at Niduzuvvi (v) of Yerraguntla Mandal on payment of market value @ Rs.1,00,000/- (Rupees One Lakh only) per acre.

The record of enquiry is submitted herewith for necessary action.

//t.c.b.o.//


30/10
SUPERINTENDENT

Yours faithfully
Sd/- P.H. Hemasagar
For COLLECTOR


E1 (Asst)

Advance copy submitted to the Principal Secretary to Government, Revenue (Assn.IV) Department, A.P. Secretariat, Hyderabad for favour of information.

Copy to the Revenue Divisional Officer, Kadapa for information.

Copy to the Tahsildar, Yerraguntla for information.

Copy to Sri M. Sreenivasulu Reddy, Director, Teja Cements Ltd., Flat No. 201, Padmaja Palace, 8-3-1068/14 Sri Nagar Colony, Hyderabad 500 073 for information.

REVENUE DEPARTMENT

From

(Sd/)
ToSri V. Anil Kumar, I.A.S.,
District Collector,
Y.S.R. District,
Kadapa - 516 001.The Special Chief Secretary &
Chief Commissioner of
Land Administration,
Andhra Pradesh,
Hyderabad.

& Chairman

AP Land

Ref.E1/3929/2010, Dated: 12-10-2012Management
Authority

Sir,

Sub:-- **ALIENATION OF GOVERNMENT LAND** - Yerraguntla Mandal -
Chilamkur and Niduzuvvi Villages - Alienation of 47.56 acres in
favour of Teja Cements Limited - Hyderabad for establishment of
Cement Plant with a capacity of 2 Million Tones per annum -
Proposals submitted- Regarding.

- Ref:--1. Application of Sri M. Sreenivasulu Reddy, Director, M/s Teja
Cements Limited, Flat No. 201, Padmaja Palace, 8-3-1068/14, Sri
Nagar Colony, Hyderabad 500 073, Dated: 18.10.2010.
2. This office Ref.E1/3929/2010, Dated:22.10.2010.
3. Tahsildar, Yerraguntla, Ref.No.B /408 /2010,
Dated:30.01.2011.
4. RDO., Kadapa Ref.No.E/66/2011, Dated:27.04.2011.
5. Inspection Notes of the Joint Collector dated: 15.07.2011.
6. This office Ref.No.E1/3929/2010, Dated:05.07.2012.
7. Tahsildar, Yerraguntla Ref.No. B/408/2012, dated:
10.08.2012.
8. RDO., Kadapa Ref.No. E/66/2011, dated: 14.08.2012.

Kind attention is invited to the subject and references cited.

It is submitted that in the reference 1st cited, one Sri M. Sreenivasulu Reddy, Director, M/s Teja Cements Limited, Hyderabad has represented that they have proposed to establish a Cement Plant under the name and style of Teja Cement Limited at Niduzuvvi Village, Yerraguntla Mandal, Y.S.R. District and requested for alienation of Government land to an extent 53.25 acres of Niduzuvvi village of Yerraguntla Mandal for establishment of Cement Plant and green belt development in rectangular shape from the following Survey Numbers.

DESPATCHED19/10/12
Sri V. Anil Kumar

(Contd..2)

20-10

Name of the Village	Survey No.	Extent (In Acres	Classification
Niduzuvvi	794/1 Part	33.00	A.W.
	799	3.34	A.W
	800	2.14	A.W
	801	2.02	A.W.
	834/1	1.47	A.W.
	834/3 Part	6.00	A.W.
	1039	10.10	A.W.
	1040	5.18	A.W.
Total		53.25	

The Revenue Divisional Officer, Kadapa has submitted alienation proposals in the reference 4th cited, to an extent of 58.18 acres in S.Nos. 1043, 1044 etc., of Niduzuvvi village, Yerraguntla Mandal stating that the Tahsildar, Yerraguntla in the reference 3rd cited has reported that the Government land to an extent of 58.18 acres in the following survey numbers of Niduzuvvi Village are proposed for alienation in favour of the applicant.

Name of the Village	Survey No.	Extent	Classification
Niduzuvvi	1043	8.58	Hillock
	1044	23.33	Hillock
	800	2.14	Assessed Waste
	801	2.02	Assessed Waste
	834/1	1.47	Hillock
	834/3	5.36	Hillock
	1039	10.10	Assessed Waste
	1040	5.18	Assessed Waste
Total		58.18	

The Tahsildar reported hat the lands in S.No. 1043, 1044, 834/1, 834/3, 1039, 1040 are originally classified as Hillock as per R.S.R. Therefore A1- Notice has been published in the Village on 25.10.2010 calling for objections if any to transfer the classification from UAW to AW. No objections were received and hence the Tahsildar, Yerraguntla has changed the classification of the said Survey Numbers from UAW to AW vide Tahsildar, Yerraguntla

Name of the Village	Survey No.	Extent	Classification
Niduzuvvi	1043	8.58	Assessed Waste
	1044	23.33	Assessed Waste
	800	2.14	Assessed Waste
	801	2.02	Assessed Waste
	834/1	1.47	Assessed Waste
	834/3	5.36	Assessed Waste
	1039	10.10	Assessed Waste
	1040	5.18	Assessed Waste
Total		58.18	

It is submitted that during the inspection on 15.07.2011, the Joint Collector observed that the land in (10 S.No. 1039, extent 5.40 acres was assigned to two persons i.e., Smt. K. Pullamma, extent 2.70 acres and Sri K.Munaiah, extent 2.70 acres, (2) S.No. 801, extent 2.02 acres was assigned to Smt. L. Jayamma, (3) S.No. 1040/2 and 1040/3, extent 3.20 acres (1.60 + 1.60) was assigned to K. Ramalakshamma and others. Hence, the assigned lands of an extent of 10.62 acres are to be eliminated from the alienation proposal.

Accordingly, the Revenue Divisional Officer, Kadapa in the reference 8th cited submitted a report stating that the Tahsildar, Yerraguntla has proposed the following lands after alienating the assigned lands in S.No. 801, extent 2.02 acres, S.No. 1039, extent 5.40 acres and S.No. 1040, extent 3.20 acres duly sub-dividing the S.No. 1309 and 1040.

Name of the Village	Survey No.	Extent
Niduzuvvi	1043	8.58
	1044	23.33
	800	2.14
	834/1	1.47
	834/3	5.36
	1039/1	4.70
	1040/1	1.98
Total		47.56

(Contd..4)

2010

With regard to fixation of market value, the Tahsildar, Yerraguntla has gathered sales statistics from 01.01.2007 to 02.09.2010.

The Tahsildar, Yerraguntla submitted that, out of 14 sales occurred in the year 2007, only 2 sales occurred in S.No. 842 and 722 sold @ Rs.18,000/- and Rs.35,000/- respectively are located at a distance of 1 ½ K.M to the proposed land for which the present basic value is Rs.80,000/- per acre. In the year 2008, out of 13 sales occurred, only one sale in S.No. 986/1 for Rs.33,000/- per acre is situated at the distance of 1 ½ K.M. to the proposed land for which the present basic value is Rs.80,000/- per acre. During the year 2009, 8 sales occurred out of which the sale occurred in S.Nos. 825 & 827 for Rs.14,000/- per acre which is adjacent to the proposed land for which the present basic value is Rs.80,000/- per acre. Further in the year 2010, upto 31st August, 2010, 22 sales occurred out of which 4 sale lands are existing within a distance of 20 Mts. From the proposed land and the sale value is @ Rs.35,000/- per acre for which the present basic value is Rs.80,000/- per acre. As seen from the above sales statistics, the Lowest Sale Deed value is Rs.14,000/- and Highest Sale Deed value is Rs.35,000/- per acre. On local enquiry it is revealed that the prevailing Private market value of the lands in the Village are about Rs.75,000/- to 1,00,000/- per acre. The revised basic value in the vicinity of the proposed lands is at Rs.80,000/- per acre w.e.f. 01.08.2010. Finally, the Tahsildar, Yerraguntla proposed to fix the market value of Rs.80,000/- per acre to the lands proposed for alienation in Survey Nos. 1043, 1044, 800, 801, 834/1, 1039 and 1040 measuring an extent of Acres 8.58, 23.33, 2.14, 2.02, 1.47, 5.36, 10.10, 5.18 acres (Total 58.18 acres) respectively of Niduzuvvi Village and recommended for alienation in favour of the Director, Teja Cement Limited, Hyderabad for establishment of Cement Plant and Green Belt Development at Niduzuvvi Village of Yerraguntla Mandal.

Further, it is submitted that, the Revenue Divisional Officer, ~~Kadapa~~ also personally inspected the proposed lands and corroborated with the report of the Tahsildar, Yerraguntla. Taking into consideration of the sales occurred from 2007 to 2010 and the local prevailed market values in the village, the Revenue Divisional Officer, Kadapa has proposed a market value of Rs.1,00,000/- per acre and recommended for alienation in favour of the applicant.

Further it is submitted that the Joint Collector during her personal inspection taking into consideration of the recommendations of the then Tahsildar, Revenue Divisional Officer, Kadapa, sales statistics in the vicinity, basic value and increase of land values, time lag and use of the land for industrial purpose etc., has proposed a market value of Rs.1,50,000/- per acre.

As per the New " Government Land Allotment Policy " vide G.O.Ms.No. 571, dated:14.09.2012, the norms of land requirements for cement factory the land requirement is 67 acres for 1.5 Mn TPA installed capacity and provision for expansion is 13 acres. In instant case M/s Teja Cement Limited applied for alienation of Government Land to an extent of 151.06 acres in Niduzuvvi and Chilamkur Village of Yerraguntla Mandal for establishing of 2.00 MTPA Cement Plant. The Government also issued G.O.Ms.No. 46, dated: 24.02.2012 for grant of mining lease for limestone over an extent of 660 Acres in Chilamkur and Nidizuvvi Village.

Further it is submitted that, the Joint Collector observed that already proposals were submitted for alienation of 92.88 Acres of Government Land by the District Collector to Government through the Chief Commissioner of Land Administration, Andhra Pradesh, Hyderabad vide Ref.No.E1/2131/2010, dated:28.10.2010 recommending Market Value of Rs.1,00,000/-. After wards, as per the advice of Technical experts of Teja Cement Limited, applied for alienation of an additional area of 53.25 Acres for accommodating the Cement Plant with Railway siding, Colony and Green Belt Development. After deducting the assignment lands under cultivation the land proposed is 47.56 Acres.

(Contd..5)

2/1/10

Further, it is submitted that the Tahsildar, Yerraguntla vide Ref.No. B/408/2010, dated: 07.10.2012 has submitted regarding distance as follows;

1. Distance from Yerraguntla Head Quarter to Yerraguntla Border / Boundary Stone = 2 K.Ms.
2. Distance from Yerraguntla Border / Boundary Stone to Niduzuvvi (V) = 3.5 K.Ms.
3. Distance from Niduzuvvi (V) to the above specified land (approach Road)=1.5 K.Ms.
4. The distance from Yerraguntla Head Quarters to the lands very directly (Not via Main / Approach Roads) = 5.5 K.Ms.
5. The distance from Yerraguntla Border / Boundary Stone to the lands very directly (Not via Main / Approach) Roads = 4 K.ms.

Thus the lands proposed for alienation to Teja Cements Limited are located at a distance of 5.00 K.Ms. via approach Road from Yerraguntla border and about 4.00 K.Ms. if the distance is measured directly (Sketch enclosed).

With regard to distance from head quarters to allotted lands, it is submitted the Chief Commissioner of Land Administration, Andhra Pradesh, Hyderabad has issued instructions that the Government lands situated with in the radius 5.00 K.Ms are banned for alienation of lands for Industrial / Commercial / Individual purposes. As per the New " Government Land Allotment Policy " vide G.O.Ms.No. 571, dated: 14.09.2012, all the vacant Government Lands situated within 2 K.Ms. from the peripheral areas of Mandal Head Quarter shall be entered in POB and alienation of such Government Lands banned except in case of house sites with the prior permission of the concerned District Collector.

(Contd..6)

In view of the above it is submitted herewith the proposals along with Sketch for alienation of Government land to an extent of 47.56 acres in Survey Nos. 1043, 1044, 800, 834/1, 834/3, 1039/1 and 1040/1 measuring an extent 8.58, 23.33, 2.14, 1.47, 5.36, 4.70 and 1.98 Acres respectively of Niduzuvvi Village, Yerraguntla Mandal in favour of M/s Teja Cements Limited, Hyderabad for construction of Teja Cement Plant at Niduzuvvi Village of Yerraguntla Mandal on payment of market value @ Rs.1,50,000/- (Rupees one lakh and fifty thousand only) per acre for appropriate decision in view of the new Government Land Policy.

This is submitted for kind perusal and necessary action.

Yours faithfully,
Sd/- V. Anil Kumar,
District Collector,
Y.S.R. District.

//t.c.b.o//

Subbaraj
Superintendent. 8/10/12

Copy submitted to the Secretary to Government, Revenue (Assgn.IV) (1),
Department, A.P. Secretariat, Hyderabad for information and necessary
action.

Regd Post

GOVERNMENT OF ANDHRA PRADESH
INDUSTRIES & COMMERCE (INF) DEPARTMENT

Memo.No.7703/INF/A1/2013

Dated:15.07.2013

Sub:- Govt., Land Alienation -- Alienation of 140.44 cents situated in Niduzuvvi and Chilamakur villages of Yerraguntla Mandal, YSR District in favour of M/s. Teja Cements Limited for setting up of Cement Plant with a capacity of 2.50 Million Tones per annum - Reg.

- Ref:-1) From Collector, YSR District Kadapa Ref.No.E1/2131/2010, dt.28.10.2010.
2) From the Special Chief Secretary to Government and Chief Commissioner of Land Administration, A.P. Hyderabad CCLA's Lr.No.Spl.B3/1506/2010, dt.7.3.2011.
3) From District Collector, Y.S.R. District, Kadapa Ref.No.E1/3929/2010, dt.12.10.2012.
4) From the Commissioner of Industries, A.P. Hyderabad Lr.No.29/1/203/0684, dt.1.5.2013 and Lr.No.29/1/2011/0095, dt.29.05.2013.

>><<

The attention of District Collector, YSR District, Kadapa is invited to the references cited and he is informed that the proposal of M/s. Teja Cements Limited has been examined in this Department and decided to recommend for alienation of land Ac.140.44 cts in Niduzuvvi and Chilamakur villages of Yerraguntla Mandal, YSR District in favour of M/s. Teja Cements Limited for setting up of Cement Plant with a capacity of 2.50 Million Tones per annum.

2. The Check list in Annexure-XI which includes the recommendations of this Department is sent herewith to the Collector, YSR District for taking further action in the matter as per A.P. Govt. Land Allotment Policy.

K. PRADEEP CHANDRA
PRINCIPAL SECRETARY TO GOVERNMENT AND
COMMISSIONER FOR INDUSTRIAL PROMOTION

To District
The Collector,

YSR District, Kadapa (w.e).

Copy to the Special Chief Secretary to Govt. &
Chief Commissioner of Land Administration,
Hyderabad (w.e) for information and necessary action.

Copy to the Commissioner of Industries, A.P. Hyderabad for information (w.e).

Copy to the Vice Chairman & Managing Director, APIIC for information.

//Forwarded:: By order//

SECTION OFFICER

Annexure - XI

CHECK-LIST FOR ALLOTMENT OF LAND FOR PROJECTS

Sl.No.	Particulars	Remarks
1	Name and address of the organization	M/s. Teja Cement Limited, 201, Padmaja Palace, 8-3-1068/14, Srinagar Colony, Hyderabad.
2	Nature of the applicant: Industries / Private Organizations / Power Projects / Ports / Charitable and Religious Institutions / Educational Institutions / SEZ etc.,	Industry
3	Extent of land requested by the applicant with justification and yardsticks prescribed	
	(a) Minimum extent required	Ac. 140.44 cents
	(b) Utility for the State	The State will get benefited by way of taxes.
	(c) Employment Generation direct or indirect	Direct 476, In-Direct , 200
	(d) Duration of the implementation of the project	27 months
4	Actual extent required for the purpose including extent required as per para 3(g)© at para 10 of G.O.Ms.No.571	Not Applicable.
5	Previous Experience / Performance of the applicant i.e., any violations done and any Financial dues.	5 years
6	Financial capacity of the applicant duly supported by evidence including IT returns filed at least for the last three years	Submitted IT returns of the promoters of the company for three years.
7	Clearances to be observed from the Competent Authority Viz. PCB for Pollution, and Technical Opinions and Environmental clearances etc. from the concerned Depts.	Submitted IEM from Government of India, consent for Establishment from A.P. from Pollution Control Board and EC from Ministry of Environment & Forests and also obtained Approved Mining Plan from the Indian Bureau of Mines and Mining lease from A.P. State Government.
8	What is the purpose of the land is required for public purpose. (Concerned Administrative Department) for public purpose.	No

1790

9	Mechanism for adopting the Resettlement and Rehabilitation.	Not applicable
10	Mechanism to be adopted in the Administrative Department to Monitor the utility of the Land as per the schedule.	Utility of land will be monitored by General Manager, DIC, Kadapa, YSR District.
11	Departmental Norms on the requirement of the land.	For a capacity of 1.5 Million TPA, with project cost 352.00 crores the land requirement is Ac.67.00 and a provision for expansion is Ac.13.00
12	Mechanism for observations of the various Environmental and Zonal Regulations.	Will be monitored by APPCB and local body.
13	Whether the land required for long lease or on outright sale.	Alienation on Market Value
14	Whether any relaxations are required by the concerned Departments	Not Applicable
15	Capacity of the project / institutions / organization etc., and expansion Details if any.	2.5 Metric Tonnes per annum cement plant.
16	Whether the Govt. of India approval required	NOC from Ministry of Environment & Forest is required.
17	Final recommendations of the concerned Administrative Dept.	Government recommend for alienation of Ac.140.44 cents of land at Niduzuvvi and Chilamakur Villages, Yerraguntla Mandal, YSR District.
18	Land set apart for Green Belt Area	Ac 50.00 Cents as per the Norms of Ministry of Environment & Forest and APPCB.
19	Detailed project report to be enclosed along with location sketch	Yes, submitted.
20	Previous allotment made, if any in the District	No
21	Status on ground with reference to utilization.	Not applicable

[Signature]
PRINCIPAL SECRETARY TO GOVERNMENT & CIP

Principal Secretary to Govt. &
Commissioner for Industrial Promotion
A.P. Secretariat, Hyderabad-22

AGENDA - 623 - 21

Sl. No. ()			
1	Details of application	Name of the Applicant / Department / Organisation / Institution etc. .	M/S. Teja Cement Limited, 201, Padmaja Palace, 8-3-1068/14, Srinagar Colony, Hyderabad
		Profile of the Applicant, if other than Government Department / Institution	Industry
		Purpose for which land applied for	For establishment of Cement Plant with a capacity of 2.5 Metric Tonnes per annum.
2	Scrutiny and Recommendations of the Department	(a) Details of Scrutiny w.r.t. Department Norms / Guidelines for land Allotment and Genuineness of Application	For a capacity of 1.5 Million TPA, with project cost 352.00 crores the land requirement is Ac 67.00 and a provision for expansion is Ac 13.00 .Taking the guidelines (including land for expansion into consideration the land required is assessed as Ac 133.33 Cents but as per the APPCB Norms the applicant has earmarked Ac 50 .00 of land towards greenbelt area. Moreover, the applicant has submitted before the committee that the assessed land i.e. Ac 133.33 Cents is not sufficient to implement the rules & regulations prescribed by MoEF & APPCB. As per the presentation of the unit holder before the subcommittee the land required for the factory premises is 70.44 acres, 30 acres is required for railway siding inside the premises for transport of raw materials and finished goods, and provision for greenbelt development is 50 acres and the total assessed land is 150.44 Acres and the unitholder has already acquired 9.56 acres of land and hence the Government land assessed for alienation is 140.44 Acres. Hence the subcommittee has recommended for alienation of Ac 140.44 Cents of Govt. land.
		Whether Norms / Guidelines satisfied ?	As per the detailed layout plan of the unit ,enviormental norms of MOEF and assessment of land for railwysiding inside the plant premises land requirement was assessed as 140.44 acres.
		(b) Whether land proposed for core Departmental activity or for "Other purposes"	other purposes
		(c) If for other purposes, Justification in terms of "Public Purpose" e.g. Employment generation, Benefits to weaker sections etc.,	This will create direct employment to about 476 persons & indirect employment about 200

Here 1858

		<p>utilisaiton of land prepared / budget available?</p> <p>(In case of proposals for other purposes, whether action plan for utilisation of land / project report submitted by the applicant with timelines?</p>	<p>Yes, prepared by the applicant. The project will be completed with in 27 months.</p>
		<p>(e) Compliance to Statutory Norms / Guidelines / Open Space / Planning requirements / Environmental regulations / Government Orders, etc whether satisfied and NOC, where required, obtained ?</p>	<p>Submitted clearances obtained from Pollution Control Board and EC from Ministry of Environment & Forest and also obtained Approved Mining Plan from the Indian Bureau of Mines and mining lease from AP state Govt.</p>
		<p>(f) Extent applied for and Extent recommended</p> <p>(If extent recommended is more than stipulated by Department's norms, justification with specific reasons to be provided by the Department)</p>	<p>Extent applied Ac 140-44 Cents recommended Ac 140-44Cents</p>
		<p>(g) Terms and Conditions for land allotment suggested by the Department</p>	<p>As per BSO 24 norms of Revenue department .</p>
<p>3</p>	<p>Scrutiny & Recommendations by Collector</p>	<p>(a) Proposal, whether in order/Full shape?</p>	
		<p>(b) Department norms/guldelines- whether satisfied?</p>	
		<p>(c) Statutory/legal/Open space and other requirements-whether satisfied? NOC obtained if required?</p>	
		<p>(d) R&R Plan-whether prepared (where necessary)</p>	
		<p>(e) Details of Land</p>	
		<p>i) District</p>	
		<p>ii) Mandal</p>	
		<p>iii) Village</p>	
		<p>iv) Sy.No.</p>	
		<p>v) Extent of Sy No</p>	

viii) Whether covered by Court cases/previous Assignment/DKT etc.	
ix) Extent recommended by Dept.	
f) Market value	
a) Basic Value	
b) Present Stastics	
Details	
c) Present Market value	
d) Market value recommended by Collector (Must be specific)	
<p>(g) Specific recommendations by the Collector including Terms & Conditions of Allotment and whether the Land is proposed to be allotted on 'Free of cost' or 'Market value'</p> <p>If Free of cost, Justification for the same to be specifically provided.</p>	
<p>4 ALPMA Recommendations</p> <p>(a) Observations/ Recommendations by Departmental Representative in ALPMA Meeting</p>	
Observations by ALPMA	
(b) Recommendations by ALPMA to Government held on	

Sd/- Rajat Kumar
Commissioner of Industries

// Attested //

[Signature]
Additional Director (R)

[Signature]

ANNEXURE - 4

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**INSPECTION NOTES OF THE JOINT COLLECTOR, YSR DISTRICT, KADAPA
DATED: 10.01.2014.**

The Director, Teja Cement Limited, Hyderabad has applied for alienation of land to an extent of 140.44 acres in Survey Nos. 793, 800, 816, 821, 824, 826, 833, 834/1,2,3, 1036,1037,1038,1039/1,1040/1, 1041,1042,1043 & 1044 of Nidizuvvi village of Yerraguntla Mandal for establishment of Cement Plant and Green Belt Development at Niduzuvvi Village of Yerraguntla Mandal of YSR District, Kadapa with a capacity of 2.5 metric tonnes per annum.

The Secretary to Government, Industries & Commerce (INF) Department, AP, Hyderabad vide Memo No. 7703/INF/A1/2013, dated 15.7.2013 has informed that they have examined this office two alienation proposals in 140.44 acres in favour of M/s Teja Cements Ltd has been examined and decided to recommend for alienation of land 140.44 acres in Nidizuvvi village of Yerraguntla for setting up of Cement plant with a capacity of 2.50 M Tones per annum and forwarded check list in Annexure-XI which includes the recommendations of their department for taking further action as per AP Govt. Land Allotment Policy.

The Tahsildar, Yerraguntla and Revenue Divisional Officer, Kadapa have inspected the lands in question and recommended for alienation of land to an extent of 140.44 acres on payment of market value @ Rs. 2,50,000/- per acre duly taking in to the consideration of basic value particulars and sales statistics of the lands of Nidijuvvi village for the preceding 3 years i.e, 2011, 2012 and 2013 and local prevailing market value in accordance with New Land Policy as per G.O.Ms.No.571, Revenue (Assignment-I) Department, dated 14.09.2012.

I have inspected the following proposed lands for alienation and sale lands along with the Revenue Divisional Officer, Kadapa and the Tahsildar, Yerraguntla and other field staff on 10.01.2014. The lands were originally classified as AW & Hillock (UAW) as per R.S.R. Later the classification of these lands has been changed from Un Assessed Waste to Assessed Waste as shown below.

Name of the Village/Mandal	Survey No.	Extent. (In Acrs.)	Classification as per RSR	Present Classification
Nidujuvvi village Yerraguntla Mandal	793	1.32	AW	AW
	800	2.14	AW	AW
	816	1.77	AW	AW
	821	5.16	AW	AW
	824	12.53	AW	AW
	826	1.14	AW	AW
	833	2.11	AW	AW
	834/1	1.47	Hillock/ UAW	AW
	834/2	19.66	Hillock/ UAW	AW
	834/3	5.36	Hillock/ UAW	AW
	1036	8.30	Hillock/ UAW	AW
	1037	11.45	Hillock/ UAW	AW
	1038	6.78	Hillock/ UAW	AW
	1039/1	4.70	Hillock/ UAW	AW
	1040/1	1.98	Hillock/ UAW	AW
	1041	6.30	Hillock/ UAW	AW
	1042	16.36	Hillock/ UAW	AW
	1043	8.58	Hillock/ UAW	AW
	1044	23.33	Hillock/ UAW	AW
TOTAL:		140.44 acres		

The above lands are slightly elevated place at a distance of 5 ½ to 6 kms from the Mandal headquarters and at a distance of 1000 Mts on Southern side of the Main Road passing from Kadapa to Tadipatri, 03 K.Ms distance from the existing Railway Track passing from Renigunta to Gooty. The lands are covered with pebbles and not useful for agricultural purpose. There are no Trees, Wells, Tombs, Religious buildings or any other Permanent structures over the lands.

There is a plan marked kunta called as 'Kummarakunta' in the village map at the Western side of the proposed lands. The kunta receives the water from nearby hillocks and flowing down towards northern side. There is bank (katta) to a length of nearly 50 meter at down flow side. The area of kunta was sub divided from old Survey number 794/1 and formed new survey number as 1043 extent 8.58 acres. Large number of birds are seen as this is the only water source available. Hence, the kunta area has to be protected to protect ecological balance.

The Tahsildar, Yerraguntla has gathered the Sales Statistics for preceeding three years i.e, for the Period from 01.01.2011 till to date from the Sub-Registrar's Office, Kamalapuram. They are as follows:

YEAR - 2011 - 671 -

Sl. No	Survey No.	Extent	Market Value	Rate per Acre (Rs)	Date of Registration	Document and Year	Distance from the Proposed Land
1	82	1.14	92000	80700	22-01-2011	181/11	3 K.M
2	79	0.32	26000	81250	22-01-2011	182/11	3 K.M
3	1/2	2.22	178000	80180	24-01-2011	204/11	3.5 K.M
4	55/1	1.00	80000	80000	10-02-2011	504/11	3 K.M
5	55/1	1.00	80000	80000	10-02-2011	505/11	3 K.M
6	324/1	1.005	81000	80000	19-05-2011	1746/11	3 K.M
7	332	1.21	98000	80991	18-06-2011	2238/11	3 K.M
8	16	1.89	152000	80423	30-06-2011	2437/11	2.75 K.M
9	16	1.26	101000	80158	25-07-2011	2822/11	2.75 K.M
10	154/61	2.00	160000	80000	03-08-2011	2987/11	2.25 K.M
11	271	3.60	288000	80000	12-08-2011	3191/11	3 K.M
12	242	3.62	290000	80110	19-10-2011	4056/11	3 K.M

All the above 12 sales occurred in Nidujuvvi Village fields are at a distance of 2 to 3 KMs from the lands proposed. No sales transactions took place around the proposed lands. Hence the above 12 sales discarded and not taken into consideration.

Year- 2012

Sl. No	Survey No.	Extent	Market Value	Rate per Acre (Rs)	Date of Registration	Document and Year	Distance from the Proposed Land
1	328 1028/1	1.00	1,00,000	1,00,000	15.03.2012	1037/2012	3 K.M
2	526	2.15	1,72,000	80,000	15.06.2012	2264/2012	1 K.M
3	280	2.57	2,08,000	80,934	20.06.2012	2335/2012	3 K.M
4	779	2.61	2,10,000	80,459	25.06.2012	2397/2012	0.05 K.M
5	709	5.10	4,10,000	80,392	30.06.2012	2488/2012	0.05 K.M
6	10	2.00	1,60,000	80,000	23-08-2012	3247/2012	3 K.M
7	134/1	0.71	57,000	80,281	25-08-2012	3263/2012	3 K.M
8	16	0.45	40,000	88,888	24-12-2012	4761/2012	2.75 K.M
9	16	0.45	40,000	88,888	24-12-2012	4762/2012	2.75 K.M
10	305/2	1.66	1,33,000	80,120	27-12-2012	4780/2012	3 K.M

Out of 10 sales transactions occurred in Niduzuvvi Village fields, only 3 sales shown in SI.No. 2, 4 and 5 are within a radius of 1 KM and remaining at a distance of 2 to 3 KMs from the lands proposed for alienation. Hence, the transactions shown in SI.No.2, 4 & 5 are taken in to consideration and the remaining discarded.

YEAR – 2013

Sl. No	Survey No.	Extent	Market Value	Rate per Acre (Rs)	Date of Registration	Document and Year	Distance from the Proposed Land
1	726	3.35	268000	80000	27.02.2013	565/2013	0.05 K.M
2	711/1,2	1.55	124052	80000	27.02.2013	566/2013	0.05 K.M
3	713	4.26	340945	80000	27.02.2013	566/2013	0.05 K.M
4	719	4.19	336000	80191	01.03.2013	597/2013	0.25 K.M
5	346/1	0.50	100000	200000	04.03.2013	624/2013	2.25 K.M
6	346/2	0.75	100000	133333	04.03.2013	624/2013	2.25 K.M
7	346/2	0.75	60000	80000	04.03.2013	625/2013	2.25 K.M
8	346/1	1.50	120000	80000	04.03.2013	626/2013	2.25 K.M
9	256/1	1.78	143000	80337	26.03.2013	980/2013	2.25 K.M
10	15	2.12	540000	254717	17.05.2013	1496/2013	2.75 K.M

Out of 10 sales transactions occurred in respect of Nidujuvvi Village fields, only 4 sales shown at SI.No.1, 2, 3 & 4 existing near the lands proposed for alienation and the remaining sale lands existing at a distance of 2 to 3 KMs from the lands proposed. Hence, the transactions shown in SI.Nos.1,2,3& 4 are taking in to consideration and the remaining discarded.

The details of the sale lands for the years 2011, 2012 and 2013, which are near by the proposed lands are shown below.

YEAR – 2011

Nil

YEAR – 2012

Sl. No	Survey No.	Extent	Market Value	Rate per Acre (Rs)	Date of Registration	Document and Year	Basic Value	Distance from the Proposed Land
1	526	2.15	1,72,000	80,000	15.06.2012	2264/2012	2,50,000	1 K.M
2	779	2.61	2,10,000	80,459	25.06.2012	2397/2012	2,50,000	0.05 K.M
3	709	5.10	4,10,000	80,392	30.06.2012	2488/2012	2,50,000	0.05 K.M

YEAR - 2013 -685-

Sl. No	Survey No.	Extent	Market Value	Rate per Acre (Rs)	Date of Registration	Document and Year	Basic Value	Distance from the Proposed Land
1	726	3.35	2,68,000	80000	27.02.2013	565/2013	2,50,000	0.05 K.M
2	711/1,2	1.55	4,65,000	80000	27.02.2013	566/2013	2,50,000	0.05 K.M
3	713	4.26						
	Total	5.81						
4	719	4.19	3,36,000	80191	01.03.2013	597/2013	2,50,000	0.25 K.M

On verification of the sale transactions took place in respect of the lands shown in Sl. Nos. 2, 4 & 5 of 2012 and 1, 2, 3 & 4 of 2013, which are existing around /near by the lands proposed for alienation, the Lowest Sale Deed value is Rs.80,000/- and Highest Sale Deed value is Rs.80459/- per acre. All these sales occurred prior to revision of basic value. At present basic value of the surrounding patta lands of the proposed land is Rs.2,50,000/- per acre as per the revised basic values w.e.f. 1.4.2013. After revision of basic value w.e.f. 1.4.2013, only one sale occurred on 17.5.2013 @ Rs.2,54,717/- per acre in respect of land in Sy.No.15 of Nidjuvvi village, which is far away from the proposed lands. Hence it is not considered. The prevailing market value of the Private lands around proposed land are ranging from Rs.2,50,000/- to Rs.3,00,000/- per acre.

Taking the above factors in to consideration, I agree with the Market Value of Rs. 2,50,000/- per acre proposed by the Revenue Divisional Officer, Kadapa for the land in question subject to protection of land in S.No.1043, extent 8.58 acres in which plan marked kunta called as "Kummarakunta" exists and which is necessary to maintain ecological balance..


10/1/14
JOINT COLLECTOR

REVENUE DEPARTMENT

From
Sri. Kona Sasidhar, I A S.
District Collector
Y.S.R. District
KADAPA - 516 001.

To
The Spl.Chief Secretary & Chief,
Commissioner of Land Administration,
Officer, A.P, HYDERABAD

Ref.No. E1/2131/2010, dated:- .02.2014.

Sir,

Sub:- ALIENATION OF GOVERNMENT LAND - Yerraguntla Mandal - Nidzuvvi villages - Alienation of 140.44 acres in favour of Teja Cements Ltd., Hyderabad on payment of market value - For establishment of Cement Plant with a capacity of 2 Million Tones per annum - Alienation proposals submitted in accordance with new land policy - Regarding.

- Ref:-
1. Application of Sri M. Sreenivasulu Reddy, Director, Teja Cements Ltd., Flat No. 201, Padmaja Palace, 8-3-1068/14 Sri Nagar Colony, Hyderabad 500 073 dt. 02.05.2010.
 2. This office Ref. E1/2131/2010 dated 14.05.2010.
 3. Application of Sri M. Sreenivasulu Reddy, Director, Teja Cements Ltd., Flat No. 201, Padmaja Palace, 8-3-1068/14 Sri Nagar Colony, Hyderabad 500 073 dt. 30.07.2010.
 4. Inspection Notes of the Joint Collector dated 19.10.2010.
 5. This Office No. Ref. E1/2131/2010, dated 28-10-2010.
 6. CCLA's Ref. No. Spl. B3/1506/2010, dated: 07-03-2011.
 7. This office Ref.No E1/2131/2010 Dt:-2012.2012.
 8. Memo.No. 7703/INF/A1/2013 Dt:15.07.2013 of the Principal Secretary to Government and Commissioner for Industrial Promotion.
 9. This Office Ref. No. E1/2131/2010 dated: 06-11-2012
 10. Tahsildar, Yerraguntla Ref. No. B/408/2010 Dt.24.10.2013
 11. RDO, Kadapa Ref. No. E/66/2011, dated: 04.11.2013
 12. The Joint Collector inspection Report Dt:-11.01.2014.
 13. This office Ref.No.E1/2131/2010 Dt:-19.01.2014.
 14. This office Ref.No.E1/2131/2010 Dt:-31.01.2014.

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I invite kind attention to the reference cited.

I submit that vide this Office Ref. No. E1/2131/2010, dated: 28.10.2010, alienation proposals were submitted to the Principal Secretary to Government, Revenue (Assn. IV) Department, A.P Secretariat, Hyderabad through the CCLA , A.P, Hyderabad for alienation to an extent of 92.88 Acres in the following Survey Numbers in favour of Teja Cements by proposing the market value of Rs. 1,00,000/- per acre duly enclosing the inspection report of the Joint Collector (Out of 92.88 Acres, 68.85 Acres are classified as Hillock).

Name of the Village	Survey No.	Extent (in acres)	Classification
NIDUZUVVI	793	1.32	A.W.
	816	1.77	A.W.
	821	5.16	A.W.
	824	12.53	A.W.
	826	1.14	A.W.
	833	2.11	A.W.
	834/2	19.66	Hillock / UAW

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	1036	8.30	Hillock / UAW
	1037	11.45	Hillock / UAW
	1038	6.78	Hillock / UAW
	1041	6.30	Hillock (UAW)
	1042	16.36	Hillock (UAW)
	TOTAL ::	92.88	

In the reference No. Spl. B3/1506/2010, dated: 074.03.2011, the CCLA, A.P., Hyderabad has requested to furnish specific remarks regarding hillock proposed for alienation. In this connection, a detailed report was submitted to the CCLA, A.P, Hyderabad vide this Office Ref. No. E1/2131/2010, dated: 19.12.2012.

Further, I submit that vide reference No. E1/3929/2010, dated: 12.10.2010, alienation proposals were submitted to the Special Chief Secretary and Commissioner of Land Administration, A.P., Hyderabad and Chairman A.P. Land Management Authority for alienation of land to an extent of 47.56 Acres of Niduzuvvi Village of Yerraguntla Mandal in the following Survey Numbers in favour of Teja Cements by proposing the market value of Rs. 1,50,000/- per acre duly enclosing the inspection report of the Joint Collector.

Name of the Village	Survey No.	Extent
Niduzuvvi	1043	8.58
	1044	23.33
	800	2.14
	834/1	1.47
	834/3	5.36
	1039/1	4.70
	1040/1	1.98
	Total	47.56

Both the proposals are pending and orders are awaited..

In the mean while, in the reference 8th cited, the Principal Secretary to Government and Commissioner for Industrial Promotion has informed that the proposals of M/s Teja Cements Limited has been examined and decide to recommend for alienation of land over an extent of Ac 140.44 cents in Niduzuvvi and Chilamkur villages of Yerraguntla Mandal in favour of M/s Teja Cements Limited for setting up of Cement Plant with a capacity of 2.50 Million Tones per annum. The Check list in Annexure - XI which includes the recommendations of this Department is also furnished for taking further action in the matter as per A.P. Government Land Allotment Policy. In this

YEAR - 2011

Sl. No	Survey No.	Extent	Market Value	Rate per Acre (Rs)	Date of Registration	Document and Year	Distance from the Proposed Land
1	82	1.14	92000	80700	22-01-2011	181/11	3 K.M
2	79	0.32	26000	81250	22-01-2011	182/11	3 K.M
3	1/2	2.22	178000	80180	24-01-2011	204/11	3.5 K.M
4	55/1	1.00	80000	80000	10-02-2011	504/11	3 K.M
5	55/1	1.00	80000	80000	10-02-2011	505/11	3 K.M
6	324/1	1.005	81000	80000	19-05-2011	1746/11	3 K.M
7	332	1.21	98000	80991	18-06-2011	2238/11	3 K.M
8	16	1.89	152000	80423	30-06-2011	2437/11	2.75 K.M
9	16	1.26	101000	80158	25-07-2011	2822/11	2.75 K.M
10	154/61	2.00	160000	80000	03-08-2011	2987/11	2.25 K.M
11	271	3.60	288000	80000	12-08-2011	3191/11	3 K.M
12	242	3.62	290000	80110	19-10-2011	4056/11	3 K.M

In the year 2011, 12 sales occurred in Nidujuvvi Village fields. The sale lands exist at a distance of 2 to 3 KMs from the lands Proposed for alienation. No sales transactions took place around the proposed lands. Hence discarded and not taken into consideration.

Year- 2012

Sl. No	Survey No.	Extent	Market Value	Rate per Acre (Rs)	Date of Registration	Document and Year	Distance from the Proposed Land
1	328 1028/1	1.00	1,00,000	1,00,000	15.03.2012	1037/2012	3 K.M
2	526	0.15	1,72,000	80,000	15.06.2012	2335/2012	3 K.M
3	280	2.57	2,08,000	80,934	20.06.2012	2335/2012	3 K.M
4	779	0.61	1,10,000	80,459	23.07.2012	2335/2012	3 K.M
5	795	0.10	1,10,000	80,397	30.08.2012	2335/2012	3 K.M
6	10	2.00	1,60,000	80,000	23-08-2012	3247/2012	3 K.M
7	134/1	0.71	57,000	80,281	25-08-2012	3263/2012	3 K.M
8	16	0.45	40,000	88,888	24-12-2012	4761/2012	2.75 K.M
9	16	0.45	40,000	88,888	24-12-2012	4762/2012	2.75 K.M
10	305/2	1.66	1,33,000	80,120	27-12-2012	4780/2012	3 K.M

In the Year 2012, 10 sales transactions occurred in Niduzuvvi Village fields. Out of 10 sales, only 3 sales shown in Sl.No. 2, 4 and 5 are within a radius of 1 KM and remaining sale lands are existing at a distance of 2 to 3 KMs from the lands Proposed for alienation. Hence, the transactions shown in Sl.No.2, 4 & 5 are considered and the remaining ~~is~~ discarded.

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regard, same was forwarded to the Tahsildar, Yerraguntla in the reference 9th cited to submit alienation proposals for the proposed lands in accordance with new land policy through the Revenue Divisional Officer, Kadapa.

In this connection, I submit that the Revenue Divisional Officer, Kadapa in the reference 11th cited submitted a report stating that the Tahsildar, Yerraguntla has inspected ^(inspections report enclosed) the proposed government lands to an extent of 140.44 acres of Nidujuvvi village of Yerraguntla Mandal along with the Mandal Revenue Inspector, Mandal Surveyor, Yerraguntla and Village Revenue Officer, Nidujuvvi on 21-08-2013. The lands in Survey Nos.834/1, 834/2, 834/3, 1036, 1037, 1038, 1039, 1040, 1041,1042,1043 and 1044 are originally classified as Hillock (UAW) as per R.S.R. Later classification of these lands has been changed from Un Assessed Waste to Assessed Waste vide Tahsildar, Yerraguntla proceedings No.B/408/2010, dated 28.08.2010 and 15-11-2010 and inspection report of the Tahsildar revealed that there are no Trees, Wells, Tombs, Religious buildings or any other Permanent structures over the lands under discussion. The lands are on lightly elevated place. The lands proposed for alienation exist at a distance of 1000 Mts. from the main road passing from Kadapa to Tadipatri and these lands are exist on southern side of the main road and these lands are existing at a distance of 3 K.Ms from the existing Railway Track passing from Renigunta to Gooty. The lands are covered with pebbles. The lands are not useful for Agricultural purpose. They are not entered in P.O.B. The lands are not required for Communal purpose. A1 Notice has been published on 04.09.2013 and no objections have been received from the public. The Panchayat Authorites of Nidujuvvi Gram Panchayat also agreed unanimously to allot the lands in favour of the Director, Teja Cements Limited, vide their Resolution No.4/2013, Dated 19-10-2013.

The Tahsildar, Yerraguntla has gathered the Sales Statistics for the Period from 01-01-2011 till to date from the Sub-Registrar's Office, Kamalapuram as follows:

YEAR - 2013

Sl. No	Survey No.	Extent	Market Value	Rate per Acre (Rs)	Date of Registration	Document and Year	Distance from the Proposed Land
1	726	3.35	268000	80000	27.02.2013	565/2013	0.05 K.M
2	711/1,2	1.55	124052	80000	27.02.2013	566/2013	0.05 K.M
3	713	4.26	465000	80000	27.02.2013	565/2013	0.05 K.M
4	719	4.19	336000	80191	01.03.2013	597/2013	0.25 K.M
5	346/1	0.50	100000	200000	04.03.2013	624/2013	2.25 K.M
6	346/2	0.75	100000	133333	04.03.2013	624/2013	2.25 K.M
7	346/2	0.75	60000	80000	04.03.2013	625/2013	2.25 K.M
8	346/1	1.50	120000	80000	04.03.2013	626/2013	2.25 K.M
9	256/1	1.78	143000	80337	26.03.2013	980/2013	2.25 K.M
10	15	2.12	540000	254717	17.05.2013	1496/2013	2.75 K.M

In the year 2013, 10 sales transactions are occurred in respect of Nidujuvvi Village fields. Out of 10 sales, only 4 sales shown in Sl.No.1, 2, 3 & 4 are existing near the lands proposed for alienation and the remaining sale lands are existing at a distance of 2 to 3 KMs from the lands proposed for alienation. Hence, the transactions shown in Sl.Nos.1,2,3 & 4 are considered and the remaining are discarded.

The details of the sale lands which are exist near by the proposed lands for alienation are furnished below for the years 2011, 2012 and 2013.

YEAR - 2011

Nil

YEAR - 2012

Sl. No	Survey No.	Extent	Market Value	Rate per Acre (Rs)	Date of Registration	Year	Document and Year	Basic Value	Distance from the Proposed Land
1	526	2.15	1,72,000	80,000	15.06.2012	2012	2264/2012	2,50,000	1 K.M
2	779	2.61	2,10,000	80,459	25.06.2012	2012	2397/2012	2,50,000	0.05 K.M
3	709	5.10	4,10,000	80,392	30.06.2012	2012	2488/2012	2,50,000	0.05 K.M

YEAR - 2013

Sl. No	Survey No.	Extent	Market Value	Rate per Acre (Rs)	Date of Registration	Year	Document and Year	Basic Value	Distance from the Proposed Land
1	726	3.35	268000	80000	27.02.2013	2013	565/2013	2,50,000	0.05 K.M
2	711/1,2	1.55	465000	80000	27.02.2013	2013	566/2013	2,50,000	0.05 K.M
3	713	4.26							
	Total	5.81							
4	719	4.19	336000	80191	01.03.2013	2013	597/2013	2,50,000	0.25 K.M

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As per the sales transactions, the sales in Document No.566/2013, dated 27-02-2013, the sales took place in respect of the land in Sy.No.711/1, 711/2, for an extent of 1.55 acres as "A" Schedule and in respect of the land in Sy.No.713, for an extent of 4.26 acres as "B" Schedule i.e., total extent of 5.81 acres at Rs.4,65,000/- @ Rs.80,000/- per acre. But in the sales transactions furnished by the Sub-Registrar, Kamalapuram the Sales occurred in respect of "A" Schedule i.e., Sy.No.711/1,2, extent 1.55 acres is appearing separately and the Sales occurred in respect of "B" Schedule i.e., Sy.No.713, extent 4.26 acres is appearing separately. Hence, the particulars as per the document are considered.

On verification of the sale transactions took place in respect of the lands shown in Sl. Nos. 2, 4 & 5 of 2012 and 1, 2, 3 & 4 of 2013, which are existing around /near by the lands proposed for alienation, it is found that the Lowest Sale Deed value is Rs.80,000/- and Highest Sale Deed value is Rs.80,459/- per acre. As per the Basic Value Particulars furnished by the Sub-Registrar, Kamalapuram, the basic value of the surrounding Patta lands of the Proposed land is Rs.2,50,000/- per acre as per the revised basic values w.e.f. 1.4.2013. the sales are took place prior to revision of basic value particulars i.e., 1.4.2013. only one sale transaction took place on 17.5.2013 @ Rs.2,54,717/- in respect of land in Sy.No.15 of Nidjuvvi village, which is far away from the proposed lands. Hence it is not considered. On local enquiry with the Village Revenue Officer as well as Respectable Ryots of the Village regarding Market Value of the Private patta lands reveals that the prevailing market value of the Private lands around proposed land are ranging from **Rs.2,50,000/- to Rs.3,00,000/- per acre.**

Finally, the Tahsildar, Yerraguntla Mandal has recommend that the proposed Government lands to an extent of 140.44 acres of Nidjuvvi Village, Yerraguntla Mandal may be alienated in favour of Sri M. Srinivasulu Reddy, Director, Teja Cement Limited, Hyderabad for Establishment of Teja Cement Plant on payment of reasonable Market Value.

Further, I submit that the Revenue Divisional Officer, Kadapa also personally inspected the proposed lands along with the Tahsildar, Yerraguntla Mandal, Mandal Surveyor and VRO concerned on 16.11.2013

There are no Trees, Wells, Tombs, Religious buildings or any other Permanent structures over the lands under discussion. The lands are on lightly elevated place. The lands proposed for alienation exist at a distance of 1000 Mts. from the Main Road passing from Kadapa to Tadipatri and these lands are exist on Southern side of the Main Road and these lands are existing at a distance of 3 K.Ms from the existing Railway Track passing from Renigunta to Gooty. The lands are covered with pebbles. The lands are not useful for Agricultural purpose. With regard to fixation of market value the proposed lands are Government lands and hence there is no value fixed. The Revenue Divisional Officer, Kadapa also corroborated with the market value recommendations of the Tahsidar, Yerraguntla Mandal as discussed above. During personal enquiry of the Revenue Divisional Officer, it is observed that the prevailing market values in the vicinity of the proposed lands is at Rs.2,50,000/- to Rs.3,00,000/- per acre. Thus, it is reasonable to propose market value of Rs.2,50,000/- per acre.

As such, the Revenue Divisional Officer, Kadapa recommend that the following lands totaling to an extent of 140.44 acres of Nidujuvvi Village, Yerraguntla Mandal may be alienated in favour of Sri M. Srinivasulu Reddy, Director, Teja Cement Limited, Hyderabad on payment of Rs.2,50,000/- per acre for establishment of Cement Plant and Green Belt Development.

Name of the Village	Survey No.	Extent. (In Acrs.)
Nidujuvvi	793	1.32
	800	2.14
	816	1.77
	821	5.16
	824	12.53
Nidujuvvi	826	1.14
	833	2.11
	834/1	1.47
	834/2	19.66
	834/3	5.36
	1036	8.30
	1037	11.45
	1038	6.78
	1039/1	4.70
	1040/1	1.98
	1041	6.30
	1042	16.36
	1043	8.58
	1044	23.33
TOTAL:		140.44 acres

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It is further submitted that the present proposed lands (140.44 Acres) are the same lands which are proposed earlier (92.88 + 47.56 = 140.44 Acres). Now the proposals are prepared as per the requisition received in term of new land policy i.e., G.O. Ms. No. 571, Revenue (Assignment IV) Department, Dated: 14.09.2012.

In this regard, during the years 2010 and 2011, the Joint Collector ~~was~~ inspected the lands proposed for an extent of 92.88 and 47.56 Acres in two times and recommended market value of Rs. 1,00,000/- and 1,50,000/- per acre respectively for alienation in favour of M/s Teja Cements Limited, Hyderabad. Now, inspection report of the Revenue Divisional Officer, Kadapa reveals that the prevailing market values in the vicinity of the proposed lands is at Rs.2,50,000/- to Rs.3,00,000/- per acre and the Revenue Divisional Officer, Kadapa proposed market value of Rs. 2,50,000/- per acre for alienation in favour of M/s Teja Cement Limited, Hyderabad.

The Joint Collector, Kadapa have also personally inspected ^(Inspection report not concluded) the following proposed lands for alienation and sale lands along with the Revenue Divisional Officer, Kadapa and the Tahsildar, Yerraguntla and other field staff on 10.01.2014. The lands were originally classified as AW & Hillock (UAW) as per R.S.R. Later the classification of these lands has been changed from Un Assessed Waste to Assessed Waste as shown below.

Name of the Village/Mandal	Survey No.	Extent. (In Acrs.)	Classification as per RSR	Present Classification
Nidujuvvi village Yerraguntla Mandal	793	1.32	AW	AW
	800	2.14	AW	AW
	816	1.77	AW	AW
	821	5.16	AW	AW
	824	12.53	AW	AW
	826	1.14	AW	AW
	833	2.11	AW	AW
	834/1	1.47	Hillock/ UAW	AW
	834/2	19.66	Hillock/ UAW	AW
	834/3	5.36	Hillock/ UAW	AW
	1036	8.30	Hillock/ UAW	AW
	1037	11.45	Hillock/ UAW	AW
	1038	6.78	Hillock/ UAW	AW
	1039/1	4.70	Hillock/ UAW	AW
	1040/1	1.98	Hillock/ UAW	AW
	1041	6.30	Hillock/ UAW	AW
	1042	16.36	Hillock/ UAW	AW
	1043	8.58	Hillock/ UAW	AW
1044	23.33	Hillock/ UAW	AW	
TOTAL:		140.44		

The above lands are slightly elevated place at a distance of 5 ½ to 6 kms from the Mandal headquarters and at a distance of 1000 Mts on Southern side of the Main Road passing from Kadapa to Tadipatri, 03 K.Ms distance from the existing Railway Track passing from Renigunta to Gooty. The lands are covered with pebbles and not useful for agricultural purpose. There are no Trees, Wells, Tombs, Religious buildings or any other Permanent structures over the lands.

There is a plan marked kunta called as 'Kummarakunta" in the village map at the Western side of the proposed lands. The kunta receives the water from nearby hillocks and flowing down towards northern side. There is bank (katta) to a length of nearly 50 meter at down flow side. The area of kunta was sub divided from old Survey number 794/1 and formed new survey number as 1043 extent 8.58 acres. Large number of birds ^{are} seen as this is the only water source available. Hence, the kunta area has to be protected to protect ecological balance.

Finally the Joint Collector has agreed with the Market Value of Rs. 2,50,000/- per acre proposed by the Revenue Divisional Officer, Kadapa for the land in question ^{after inspection of the site} subject to protection of land in S.No.1043, extent 8.58 acres in which plan marked kunta called as "Kummarakunta" exists and which is necessary to maintain ecological balance.

Further it is submitted that the check list duly signed by the District Collector is also prepared. The agenda point no.3 (as prescribed by the Chief Commissioner of Land Administration Officer, A.P, Hyderabad vide D.O. Lr.No.B1/457/2011 Dt:-18.03.2013) is also submitted with ^{the} recommendation of the District Collector as follows "Recommended for allotment of total extent of 140.44 acres in favour of Teja Cements for establishment of Teja Cement Plant with a capacity of 2.5 metric tones per annum subject to condition that the industry has to protect the plan marked Kunta which is called as Kummara Kunta which exist in Sy.No.1043 extent 8.58 acres and also to maintain the buffer of horizontal distance of 15 meters from peripheral area of Sy.No.1043 i.e., "Kummara Kunta" in order to protect ecological balance and also subject

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to the usual terms and conditions laid down in B.S.O-24 and subject to condition that the purpose for which the land will be alienated shall be fulfilled within the time prescribed by the APLMA. The alienation is proposed on payment of Market Value @ Rs.2,50,000/- Per acre"

I therefore ~~herewith~~ ^{herewith} submit the alienation proposals to an extent of 140.44 acres in Sy.no Survey Numbers 793, 800, 816, 821, 824, 826, 833, 834/1,2,3, 1036,1037,1038,1039/1,1040/1, 1041,1042, 1043 & 1044 of Nidizuvvi village of Yerraguntla Mandal in favour of Teja Cements for establishment of Cement Plant on payment of Market Value @2,50,000/- ^{with a capacity of 2.5 metric tonnes per annum} ~~per acre~~ ^{total amount of Rs 3,51,10,000} along with prescribed check list and also agenda with the recommendations of District Collector for taking further necessary action in this regard. accordance with new land policy.

Yours faithfully

[Signature]
District Collector,
Y.S.R District

[Signature]
Joint Collector

[Signature]
D.R.O

[Signature]
01/02/14
OSE

[Signature]
E1
01/02/14

ANNEXURE-6

**GOVERNMENT OF ANDHRA PRADESH
REVENUE (ASSN.V) DEPARTMENT**

**Memo No.24792/Assn.V(2)/2014-1,****Dt.08-05-2015**

15 MAY 2015 - Y.S.R Kadapa District - Alienation of Govt., land admeasuring Ac.140.44 cents in Sy.Nos. 793, 1044 etc., at Niduzuyvi (V), Yerragantla (M), in favour of Teja Cements Ltd., Hyderabad for establishment of Cement plant on payment of market value - Report called for - Reg.

- Ref: 1. From the District Collector, YSR Kadapa District, vide Ref.No.E1/2131/2010, Dt.02-02-2014.
2. From the Spl. C.S & CCLA, A.P, Hyderabad, Lr.No. Assn.(1)/223/ 2014, Dt.12-08-2014.
3. From Director, M/s Teja Cements Ltd., Hyderabad, representation dt.08-05-2015.

The attention of the District Collector, YSR Kadapa District is invited to the references cited and he is informed that the proposals for alienation of Govt., land to an extent of Ac.140.44 cents in Sy.Nos. 793, 1044 etc., at Niduzuvvi (V), Yerraguntla (M), in favour of Teja Cements Ltd., Hyderabad for establishment of Cement Plant on payment of market value @ 2,50,000/- per acre were placed before the APLMA on 22-07-2014 and the APLMA examined the proposal and recommended subject to certain conditions including the condition that the applicant has to protect the land to an extent of Ac.8.58 cents in Sy.No.1043 (which is classified as AW) in which plan marked Kunta called as "Kummara Kunta" to protect for ecological balance and also the applicant has to maintain buffer of horizontal distance of 15 metres from the peripheral area of Kummara Kunta.

2. The Collector, YSR Kadapa District is therefore requested to furnish a report on the issue of Kummara Kunta and related ecological aspect to Government for taking necessary action in the matter with in a week.

3. In this regard, a copy of representation 3rd cited is sent herewith.

J.C.SHARMA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The District Collector, YSR Kadapa, (w.e.)
Copy to:
The Chief Commissioner of Land Administration, A.P, Hyderabad.
The PS to .Secretary to Hon'ble C.M.
Sf/Sc

//FORWARDED::BY ORDER//

CL
SECTION OFFICER

ANNEXURE 8 - 701 -

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**INSPECTION NOTES ON THE ISSUE OF KUMMARA KUNTA AND RELATED
ECOLOGICAL ASPECT IN CONNECTION WITH THE PROPOSALS FOR
ALIENATION OF LANDS IN FAVOUR OF TEJA CEMENTS IN YERRAGUNTLA
MANDAL OF YSR DISTRICT, KADAPA, DATED 24.06.2015**

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The proposals for alienation of Government Lands to an extent of Ac. 140.44 cents in various survey numbers of Nidzuvvi village of Yerraguntla Mandal in favour of Teja Cements Ltd, Hyderabad for establishment of Cement plant on payment of market value @ Rs. 2,50,000/- per acre were submitted to the Government through the CCLA, AP, Hyderabad in ref.E1/2131/2010, dated 2.2.2014, subject to condition that the industry has to protect the plan marked kunta which is called as "Kummara Kunta", which exist in Sy.No.1043, an extent of Ac. 8.58 cents and also maintain the buffer of horizontal distance of 15 meters from peripheral area of Sy.No.1043 i.e, "Kummara kunta" in order to protect ecological balance and also usual terms and conditions laid down in BSO-24.

Inspected the land to an extent of AC. 8.58 cents in Sy.No. 1043 of Nidzuvvi village of Yerraguntla Mandal on 24.06.2015 along with the RDO, Kadapa and Environmental Engineer, A.P, Pollution Control Board, Tirupathi on the issue of Kummara Kunta and related ecological aspect in connection with the proposals for alienation of lands in Nidzuvvi village of Yerraguntla Mandal in favour of M/s Teja cements Ltd. My observations on ground are as follows.

- a) The subjected water body called as "Kummara kunta" formed naturally and it is a plan marked kunta in the village map at Western side of the proposed lands.
- b) This kunta receives the rain water from the nearby hillocks through natural supply channel and streams and also flows in to the kunta. There is a existing bank to a length of nearly 50 meters at down flow side. It caters the needs of local species, birds and animals for their existence.
- c) During the inspection, it is founds 1 to 2 feet water in the kunta. We have also go around the kunta and found the boundaries stones also.
- d) All water bodies such as Tanks, Kuntas etc., are to be protected and preserved to maintain the ecological balance for the future generation as per the guidelines of the Hon'ble Supreme Court of India.

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- e) With regard to the outcome of the Cement Plant dust pertaining to proposed industry M/s Teja Cements Ltd may pollute and influence the ground water quality of the existing water body i.e, "Kummara Kunta" and its catchment area.
- f) The Officers consisting of RDO, Kadapa, the Environmental Engineer, AP Pollution Control Board, Tirupathi, the AD(M&G)Yerraguntla and the EE(ID)Kadapa have already inspected the land to an extent of AC. 8.58 cents in Sy.No. 1043 of Nidzuvvi village of Yerraguntla Mandal on 09.06.2015 on the issue of Kummara kunta with regard to ecological aspects and submitted a joint inspection report in Lr. No. E/66/2011, dated 9.6.2015 of the RDO, Kadapa.

In view of the above, I agree with the remarks offered by the joint inspection team.


24/6/15
Joint Collector,
YSR Dist:Kadapa.

ANNEXURE - 9 - 7/11

REVENUE DEPARTMENT

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From
Sri. K.V.Ramana, I A S.
District Collector,
Y.S.R. District
KADAPA - 516 001.

To
The Principal Secretary to Govt.,
Revenue (Assign - V) Department,
A.P, HYDERABAD

(Through the Chief Commissioner of Land Administration, A.P., Hyderabad)

Ref.No. E1/2131/2010, dated:- 15.07.2015.

Sir,

Sub:- ALIENATION OF GOVERNMENT LAND - Yerraguntla Mandal
- Nidzuvvi villages - Alienation of 140.44 acres in favour of
Teja Cements Ltd., Hyderabad on payment of market value -
For establishment of Cement Plant with a capacity of 2
Million Tones per annum - Alienation proposals submitted in
accordance with new land policy - Inspection reports
Submitted - Regarding.

- Ref:- (1) Memo No. 24792/Assn.V (2)/2014-1 Dt:-08.05.2015 of
the Principal Secretary to Government, Government of
Andhra Pradesh, Revenue (Assgn.V) Department, A.P,
Hyderabad.
(2) This office Ref.No.E1/2131/2010 Dt:-30.05.2015
(3) RDO, Kadapa Lr.No.E/66/2011 Dt:-09.06.2015.
(4) Inspection notes of Joint Collector, Kadapa
Dt:-24.06.2015.

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- (1) I invite kind attention to the reference 1st cited that, it has been informed to furnish a report for alienation of Government land to an extent of Ac.140.44 cents in favour of Teja Cements Ltd., Hyderabad on the issue of Kummara Kunta and related ecological aspect to Government for taking necessary action in the matter within a week.
- (2) In this connection, in the reference 2nd cited, the same was forwarded to the Revenue Divisional Officer, Kadapa, Assistant Director, Mines & Geology, Yerraguntla, and the Environmental Engineer, Andhra Pradesh Pollution Control Board, Tirupati with a request to inspect the proposed lands and to submit joint inspection report on the issue of Kummara Kunta and related ecological aspect.
- (3) Accordingly, in the reference 3rd cited, the Revenue Divisional Officer, Kadapa has jointly inspected the proposed land in

covering an extent of 8.58 Acres of Nidizuvvi Village, Yerraguntla Mandal, Y.S.R.District on 09.06.2015 along with Assistant Director, Mines & Geology, Yerraguntla, and the Environmental Engineer, Andhra Pradesh Pollution Control Board, Tirupati and Executive Engineer, Irrigation Division Kadapa and submitted Joint inspection report as follows;

- (a) As per the observations of the Hon'ble Supreme Court of India "All Water Bodies" such as Tanks, Kuntas etc., are to be protected and preserved to maintain the ecological balance for the future generation. Accordingly, there is need to ensure protection and preservation with utmost care without giving any scope for pollution of Kummarakunta water body.
 - (b) The outcome of the Cement Plant dust pertaining to M/s Teja cement Ltd may influence to pollute the water body in the subject area.
 - (c) The existing water body ie., Kummarakunta and its influenced catchment area with all around buffer zone as per norms are to be protected and delinked with alienation of lands in favour of M/s Teja cements (P) limited.
- (4) Further, in the reference 4th cited, the Joint Collector has also inspected the lands and reported as follows;
- (a) The subjected water body called as "Kummara kunta" formed naturally and it is a plan marked kunta in the village map at Western side of the proposed lands.
 - (b) This kunta receives the rain water from the nearby hillocks through natural supply channel and streams and also flows in to the kunta. There is a existing bank to a length of nearly 50 meters at down flow side. It caters the needs of local species, birds and animals for their existence.
 - (c) During the inspection, it founds that there is 1 to 2 feet water in the kunta and boundary stones also existing.

(d) All water bodies such as Tanks, Kuntas etc., are to be protected and preserved to maintain the ecological balance for the future generation as per the guidelines of the Hon'ble Supreme Court of India.

(e) With regard to the outcome of the Cement Plant dust pertaining to proposed industry M/s Teja Cements Ltd may pollute and influence the ground water quality of the existing water body i.e, "Kummara Kunta" and its catchment area.

Finally, the Joint Collector has agreed with the remarks offered by the Joint inspection Team.

(5) From the above, it is evident that Construction of cement plant within the vicinity of the said Kummarakunta may damage the natural water body available in the subject area which is not advisable in view of the need to protect ecological balance.

(6) This is submitted for favour of kind information and necessary action.

Enclosures:-

- (1) Copy of the report submitted by the Joint Inspection Team.
- (2) Copy of the report of the Joint Collector.

Yours faithfully,

[Signature]
15/7
District Collector,
Y.S.R District.

Jt. Collector

D.R.O

[Signature]
15/7/15
OSE

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Copy submitted to the Chief Commissioner of Land Administration, A.P., Hyderabad for favour of information and necessary action.

BY R PAD
DISPATCHED
24-7-2015
S. S. S. S. S.

ANNEXURE - 10

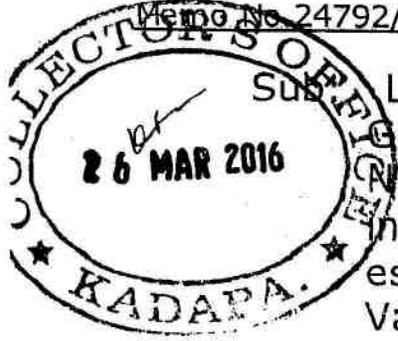
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GOVERNMENT OF ANDHRA PRADESH
REVENUE (ASSN.V) DEPARTMENT

Memo No. 24792/Assn.V(2)/2014-2

Dated:21-03-2016



Sub Lands - YSR Kadapa District - Alienation of Government land admeasuring Ac.140.44 cts in Sy. Nos.793, 1044 etc., at Niduzuvvi (V), Yerraguntla (M) in favour of Teja Cements Ltd., Hyderabad for establishment of Cement Plant on payment of Market Value -Reg.

- Ref: 1.From the District Collector, YSR Kadapa District, Ref.No.E1/ 2131/2010, dt.02-02-2014.
2.From the CCLA, A.P. Lr.No.Assn.(1)/ 223/2014, dt.12-08-2014.
3.From the Director, M/s Teja Cements Ltd. Hyderabad representation dt.8-5-2015.
4.Govt. Memo. No.24792/Assn.V(2)/2014-1, dt.08.05.2015.
5. From the District Collector, YSR Kadapa Lr. No.E1/2131/2010, dt.15-07-2015.
6.From the Director, M/s Teja Cements Ltd. Hyderabad ,letter dt.22-2-2016.

@@@

The attention of the District Collector, YSR Kadapa is invited to the reference 1st cited wherein he has submitted proposal for alienation of Government land to an extent of Ac.140.44 cts in Sy. Nos.793, 1044 etc., in Niduzuvvi (V), Yerraguntla (M) in favour of Teja Cements Ltd., Hyderabad for establishment of Cement Plant on payment of Market Value. In the reference 2nd cited, the CCLA has forwarded the recommendations of APLMA to Govt. The matter was examined and in the reference 4th cited, the Dist Collector, Kadapa was requested to furnish a report on the issue of "Kummarakunta" and related ecological aspects.

2. The District Collector, YSR Kadapa in the reference 5th cited has submitted a report in the matter wherein he has stated that the construction of cement plant within the vicinity of the said Kummarakunta may damage the natural water body available in the subject area which is not advisable in view of the need to protect ecological balance.

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3. Subsequently, the Director, M/s Teja Cements Ltd in his representation 6th cited has stated that the Executive Engineer, Irrigation Dept has reported that no kunta is identified and listed by Irrigation Dept in Sy No.1043 of Nidujuvvi village and APLMA while recommending the proposal in their favour, has put a condition to protect the said Kummarakunta. He has therefore requested to consider the proposal. A copy of the representation is sent herewith.

4. The District Collector, YSR Kadapa is therefore requested to re-examine the proposal and furnish a detailed report to Government along with specific recommendations to Govt. through Spl.CS & Chief Commissioner of Land Administration, for taking further action in the matter.

J.C. SHARMA

PRINCIPAL SECRETARY TO GOVERNMENT

To
The District Collector, YSR Kadapa (w.e.)
Copy to:
The Spl. C.S. & Chief Commissioner,
Land Administration, A.P. Hyderabad.

//FORWARDED :: BY ORDER//

SECTION OFFICER

Signature valid

Digitally signed by
MALLEPOGU B... AR
Date: 2003.03.20 13:01:00 IST
Reason: ...



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11650 8972

TEJA CEMENT LIMITED

201, Padmaja Palace, 8-3-1068/14, Srinagar Colony
Hyderabad 500073 INDIA

Ph: (91) (40) 4202 1119

www.tejacement.com

22nd February, 2016

To:
THE HON'BLE CHIEF MINISTER
Government of Andhra Pradesh.
A.P. Secretariat, Vijayawada.

Respected Sir:

Sub : Lands - YSR District - Alienation of Government land of an extent of Ac. 140.44 cts in Niduzuvvi village of Yerraguntla Mandal, YSR (Kadapa) District, in favour of M/s. Teja Cement Limited, Hyderabad, for establishment of Cement Plant with a Capacity of 2.50 Million Tonnes Per Annum - Request - Regarding.

We would like to respectfully submit that M/s. Teja Cement Limited aims to establish a state-of-the-art Cement Plant with 2.50 Million Tonnes per annum cement manufacturing capacity at Niduzuvvi and Chilamkur Villages, Yerraguntla Mandal, YSR (Kadapa) District with an investment of 1500 crore rupees, which would provide direct and indirect employment to over 1000 people in the Rayalaseema region for more than 50 years, apart from generating revenues of over Rs.100 crores per annum by way of Excise Duty, VAT, Royalty on Limestone, Entry tax, Road Tax, etc. to the Government of A.P.

We would like to further submit that we have obtained all the regulatory approvals and permissions from the Central Government and state Government authorities and are ready to implement the said project.

We would like to submit that we have acquired land the entire extent of private patta land of 660 Acres for mining activities, and the Govt. of AP granted us mining lease over the said land to meet the limestone requirement for this project.

Contd ...2



TEJA CEMENT LIMITED
 201, Padmaja Palace, 8-3-1068/14, Srinagar Colony
 Hyderabad 500073 INDIA
 Ph: (91) (40) 4202 1119
 www.tejacement.com

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We would like to submit that we have applied for alienation of Government land of an extent of Ac. 140.44, in Niduzuvvi Village, Yerraguntla Mandal, YSR District, for construction of the Cement Plant along with greenbelt area, in 2010, and the said application was recommended in our favour by the District Collector, YSR (Kadapa) District; Principal Secretary to the Government, Revenue (Assn.IV) Department; the Sub-committee constituted by the Commissioner of Industries; the Principal Secretary to Govt. & CIP; CCLA; the AP Land Management Authority; the Chief Secretary, Govt. of A.P.; The Hon'ble Revenue Minister and the same has been forwarded to your office for your kind approval.

We would like to submit that it has recently come to our knowledge that the District Collector, YSR District, submitted an ecological report, against the alienation of said land in favour of Teja Cement Limited, because our land alienation proposal includes land of an extent of 8.58 Acres known as Kummara Kunta. The District Collector may not have been aware that this issue was already addressed to and resolved in the year 2011 itself, details of which are as follows:

We would like to submit that the issue of land of an extent of 8.58 Acres known as Kummara Kunta was raised by the Revenue Divisional Officer, Kadapa, on 05-03-2011, and he sought explanation from the Irrigation Department (Enclosure 1). The Assistant Engineer, Irrigation Department, after physical inspection of the said land, submitted his report to the Executive Engineer, Irrigation Department who in turn, vide Ltr. No. TW/JTO-3/28R dated 06-04-2011, informed the RDO, Kadapa, that on the said land, **"no kunta is identified and listed by the Irrigation department existing in Sy.No.1043 of Niduzuvvi Village as per the records of this department"** (Enclosures 2 & 3). According to the Irrigation Department, this land has no inflow or outflow; it will not be useful for any purpose as the surrounding lands are barren; and that there was no objection from the Irrigation Department for allotment of land to Teja Cement Limited.

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**TEJA CEMENT LIMITED**

201, Padmaja Palace, 8-3-1068/14, Srinagar Colony
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:: 3 ::

We would like to submit that based on the report of the Irrigation Department, the RDO, Kadapa, vide Ref. No. E/66/2011, dt. 27-04-2011, had recommended alienation of the said land of 140.44 Acres in favour of M/s. Teja Cement Limited (Enclosure 1). The RDO, in the above letter clearly mentioned that the land in Sy.No.1043 of Niduzuvvi Village, Yerraguntla Mandal, is classified as "Hillock" and that the Panchayat Authorities of Niduzuvvi Gram Panchayat also agreed unanimously to allot the said lands in favour of M/s. Teja Cement Limited.

We would like to submit that the AP Land Management Authority, in its meeting held at the O/o. CCLA on 22-07-2014, while recommending alienation of land of an extent of 140.44 Acres in favour of Teja Cement Limited has issued orders to the effect that **"The applicant has to protect Sy.No.1043, 8.85 acres (which is classified as aw) in which plan marked kunta and called as "kummara kunta" to be protect for ecological balance and also the applicant has to maintain buffer horizontal distance of 15 meters from the peripheral area of kummara kunta"** (Enclosure 4). In fact, we have earmarked 50 Acres for greenbelt area surrounding the cement plant. Therefore, as per APLMA recommendations, we have taken a decision to include the entire extent of 8.58 Acres in the greenbelt area to not just protect, but improve the ecological balance of the said area.

We would like to submit that the AP Land Management Authority had recommended the alienation of the said land in our favour with a condition to protect the ecological balance of the 'kummara kunta', as stated above. The Government of Andhra Pradesh has issued several GOs earlier for alienation of land for industrial purposes with kuntas and water bodies based on the recommendations of APLMA with conditions to protect the kuntas and water bodies, as they have done in our case. We would like to let you know that we have completed technical evaluation of equipment suppliers and as soon as the said Government land is alienated in our favour and possession delivered to us, we will start preliminary work on the site and proceed for financial closure of the project without any delay.

Contd ...4

**TEJA CEMENT LIMITED**

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 Hyderabad 500073 INDIA
 Ph: (91) (40) 4202 1119
 www.tejacement.com

:: 4 ::

We would like to submit that our project will be one of the first Mega Projects to be set up in the newly bifurcated state of Andhra Pradesh and we assure you that we are fully committed to setting up the cement plant using the best technology and also discharging our corporate commitments with diligence, in line with your proactive and progressive outlook. We would like to submit that we share your dedication and devotion in making our state the most industry-friendly state in India.

Therefore, in view of the above facts, we request you to kindly consider our proposal to alienate Government land of an extent of Ac. 140.44, in Niduzuvvi Village, Yerraguntla Mandal, YSR District, for construction of the Cement Plant in favour of M/s. Teja Cement Limited, as this project will not only provide direct and indirect employment to more than 1000 people and numerous ancillary businesses in the Rayalaseema region, but also provide substantial revenue to the State exchequer. We will be forever obliged for your kind help in resolving this matter.

Thanking You, Sir.

Yours Sincerely,

(Signature)
 M. Srinivasula Reddy
 Director, M/s Teja Cement Limited

Enclosures:

1. RDO, Kadapa, Ref. No. E/66/2011, dt. 05-03-2011 and 27-04-2011.
2. Report of Dy. Engineer, Irrigation Dept. dt. 31-03-2011.
3. Report of Executive Engineer, Irrigation Department, dt. 06-04-2011.
4. Minutes of APLMA meeting held on 22-07-14 at O/o. CCLA, Hyderabad

Ref. E1/2131/2010.

INSPECTION NOTES OF THE JOINT COLLECTOR, KADAPA, DT. 30.03.2016.

1. Inspected the land to an extent of Ac. 8.58 cents in Sy.No.1043 of Nidizuvvi village of Yerraguntla Mandal on the issue of "Kummara Kunta" and related ecological aspects along with the Revenue Divisional Officer, Kadapa, Environmental Engineer, AP Pollution Control Board, Tirupathi, DEE, Water Resource Department, Kadapa, AD,M&G, Yerraguntla and Tahsildar, Yerraguntla on 30.03.2016.
2. **Brief History of the Case:-** The proposals for alienation of Government lands to an extent of Ac. 140.44 cents in various survey numbers of Nadizuvvi village of Yerraguntla Mandal in favour of Teja Cements Ltd., Hyderabad for establishment of Cement plant on payment of market value @ Rs. 2,50,000/- per acre were submitted to the Government through the CCLA, AP, Hyderabad in ref . E1/2131/2010, dated 2.2.2014, subject to condition that the management has to protect the plan marked kunta called as " Kummara Kunta", which exist in Sy.No. 1043, an extent of Ac. 8.58 cents and also maintain the buffer of horizontal distance of 15 meters from peripheral area of Sy.No.1043 i.e, "Kummara kunta" in order to protect ecological balance and also usual terms and conditions laid down in BSP-24.
3. Meanwhile, the Principal Secretary, Revenue Department, AP, Hyderabad in Memo No.24792/Assn.V(2)/2014-2, dated 21.3.2016 has requested to re-examine the proposals and furnish a detailed report with specific recommendations in view of the representation made by M/s Teja Cements Ltd, that the Executive Engineer, Irrigation department has reported that no kunta is identified and listed by Irrigation department in Sy.No.1043.
4. There exists a water body, a kunta in Sy.No.1048. This kunta appears to be a natural formation and is marked in the village map on the western side of the proposed Cement Plant. As per revenue records, there is no mention of this kunta. The kunta area in Sy.No.1048 was earlier classified as hillock and later converted as AW. It receives the rain water from the nearby hillocks through natural streams during rainy season only.

There is an existing bank of a length of nearly 50 meters. At the time of inspection some water has been found in the kunta. The water in the kunta caters to the needs of local species, birds and animals for subsistence.

5. The Executive Engineer, Irrigation Division, Kadapa in his letter, dated 6.4.16 has informed that the existing kunta in question might have formed due to rushing flow of rain water from the nearby hillock during heavy rains and subsequently the bund might have strengthened by the local formers. The existing kunta is not listed by Irrigation department as per the records of his department. However, as per the Hon'ble Supreme Court orders all the existing water bodies are to be preserved. The same is to be followed as per G.O.Ms.No.188, dated 21.7.2011.

6. The Environmental Engineer, AP Pollution Board, Tirupathi has opined that the subjected water body should be preserved such that it should act as ground water recharging system to enhance the ground water level of this area. If the water body comes under alienation proposals, the said project authority may made responsible for preservation / protection of "Kummara Kunta" with utmost care in the interest of Environment or else the area may be delimited from the proposals and may be handed over to concerned competent authority for proper preservation and protection.

7. The Director, M/s Teja Cements Ltd, in letter dated 30.3.2016 has informed that they have earmarked 50 acres for green belt area surrounding the cement plant as per norms specified by Ministry of Environment and Forestry. They plan to include the entire extent of 8.58 acres in Sy.No.1043 of Kummara Kunta and its peripheral lands as a greenbelt area. Further, they will develop native species of plants to improve the ecological balance of the "Kummarakunta" area.

8. The Revenue Divisional Officer, Kadapa in his letter dated 30.3.2016 has reported that, he has inspected the proposed land in Sy.No.1043 covering an extent of 8.58 acres of Nidizuvvi village along with Environmental Engineer, APPCB, Tirupati, AD M&G) Yerraguntla, EE(ID) Kadapa and opined with regard to ecological aspects that,

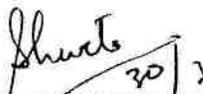
- a. As per the observations of the Hon'ble Supreme Court of India " All water bodies" such as Tanks, Kuntas etc are to be protected and preserved to

10/11/2013 3000

maintain the ecological balance for the future generation. Accordingly there is need to ensure protection and preservation with at most care without giving any scope for pollution of Kummara kunta water body.

- b. The outcome of the cement plant dust pertaining to M/s Teja Cement Ltd may influence to pollute the water body in the subject area.
 - c. The existing water body ie., Kummara kunta and its influenced catchment area with all around buffer zone as per norms are to be protected and delinked with alienation of lands in favour of M/s Teja Cement(P) Limited.
9. In view of the above, it may be observed that,
- a. The Kummara kunta is a delicate water body and the proper preservation of the same is essential for maintaining ecological balance. During the inspection it was observed that local birds depend for water on the Kummara kunta. There is also some vegetation around it. In this drought prone region, the presence of such a water body is critical.
 - b. The existing water body and its catchment area and surrounding buffer zone has to be protected and delinked with alienation of land or preserved by the alienee, as the case may be.
 - c. The cement plant pertaining to M/s Teja Cement Ltd may pollute the water body, the Kummara kunta and its catchment area.
 - d. Necessary records of the Revenue and Irrigation departments may be updated to include the "Kummara kunta" as it is very much part of the said land.

Therefore, the "Kummara kunta" a sensitive water body does exist on ground and all measures should be taken for the preservation of this water body and its surrounding area in the interest of maintaining ecological balance for posterity.


JOINT COLLECTOR

ANNEXURE - 12

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11/12/16

REVENUE DEPARTMENT

From
Sri. K.V.Ramana, I A S.
District Collector,
Y.S.R. District
KADAPA - 516 001.

To
The Principal Secretary to Govt.,
Revenue (Assign - V) Department,
A.P, HYDERABAD

(Through the Chief Commissioner of Land Administration, A.P., Hyderabad)

Ref.No. E1/2131/2010, dated:- 10.04.2016.

Sir,

Sub:- ALIENATION OF GOVERNMENT LAND - Yerraguntla Mandal - Nidzuvvi villages - Alienation of 140.44 acres in favour of Teja Cements Ltd., Hyderabad on payment of market value - For establishment of Cement Plant with a capacity of 2 Million Tones per annum - Alienation proposals submitted in accordance with new land policy - Re examined the proposals and submitting the specific recommendations - Regarding.

- Ref:- (1) This office Ref.No.E1/2131/2010 Dt:-02.02.2014.
(2) Memo No. 24792/Assn.V (2)/2014-1 Dt:-08.05.2015 of the Principal Secretary to Government, Government of Andhra Pradesh, Revenue (Assgn.V) Department, A.P, Hyderabad.
(3) RDO, Kadapa Lr.No.E/66/2011 Dt:-09.06.2015.
(4) Inspection notes of Joint Collector, Kadapa Dt:-24.06.2015.
(5) This office Ref.No.E1/2131/2010 Dt:-15.07.2015.
(6) Memon.No.24792/Assn.V(2)/2014-2 Dt:-21.03.2016 of the Principal Secretary to Government, Revenue (Assn.V) Department Dt:-21.03.2016.
(7) Inspection notes of the Joint Collector Dt:-30.03.2016.

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- (1) I invite kind attention to the references cited, in the reference 1st cited, the alienation proposals were submitted to the Chief Commissioner of Land Administration, A.P., Hyderabad for the lands to an extent of 140.44 acres in Sy.no's 793, 800, 816, 821, 824, 826, 833, 834/1,2,3, 1036,1037,1038,1039/1,1040/1, 1041,1042, 1043 & 1044 of Nidizuvvi village of Yerraguntla Mandal in favour of Teja Cements for establishment of Cement Plant with a capacity of 2.5 metric tones per annum on payment of Market Value @2,50,000/- per acre with a request to place the alienation proposals before APLMA for approval.

- (2) In the reference 2nd cited, the Principal Secretary to Government, Revenue (Assgn.V) Department, A.P, Hyderabad has informed that the alienation proposals were placed before the APLMA on 22-07-2014 and the APLMA examined the proposal and recommended subject to certain conditions including the condition that the applicant has to protect the land to an extent of Ac.8.58 cents in Sy.No.1043 (which is classified as AW) in which plan marked Kunta called as "Kummara Kunta" to protect for ecological balance and also the applicant has to maintain buffer Zone of horizontal distance of 15 metres from the peripheral area of Kummara Kunta.
- (3) Further, it was requested to furnish a report for alienation of Government land to an extent of Ac.140.44 cents in favour of Teja Cements Ltd., Hyderabad on the issue of Kummara Kunta and related ecological aspect to Government for taking further necessary action in the matter.
- (4) In the reference 5th cited, while enclosing the report of the Joint inspection team and the report of Joint Collector Kadapa, the Principal Secretary to Government, Revenue (Assgn.V) Department, A.P, Hyderabad was addressed duly informing that it is evident that construction of cement plant within the vicinity the said Kummarakunta may damage the natural water body available in the subject area which is not advisable in view of the need to protect ecological balance.
- (5) In the reference 6th cited, while enclosing the representation of Director, M/s Teja Cements Ltd., the Principal Secretary to Government, Revenue (Assgn.V) Department, A.P, Hyderabad has requested to re-examine the proposal and furnish a detailed report to Government along with specific recommendations to Government, through Spl.CS & Chief Commissioner of Land Administration, for taking further action in the matter.

11-11-16 30.3.16

(6) In this connection, It is submitted that, the Joint Collector Kadapa has inspected the land to an extent of Ac. 8.58 cents in Sy.No. 1043 of Nidizuvvi village of Yerraguntla Mandal on the issue of "Kummara Kunta" and related ecological aspects along with the Revenue Divisional Officer, Kadapa, Environmental Engineer, AP Pollution Control Board, Tirupathi, DEE, Water Resource Department, Kadapa, AD.M&G, Yerraguntla and Tahsildar, Yerraguntla on 30.03.2016 and enquiry reveals as follows;

- (i) There exists a water body, a kunta in Sy.No. 1048. This kunta appears to be a natural formation and is marked in the village map on the western side of the proposed Cement Plant. As per revenue records, there is no mention of this kunta. The kunta area in Sy.No.1048 was earlier classified as hillock and later converted as AW. It receives the rain water from the nearby hillocks through natural streams during rainy season only.
- (ii) There is an existing bank of a length of nearly 50 meters. At the time of inspection some water has been found in the kunta. The water in the kunta caters to the needs of local species, birds and animals for subsistence.
- (iii) The Executive Engineer, Irrigation Division, Kadapa in his letter, dated 6.4.16 has informed that the existing kunta in question might have formed due to rushing flow of rain water from the nearby hillock during heavy rains and subsequently the bund might have strengthened by the local formers. The existing kunta is not listed by Irrigation department as per the records of his department. However, as per the Hon'ble Supreme Court orders all the existing water bodies are to be

preserved. The same is to be followed as per G.O.Ms.No.188, dated 21.7.2011.

- (iv) The Environmental Engineer, AP Pollution Board, Tirupathi has opined that the subjected water body should be preserved such that it should act as ground water recharging system to enhance the ground water level of this area. If the water body comes under alienation proposals, the said project authority may made responsible for preservation / protection of "Kummara Kunta" with utmost care in the interest of Environment or else the area may be delimited from the proposals and may be handed over to concerned competent authority for proper preservation and protection.
- (v) The Director, M/s Teja Cements Ltd, in letter dated 30.3.2016 has informed that they have earmarked 50 acres for green belt area surrounding the cement plant as per norms specified by Ministry of Environment and Forestry. They plan to include the entire extent of 8.58 acres in Sy.No.1043 of Kummara Kunta and its peripheral lands as a greenbelt area. Further, they will develop native species of plants to improve the ecological balance of the "Kummarakunta" area.
- (vi) The Revenue Divisional Officer, Kadapa in his letter dated 30.3.2016 has reported that, he has inspected the proposed land in Sy.No.1043 covering an extent of 8.58 acres of Nidizuvvi village along with Environmental Engineer, APPCB, Tirupati, AD M&G) Yerraguntla, EE(ID) Kadapa and opined with regard to ecological aspects that,

- (a) As per the observations of the Hon'ble Supreme Court of India "All water bodies" such as Tanks, Kuntas etc
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are to be protected and preserved to maintain the ecological balance for the future generation. Accordingly there is need to ensure protection and preservation with at most care without giving any scope for pollution of Kummara kunta water body.

- (b) The outcome of the cement plant dust pertaining to M/s Teja Cement Ltd may influence to pollute the water body in the subject area.
- (c) The existing water body i.e., Kummara kunta and its influenced catchment area with all around buffer zone as per norms are to be protected and delinked with alienation of lands in favour of M/s Teja Cement(P) Limited.

(7) Finally the Joint Collector has observed that;

- (i) The Kummara kunta is a delicate water body and the proper preservation of the same is essential for maintaining ecological balance. During the inspection it was observed that local birds depend for water on the Kummara kunta. There is also some vegetation around it. In this drought prone region, the presence of such a water body is critical.
- (ii) The existing water body and its catchment area and surrounding buffer zone has to be protected and delinked with alienation of land or preserved by the alienee, as the case may be.
- (iii) The cement plant pertaining to M/s Teja Cement Ltd may pollute the water body, the Kummara kunta and its catchment area.

- (iv) Necessary records of the Revenue and Irrigation departments may be updated to include the "Kummara kunta" as it is very much part of the said land.
- (v) Therefore, the "Kummara kunta" a sensitive water body does exist on ground and all measures should be taken for the preservation of this water body and its surrounding area in the interest of maintaining ecological balance for posterity.
- (8) In view of the above, it is submitted that, the existing water body i.e., Sy.No.1043 extent Ac.8.58 cents of Nidzuvvi village of Yerraguntla Mandal and its catchment area and surrounding buffer zone has to be protected and delinked with alienation of land or preserved by the alienee as the case may be.
- (9) This is submitted for favour of kind information and for necessary action.

Enclosures:-

- (1) Copy of the report of the Joint Collector.

Yours faithfully,

B. V. Kumar
 District Collector, ^{10/4/2016}
 Y.S.R District.

10/4/16

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Lands - YSR Kadapa District - Alienation of Government land to an extent of Ac.140.44 cents in Sy.Nos. 793 etc., at Niduzuvvi (V), Yerraguntla (M) in favour of Teja Cements Ltd., Hyderabad for establishment of Cement Plant on payment of Market Value @ Rs. 2.50 Lakhs per acre, subject to certain conditions - Orders - Issued.

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REVENUE (ASSN.V) DEPARTMENT

Dated:02-07-2016

Read the following:

- 1.From the District Collector, YSR Kadapa Roc. No.E1/2131/2010, dt.02.02.2014.
- 2.From the CCLA., AP. Hyderabad, Lr.No.Assn.III(1)/223/2014, dt.12.08.2014.
- 3.From the Director, M/s Teja Cements Ltd. representation dt.08.05.2015.
- 4.Govt. Memo. No.24792/Assn.V/2/2014-1, dt.08.05.2015.
- 5.From the District Collector, YSR Kadapa Ref. No. E1/2131/2010, dt.15.07.2015.
- 6.From the CCLA., AP. Hyderabad, Lr.No.Assn.III(1)/223/2014, dt.21.09.2015.
- 7.From the Director, M/s Teja Cements Ltd. representation dt.22.2.2016.
- 8.From the District Collector, YSR Kadapa Roc. No.E1/2131/2010, dt.10.04.2016.

ORDER:

In the circumstances stated by the District Collector, YSR Kadapa and the Chief Commissioner of Land Administration, A.P in the references read above, Government, after careful examination, hereby order for alienation of Government land to an extent of Ac.140.44 cents in Sy.Nos. 793, 823, 1044 etc. in Niduzuvvi (V) of Yerraguntla (M) of Y.S.R Kadapa District in favour of Teja Cements Ltd., Hyderabad for establishment of Cement Plant on payment of Market Value @ Rs. 2.50 Lakhs per acre, subject to the following conditions in addition to usual conditions and also conditions under BSO -24 and G.O. Ms. No. 571, Rev(Assn.I) Dept., dt. 14.09.2012.

- (i) The alienee shall protect the land in Sy No.1043 to an extent of Ac.8.58cts (which is classified as AW) called as "Kummara Kunta" for ecological balance and also has to maintain buffer of horizontal distance of 15 meters from the peripheral area of the "Kummara Kunta".
- (ii) The land shall be utilized for the purpose for which it is alienated within three years of the orders of alienation.
- (iii) The alienee shall submit an annual report before 31st March on the progress of utilization to the District Collector.
- (iv) The District Collector, YSR Kadapa shall be the authority to cancel and resume the land from the alienee for violation of conditions as well as for non - utilization of land.

Contd..

:: 2 ::

2. The Spl.C.S and Chief Commissioner of Land Administration, AP and the Collector, YSR Kadapa District shall take further necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J.C. SHARMA
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To

✓ The District Collector, YSR Kadapa
The Spl.C.S & Chief Commissioner of Land Administration, AP, Hyderabad.

Copy to:

P.S. to Secretary to C.M.
OSD to Dy. C.M. (Revenue).
P.S. to Spl. C.S (Revenue).
P.S. to Chief Secretary.
Industries & Commerce Department
The Director, M/s Teja Cements Limited,
201, Padmaja Palace, 8-3-1068/14,
Srinagar Colony, Hyderabad.
GA(Cabinet)Dept w.r.to U.O.No.554/2016, dt.27.6.2016.
SF/SC.

//Forwarded :: By order//

clw

e SECTION OFFICER

PROCEEDING OF THE DISTRICT COLLECTOR :: Y.S.R DISTRICT
Present:- K.V.Satyanarayana I.A.S.,

Ref.No.E1/2131/2010

Dt:- 5.08.2016.

Sub:- ALIENATION OF GOVERNMENT LAND – Yerraguntla Mandal – Nidzuvvi villages – Alienation of 140.44 acres in favour of Teja Cements Ltd., Hyderabad on payment of market value – For establishment of Cement Plant with a capacity of 2 Million Tones per annum – Alienation proposals submitted in accordance with new land policy – Re examined the proposals – Hand over the possession of the proposed land – Orders – Issued.

- Read:-(1) Requisition of the Director, M/s Teja Cement Limited, Hyderabad
(2) This office Ref.No.E1/2131/2010 Dt:-02.02.2014.
(3) Memon.No.24792/Assn.V(2)/2014-2 Dt:-21.03.2016 of the Principal Secretary to Government, Revenue (Assn.V) Department Dt:-21.03.2016.
(4) Inspection notes of the Joint Collector Dt:-30.03.2016.
(5) This office Ref.No.E1/2131/2010 Dt:- 10.04.2016.
(6) G.O.M.S.No.273 Revenue (Assn.V) Department Dt:-02.07.2016.
(7) CCLA's Ref.No.Assn.III (1)/223/2014 Dt:-25.07.2014.

-000-

ORDER:-

- (1) In the reference 1st read above, the Director, M/s Teja Cements Limited, Hyderabad has filed requisition in Appendix - XXIX for allotment of land to an extent of Ac.140.44 in Sy.NO.793,800,816 etc., in Niduzuvvi villages of Yerraguntla Mandal in favour of M/s Teja Cements Limited for setting up of Cement Plant with a capacity of 2.50 Million Tones per annum as per A.P. Government Land Allotment Policy.
- (2) Accordingly, in the reference 2nd above, the alienation proposals for the lands to an extent of Ac.140.44 cents in various Survey No's of Nidizuvvi village of Yerraguntla Mandal was submitted to the Chief Commissioner of Land Administration in favour of Teja Cements for establishment of Cement Plant on payment of Market Value @ Rs.2,50,000/- per acre.
- (3) In the reference 3rd read above, while enclosing the representation of Director, M/s Teja Cements Ltd., the Principal Secretary to

- (b) The land shall be utilized for the purpose for which it is alienated within three years of the orders of alienation.
- (c) The alienee shall submit an annual report before 31st March on the progress of utilization to the District Collector.
- (d) The District Collector, YSR Kadapa shall be the authority to cancel and resume the land from the alienee for violation of conditions as well as for non - utilization of land.
- (7) In the reference 7th read above the Chief Commissioner of Land Administration, A.P., Hyderabad has enclosed the G.O.Ms.No.273 Revenue (Assn.V) Department Dt:-02.07.2015 of alienation proposals to take necessary action in the matter as desired by the Government.
- (8) In view of the above, the Tahsildar, Yerraguntla hereby directed to hand over the possession of Government land to an extent of Ac.140.44 cents in Sy.Nos. 793, 823, 1044 etc. in Niduzuvvi (V) of Yerraguntla (M) of Y.S.R Kadapa District in favour of Teja Cements Ltd., Hyderabad for establishment of Cement Plant on collecting of Market Value @ Rs. 2.50 Lakhs per acre to the Head of Account i.e., Major Head:- 0029 - Land Revenue, Minor Head:- 107 - Sale proceeds of waste lands Redemption of Land Tax and Sub-Head:- 01 - Receipts in connection with Survey and Settlement Operations. subject to the conditions laid in para no. 6 in addition to usual conditions under BSO -24 and G.O. Ms. No. 571, Rev(Assn.I) Dept., dt. 14.09.2012.

[Signature]
District Collector,
Y.S.R District.

[Signature]
Joint Collector

[Signature]
OSE

[Signature]
E1

- To
The Tahsildar, Yerraguntla
✓ Copy to the Chief Commissioner of Land Administration, A.P.Hyderabad for favour of information.
Copy to the Revenue Divisional Officer, Kadapa for necessary action.
Copy to the Director, Teja Cement Limited, Srinagar Colony, Hyderabad for information.

ANNEXURE - 15

**//GOVERNMENT OF ANDHRA PRADESH//
REVENUE DEPARTMENT**

From
Sri B. Maheswara Reddy
Tahsildar
Yerraguntla Mandal.

To
The District Collector,
Y.S.R. District,
Kadapa.

Ref. No.B/408/2010, dated 13-08-2016

Sir,

Sub:-Alienation of Government Land - Kadapa Division - Yerraguntla Mandal - Niduzuvvi Village - Alienation of 140.44 Acres in various Sy.Nos of Niduzuvvi Village in favour of Teja Cement Limited, Hyderabad on payment of Market Value - Handed over the Possession - Report submitted- Reg.

Ref:- The District Collector, Y.S.R. District Kadapa Ref No.E1/2131/2010, dated 05/08/2016.

-oOo-

I submit that, in pursuance to the orders issued by the District Collector, Y.S.R. District Kadapa vide reference cited, Handed over an extent of 140.44 acres in the following Sy.Nos. Niduzuvvi Village to the Director, M/s Teja Cement Limited, Hyderabad after collecting an amount of Rs.3,51,10,000/- (Three Cores fifty one lakhs and ten thousand only) in form of challa bearing No.012052, dated 12-08-2016 toward market value of the land @ Rs.2.50 Lakh per acre.

This is submitted for taking further action in this matter.

Yours faithfully

Encl:- Handed over Certificate
Oringal Challan No.012052


Tahsildar,
Yerraguntla Mandal.

Copy submitted to the Revenue Divisional Officer, Kadapa for favour of kind information.

Office of the Tahsildar,
Yerraguntla Mandal

Ref No.B/408/2010

Dated 13-08-2016.

HANDING OVER CERTIFICATE

In pursuance to the orders issued by the District Collector, Y.S.R. District Kadapa vide Ref No.E1/2131/2010, dated 05-08-2016 in continuation to the G.O.Ms.No.273 Revenue (Assn.V) Department Dated 02-07-2016 and CCLA's Ref No.Assn.1(1)/223/2014, dated 25/07/2014 the following Sy.Nos of Niduzuvvi Village and extent of 140.44 Acres Handed over to Director, M/s Teja Cements Limited after Collecting an amount of Rs.3,51,10,000/- (Three Cores fifty one Lakhs and Ten thousand) @ 2.5 Lakh per acre vide Challa No.01252 dated 12/08/2016.

Details of the Sy.Nos.:-

Sl. No	Survey No.	Extent. (In Acrs.)
1	793	1.32
2	800	2.14
3	816	1.77
4	821	5.16
5	824	12.53
6	826	1.14
7	833	2.11
8	834/1	1.47
9	834/2	19.66
10	834/3	5.36
11	1036	8.30
12	1037	11.45
13	1038	6.78
14	1039/1	4.70
15	1040/1	1.98
16	1041	6.30
17	1042	16.36
18	1043	8.58
19	1044	23.33
	TOTAL:	140.44 acres

Handed over by


(B. Maheswara Reddy)
Tahsildar,
Yerraguntla Mandal.

Taken over by


M.Srinivasa Reddy,
Director
M/s Teja Cements Limited,
Hyderabad.

ఆంధ్రప్రదేశ్ ప్రభుత్వము ఆసలు ప్రతి/ORIGINAL
GOVERNMENT OF ANDHRA PRADESH

DTO/STO _____ Treasury/PAO Code **1208**

ఖజానా చలాను
 Treasury Challan No. **012-052**

పెద్ద పద్దు Major Head	0029	Land Revenue
ఉప పెద్ద పద్దు Sub-Major Head	00	
చిన్న పద్దు Minor Head	107	Sale proceeds
సామాహిక ఉపపద్దు Group Sub-Head	00	
ఉప పద్దు Sub-Head	01	Receipts
సవివరమైన పద్దు Detailed Head		
ఉప సవివరమైన పద్దు Sub-Detailed Head		
Non-plan = N/ <input type="checkbox"/> Charged = C/ <input type="checkbox"/> Contingency Fund MH/ <input type="checkbox"/> Plan = P: <input type="checkbox"/> Voted = V: <input type="checkbox"/> Service Major Head <input type="checkbox"/>		

మొత్తం రూ॥ / Amount Rs. **3,51,10,000/-**

అక్షరాలా
 in words Rupees **Three Crores Fifty one Lakhs**

జమచేయువారి పేరు, చిరునామా } **TEJA Cement LTO**
 Remitter's Name & Address } **14th, Land Acquisition**
 దేని నిమిత్తము పైకము జమచేయబడినది
 Purpose for which the amount is deposited

DDO Code : **1208-2302-00**

తేదీ
 Dated **13/8/2016**
 ఆమచేయు వారి సంతకం
 Signature of the Remitter

Head of Account verified
 Date **12 AUG 2016**
 Asst. Manager
 Journal No. **0901**
 Cheque No. **14253531**

అక్షరాలా రూ॥ ముట్టినది
 Received Rs. **3,51,10,000/-**
 నగదు/డి.డి./ఖాతా జమ/చెక్ ద్వారా
 by cash/D.D./Account Credit/Cheque No. **51510000**
 యస్.టి.ఓ. / బ్యాంక్ మేనేజర్
 S.T.O./Bank Manager.

Bank Branch Code
0901
 NBST / Bank Seal

Note : Seperate challan should be used for each detailed head