

BEFORE THE NATIONAL GREEN TRIBUNAL
SOUTHERN ZONE, CHENNAI

ORIGINAL APPLICATION No. 71 OF 2023 (SZ)

IN THE MATTER OF:

Human Rights & Consumer Protection Cell Trust,
Hyderabad.

....

Applicant(s)

Versus

State of Telangana,
rep by its Chief Secretary,
Hyderabad & Ors.

....

Respondent(s)

REPORT OF THE TELANGANA STATE POLLUTION CONTROL BOARD (R4)

RUNNING INDEX

Sl. No	Particulars	Page Nos.
1.	Report dated 04.07.2023 of Telangana State Pollution Control Board (Respondent No. 4).	1 – 3
2.	Annexure-I – Respondent Board letter dated 20.06.2023 issued to M/s. Greater Infra Projects Pvt Ltd., Miyapur, Hyderabad (R10).	4
3.	Annexure-II – M/s. Greater Infra Projects Pvt Ltd., Miyapur, Hyderabad (R10) letter dated 22.06.2023 addressed to Respondent Board.	5
4.	Annexure-III – GO Ms No. 197, dated 18.11.2021 issued by Municipal Administration & Urban Development Dept., Government of Telangana.	6 – 7
5.	Annexure-IV – Proceedings dated 13.08.2020 issued by Revenue Divisional Officer, Sangareddy District.	8 – 9
6.	Annexure-V – Environmental Clearance Order dated 02.06.2022 issued by State Level Environment Impact Assessment Authority (SEIAA), Telangana to M/s. Greater Infra Projects Pvt Ltd., Miyapur, Hyderabad (R10).	10 – 23
7.	Annexure-VI – Telangana State Building Permissions & Self Certification System (TS-bPASS) draft layout letter dated 26.07.2022 issued to M/s. Greater Infra Projects Pvt Ltd., Miyapur, Hyderabad (R10).	24
8.	Annexure-VII – Telangana State Real Estate Regulatory Authority (TSRERA) Certificate dated 13.09.2022 issued to M/s. Greater Infra Projects Pvt Ltd., Miyapur, Hyderabad (R10).	25

Place: Hyderabad.

Date: 02-08-2023.

T. Jayashankar

Counsel for 4th Respondent

REPORT DATED 04.07.2023 OF THE TELANGANA STATE POLLUTION CONTROL BOARD IN OA NO. 71 OF 2023 FILED BY SRI.THAKUR RAJ KUMAR SINGH, R/o. SERILINGAMPALLY, HYDERABAD.

It is to submit that Sri.Thakur Rajkumar Singh, S/o. Late Sri. T. Deen Dayal Singh, HRCPC Trust, BHEL MIG-982, Serilingampally, Hyderabad has filed O.A. No. 71 of 2023 in the Hon'ble NGT, Chennai regarding the constructions of villas/houses (84No's) going on in the Full Tank Level (FTL) and Buffer Zone of the Water body-Varrakunta Lake located in Sy.No.82 & 83 of Bollaram (V), Jinnaram (M), Sangareddy District.

In this regard, the following is submitted: -

The Board officials inspected the area on 13.06.2023.

1. Sy.No. 82 & 83 of Bollaram (V), Jinnaram (M), Sangareddy District is located at Latitude: N 17⁰32'51", Longitude: E 78⁰21'35".
2. The boundaries of the above site are as follows:
 - North:** IDA Bollaram open plots.
 - South:** Residential area and partially IDA.
 - East:** Mallampet Residential area.
 - West:** IDA Bollaram industries.
3. During inspection, no trace of Lake/ Water body was observed at Survey Number 82 & 83 of Bollaram (V), Jinnaram (M), Sangareddy District.
4. M/s. Greater Infra Projects Pvt Ltd, (R10) is establishing independent Residential villas (84 No's) in Sy.No. 82 & 83 of Bollaram (V), Jinnaram (M), Sangareddy District. During inspection, the representative of Project informed that they have obtained Environmental Clearance from SEIAA vide order dt. 02.06.2022 for constructions of Residential villas/houses (84No's).
5. The Board sought certain information pertaining to construction project details to M/s. Greater Infra Projects Pvt Ltd vide letter dated 20.06.2023 (**Annexure-I**).

6. The Greater Infra Projects Pvt Ltd submitted the following details of construction project vide letter dated 22.06.2023 (**Annexure-II**): -

- i. The Government of Telangana has issued G.O. Ms.No. 197, dated 18.11.2021 (**Annexure-III**) for Change of Land use from Manufacturing use zone to Residential use zone situated at Sy.No. 82 of Bollaram (V), Jinnaram (M), Sangareddy District.
- ii. They have started construction works of independent Residential villas (84No's) in an extent of Ac 7.20 Gts in Sy.No. 82 (Acre 3.39 Gts) & 83 (Acre 3.21 Gts) of Bollaram (V), Jinnaram (M), Sangareddy District from August 2022.
- iii. They have obtained the following permissions for the proposed construction project:-
 - a) Land Conversion Orders Agriculture to Non Agriculture at Sy.No. 82/E, 82/EE an extent of Ac 7.20 Gts obtained from Revenue Divisional Officer, Sangareddy on 13.08.2020 (**Annexure-IV**).
 - b) Environmental Clearance obtained from SEIAA on 02.06.2022 (**Annexure-V**).
 - c) TS-b PASS drat layout letter obtained from HMDA on 26.07.2022 (**Annexure-VI**).
 - d) Registration Certificate of Project obtained from Telangana State Real Estate Regulatory Authority on 13.09.2022 (**Annexure-VII**).
- iv. As per the Revenue Department records (Kasra pahani 1951), in Sy.No. 82 of Bollaram village, there was no lake shown in Pahani.

7. During inspection, the Board Officials enquired with Irrigation Department officials Sangareddy Division. They informed that as per records, there is no lake in Sy.No. 82 & 83 of Bollaram (V), Jinnaram (M), Sangareddy District.

8. M/s. Greater Infra Projects Pvt Ltd has applied for CFE of the Board for the above project of Residential villas (84No's) in an extent of Ac 7.20 Gts in Sy.No. 82 & 83 of Bollaram (V), Jinnaram (M), Sangareddy District on 26.06.2023.

9. The details of the proposed construction project as per the EC Order and CFE application are as follows: -

- Total area – 29,672.9 Sq.m
- Built-up area – 27,193.9 Sq.m
- STP capacity – 65 KLD

The CFE application of the above project is under process with the Respondent Board.

It is to submit that as per the physical observation, no lake is existing in Sy. No. 82 & 83 of Bollaram (V), Jinnaram (M), Sangareddy District.

Date: 04-07-2023.

Place: R.C. Puram.

KAVU
ENVIRONMENTAL ENGINEER
ENVIRONMENTAL ENGINEER
T.S. Pollution Control Board
Regional Office, R.C. Puram,
Sangareddy Dt. 502 032.



TELANGANA STATE POLLUTION CONTROL BOARD

Regional Office : R.C. Puram, 25-35/11, Tulasi Reddy complex,
2nd Floor, Near Mandal Office, R.C. Puram, Sangareddy District.

Lr. No.2/Legal/TSPCB/RO-RCP/2023-171

Date: 20.06.2023

To,

M/s. Greater Infra Projects Pvt. Ltd,
Plot. No. 217/A, 2nd Floor, Near Metro Station,
Matrusri Nagar, Miyapur,
Hyderabad- 500049.

Sir,

Sub: TSPCB –RO, RCP –O.A.No. 71 of 2023 filed by Sri. Thakur Rajkumar Singh, S/o. Late Sri T. Deen Dayal Singh, HRCPC Trust, BHEL MIG-982, Serilingampally, Hyderabad in the Hon' ble National Green Tribunal (NGT), Southern Zone, Chennai regarding the constructions of villas/houses (84No's) going on in the FTL and Buffer Zone of the Water body- **Varrakunta Lake** located in Sy. No. 82 & 83 of Bollaram (V), Jinnaram (M), Sangareddy District by M/s. Greater Infra Projects Pvt. Ltd, – Information Called for – Reg.

Ref: Hon' ble NGT, Chennai O.A. No. 71 of 2023 filed by Sri. Thakur Rajkumar Singh.

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With reference to the above, it is to informing that Sri. Thakur Rajkumar Singh, S/o. Late Sri T. Deen Dayal Singh, HRCPC Trust, BHEL MIG-982, Serilingampally, Hyderabad has filed O.A. No. 71 of 2023 in the Hon'ble National Green Tribunal (NGT), Southern Zone, Chennai regarding the constructions of villas/houses (84No's) going on in the FTL and Buffer Zone of the Water body- **Varrakunta Lake** located in Sy. No. 82 & 83 of Bollaram (V), Jinnaram (M), Sangareddy District.

In view of the above, you're here by directed to submit the following details of your project within 3 days.

1. Location plan duly mentioning Survey Numbers.
2. Area details i.e. total area of land & Buildup area.
3. Proposed water consumption and waste water generation.
4. Proposed Wastewater treatment system.

Yours faithfully,

Kull
ENVIRONMENTAL ENGINEER

ENVIRONMENTAL ENGINEER
T.S. Pollution Control Board
Regional Office, R.C. Puram,
Sangareddy Dt. 502 032.



**GREATER
INFRA**

Date : 22-06-2023

To

The Environmental Engineer
Telangana State Pollution Control Board
Regional Office, R C Puram
25-35/11, Tulasi Reddy Complex,
2nd Floor, Near Mandal Office, R C Puram
Sangareddy District- 502032

Dear Sir,

Sub : Reply for the Letter bearing No. Lr.No.2/Legal/TSPCB/RO-RCP/2023-171 dated 20-06-2023

With reference to the above we have received the letter bearing no. **Lr.No.2/Legal/TSPCB/RO-RCP/2023-171** dated 20-06-2023 and we are submitting the required Documents.

We have taken all necessary permissions and approvals from the Government Departments in the State, M/s Greater Infra Projects Private Limited has started construction work at the subject property in the month of August, 2022 as per the layout permit issued by the HMDA / Municipality.

While so some third parties under the guise of Human Rights & Consumer Protection Cell (Trust) and some antisocial elements to extract money, by black mailing, have started intimidating us and the Land owners by publishing false articles through media alleging that the construction work being caused destroying non existing Varrakunta Water body. We hereby request you not to encourage the false news.

Enclosing the following documents :

1. Land Conversion (Nala) Proceeding No. A2/5507/2020 dated 13-08-2020.
2. Industrial to Residential conversion GO MS. No. : 197 dated 18-11-2021
3. Environmental Clearance Identification No.: EC22B038TG121492 dated 06-02-2022.
4. HMDA /Municipal Proceeding No. 005547/LO/HMDA/1072 MED/2022 dated 26-07-2022.
5. TS RERA No. : P01100005013 dated 13-09-2022.
6. Bollaram Village Map
7. Ground Water Prospects Map
8. TOPOMAP
9. Telangana State Remote Sensing Applications Centre

Thanking you,

Yours Faithfully,

GREATER INFRA PROJECTS PVT. LTD

K V [Signature]

Authorised Signatory



AES
R.C. put up
KZ
22/6

GREATER INFRA PROJECTS PRIVATE LIMITED

Plot No. 217/A, 2nd Floor, Near Metro Station, Matrusri Nagar, Miyapur, Hyderabad 500 049.
Email: greaterinfra@gmail.com

6

Annexure-III

GOVERNMENT OF TELANGANA
ABSTRACT

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of Land use from Manufacturing use zone to Residential use zone situated at Sy.No.82 of Bollaram (V), Jinnaram Mandal, Sangareddy District to an extent of 29863.89 sq.mts.- Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No.197

Dated:18.11.2021.
Read the following:

1. From the M.C., HMDA Letter.No.024324/SKP/CLU/U6/HMDA/03062019 Dated:15.01.2021.
2. Minutes of the CLU committee meeting held on 6.4.2021
3. Govt. Memo No.1066/Plg.I(1)/2021, Dated:25.06.2021.
4. From the M.C., HMDA Letter.No.024324/SKP/CLU/U6/HMDA/03062019 Dated:05.09.2021.
5. Govt. Letter No.1066/Plg.I(1)/2021, Dated:29.09.2021.
6. From the M.C., HMDA Letter.No.024324/SKP/CLU/U6/HMDA/03062019 Dated:09.11.2021.

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ORDER:

The draft variation to the land use envisaged in the notified Master Plan-2020 vide G.O.Ms.No.288, MA, dt:03.04.2008, issued in Government Memo 3rd read above, was published in the next issue of extraordinary issue of the Telangana Gazette No.132, Dated:5.7.2021. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.44,79,584/- (Rupees Forty Four Lakhs Seventy Nine Thousand Five Hundred and Eighty Four only) paid vide Ch.No.1412, dt:16.10.2021 towards conversion charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extraordinary of the Telangana Gazette.
3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan vide G.O.Ms.No.288, MA, dated:03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.82 situated at Bollaram (V), Jinnaram (M), Sanga Reddy District to an extent of 29863.89 Sq. Mtrs, which is presently earmarked as Manufacturing use Zone as per the notified Master Plan notified by the Government vide G.O.Ms.No:288 MA dt: 03.04.2008, is now designated as Residential use zone, subject to the following conditions:

- a) The applicant shall comply the conditions laid down in G.O.Ms No. 168 MA Dt: 07.04.2012.
- b) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.

P.T.O

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- c) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- d) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
- e) CLU shall not be used as proof of any title of the Land.
- f) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- g) The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- h) To demolish the existing old sheds and old building before undertaking any development on the site under reference.

SCHEDULE OF BOUNDARIES

East : Existing G+5 and G+2 buildings.
West : Existing shed and MEDRICH-Bio company
and Photon Energy Company.
North : Neighbours land.
South : Existing 18mts wide BT road and TRANSGENE bio research and
development company.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

ARVIND KUMAR
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad
Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Sanga Reddy District.
Sf /Sc.

//FORWARDED BY ORDER//


SECTION OFFICER

KL



PROCEEDINGS OF THE COMPETENT AUTHORITY AND
REVENUE DIVISIONAL OFFICER SANGAREDDY DISTRICT
PRESENT:- Menchu Nagesh

Application No:



LCR022000135898

Dated:13/08/2020

Proceedings.No.
A2/5507/2020

Sub:- Land Conversion - SANGAREDDY District BOLLARAM Village Jinnaram Mandal, Sy.No. 82/E, 82/EE Extent 7.2000 Acre-guntas Conversion of land use from Agriculture to Non-Agriculture-Orders-Issued.

Ref:- 1. Application of CK DURGA RAO AND OTHERS W/O C S RAO AND OTHERS, Dt. 29/07/2020
2. Report of the Tahsildar, Jinnaram Mandal, Lr.No. B/4599/2019
3. Challan No: 200193820, Dt: 7/22/2020 00:00:00 for Rs: 2450250.0000 /- being the 3% Conversion fee.

ORDER:

CK DURGA RAO AND OTHERS, W/O C S RAO AND OTHERS, R/O, , Bollaram, Jinnaram, SANGAREDDY, 500030 has applied for conversion of agriculture land bearing Sy.No. 82/E, 82/EE extent. 7.2000 Acre-guntas situated in BOLLARAM Village Jinnaram Mandal, SANGAREDDY District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions.

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

S.No	Village & Mandal & District	Sy.No	Total extent (S.No. wise)	Extent for which permission for conversion granted	Remarks
1	BOLLARAM, Jinnaram, SANGAREDDY	82/E, 82/EE	7.2	7.2	
Total			7.2000	7.2000	Acre-guntas

To
CK DURGA RAO AND OTHERS
Bollaram Village
Jinnaram Mandal

Menchu Nagesh,
REVENUE DIVISIONAL OFFICER,
Sangareddy DIVISION,
SANGAREDDY DISTRICT.

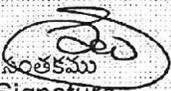
MEE SEVA

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము
Declaration by the Authorized Agent for Delivering the Electronic Services

- (i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.
The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.
- (ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.
The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.
- (iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.
During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.
- (iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సరకు కంప్యూటర్ సిస్టమ్స్లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.
Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.
The matter stated above is correct to the best of my knowledge and belief.




సంతకము
Signature

B. SRINIVASA RAO
SDP-SVNL
BHAGYANAGAR COLONY,
OPP- K.P.H.B. COLONY
KUKATPALLY, RANGA REDDY DISTRICT
Seal

GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA
GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA

ENVIRONMENTAL
CLEARANCE



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Telangana)

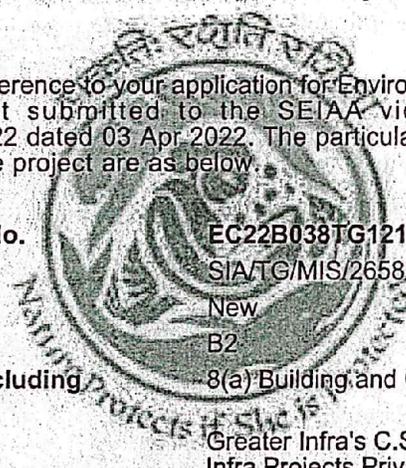
To,

The Director
GREATER INFRA PROJECTS PRIVATE LIMITED
Greater Infra Projects Private Limited
Metro station, Near, Plot no:217/A,
Mathrusree Nagar, Miyapur,
Telangana 500049
-500049

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIATG/MIS/265811/2022 dated 03 Apr 2022. The particulars of the environmental clearance granted to the project are as below



- | | |
|--|---|
| 1. EC Identification No. | EC22B038TG121492 |
| 2. File No. | SIATG/MIS/265811/2022 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Greater Infra's C.S.Rao by M/s Greater Infra Projects Private Limited |
| 7. Name of Company/Organization | GREATER INFRA PROJECTS PRIVATE LIMITED |
| 8. Location of Project | Telangana |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 02/06/2022

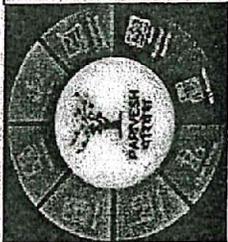
(e-signed)
Sri Swargam Srinivas
Member Secretary
SEIAA - (Telangana)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

This is a computer generated cover page.

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



- I. This has reference to your application submitted online on 03.04.2022 (Proposal No. SIA/TG/MIS/265811/2022) accepted on 18.04.2022, seeking Environmental Clearance for the proposed Residential Villas construction project titled Greater Infra's C.S.Rao Green Valley by M/s. Greater Infra Projects Private Limited, Sy. No. 82, Bollaram (V), Jinnaram (M), Sangareddy District. The capital cost of the project is Rs. 65.0 Crores.
- II. It is noted that the proposal is for Residential Villas construction project in a total plot area of about 29,672.9 Sq.m. Out of that, Green area is 3,215.0 Sq.m. The total Built-up area is 27,193.9 Sq.m. The project consists of Residential Villas with (G + 2 Floors) to accommodate a total No. of 84 units and Amenities - 1 (C + G + 2 Floors) & Amenities - 2 (G + 2 Floors). It is also noted that adequate Parking area will be provided with two parking spaces each. The amenities to be provided include Sewage Treatment Plant (STP), Community Centre, MSW Segregation point. The total power requirement of the project will be met from TSSPDCL. In case of power failure, power backup shall be provided through D.G. sets of capacities - 2 x 150 kVA, which will be enclosed type.
- III. The source of fresh water is HMWS&SB. The total water requirement during occupational stage is 61.1 KLD. Out of that, fresh water requirement is 42.2 KLD & recycled treated waste water is 18.9 KLD. Quantity of sewage generated is 48.9 KLD. It is proposed to treat the sewage in STP of capacity 65.0 KLD. The treated waste water will be used for flushing the toilets and development of greenery. It was informed that the excess treated waste water will be discharged into the public sewer lines. The Garbage (273 Kg/day) generated is to be disposed as per Solid Waste Management Rules, 2016. STP sludge (4 Kg/day) is to be used as manure for horticultural purpose. Used oil and used batteries are to be sent to Authorized Recyclers. E-waste, if any, will be disposed to the recyclers/dismantlers authorized by the TSPCB as per the E-waste Rules.
- IV. The project/ activity is covered under category 'B' of item 8(a) 'Building & Construction' projects of the schedule EIA Notification-2006, and its subsequent amendments and requires appraisal at State Level by SEAC/SEIAA, Telangana.
- V. The proposal has been examined and processed in accordance with EIA Notification, 2006 & its amendments thereof. The State Level Expert Appraisal Committee (SEAC) examined the proposal in its meeting held on 27.04.2022. The project is exempted from Public Hearing as it is a Construction Project. Based on the information furnished, presentation made by the proponent and the consultant M/s. Team Labs & Consultants, Hyderabad; the Committee considered the project proposal and recommended for issue of Environmental Clearance. The State Level Environment Impact Assessment Authority (SEIAA) Telangana in its meeting held on 09.05.2022 examined the proposal and recommendations of SEAC, Telangana for issue of Environmental Clearance. Accordingly, after discussions in the matter and considering the recommendations of SEAC-Telangana, the SEIAA-Telangana hereby accords prior Environmental Clearance to the project, as mentioned at Para No. I under the provisions of EIA Notification-2006 and its subsequent amendments issued under Environment (Protection) Act, 1986 subject to implementation of the following specific and general conditions.

A. Specific Conditions:

- (i) The project proponent shall provide for adequate fire safety measures and equipment as per National Building Code/required by Fire Services Act of the State and instructions issued by the local Authority/Directorate of fire, from time to time. Further, the project proponent shall take necessary permission/NOC regarding fire safety from Competent Authority as required.
- (ii) The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- (iii) The Consent for Operation (CFO)/Occupancy Certificate shall be issued only after getting necessary permission for required water supply from HMWSSB/concerned authority.
- (iv) The project proponents would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of fecal coliform and other pathogenic bacteria.
- (v) The project proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing and quality of water being supplied through spray faucets attached to toilet seats.
- (vi) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per Ministry of Urban Development Model Building Byelaws, 2016. The number of rain water harvesting recharge pits shall be provided for rain water harvesting after filtration as per CGWB guidelines.
- (vii) Rain water harvesting for roof run-off shall be implemented. Before recharging pre-treatment must be done to remove suspended matter, oil and grease. A sump may also be constructed along with Rain water harvesting pits to save water.
- (viii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. Designated area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from project will be sent to dumping site.
- (ix) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (x) The company shall draw up and implement corporate social responsibility plan as per the Company's Act of 2013.

- (xi) The proponent shall earmark funds under Corporate Environment Responsibility (CER) for the activities such as waste Management, Solar Street Lights, Drinking Water, Health Camps, Rain Water harvesting, Training & Education and Avenue Plantation etc. The activities proposed under CER shall be restricted to the affected area around the project. The entire activities proposed under the CER shall be treated as project and shall be monitored. The monitoring report shall be submitted to the regional office as a part of half yearly compliance report, and to the District Collector. It should be posted on the website of the project proponent.

B. Standard Conditions:-

I. Statutory compliance:

- i. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- ii. The proponent shall: not discharge any waste water outside the premises until their project's outlet is connected to public sewer line and till such time they will reuse 100% of treated waste water within the project premises; conform to the WALTA Act and the water consumption shall be as per permissions granted by the Concerned Authorities; conform to the provisions laid under the Real Estate (Regulation & Development) Act, 2016 issued by the Ministry of Law & Justice, GoI & its subsequent amendments (if any); adopt green building concepts and use renewable energy by adopting Energy Conservation practices, Energy efficient practices & Energy audit practices, etc., Develop green area with tall growing tree species. Include the species of Mosquito repellent & Aromatic plants along with other plants for development of greenbelt. Conform to the provisions laid under the Real Estate (Regulation & Development) Act, 2016, issued by the Ministry of Law & Justice, GoI.
- iii. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc. As per National Building Code including protection measures from lightning etc.
- iv. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
- v. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- vi. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

- vii. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- viii. The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
- ix. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

II. Air quality monitoring and preservation:

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM₁₀ and PM_{2.5}) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided within consultation with State Pollution Control Board and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/wind breaking walls all around the site (atleast 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murrum, loose soil cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.

- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
- x. For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation:

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent.
- iv. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- v. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- vi. Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc for water conservation shall be incorporated in the building plan.
- vii. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- viii. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

- ix. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- x. All recharge should be limited to shallow aquifer.
- xi. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xii. No sewage or untreated effluent water would be discharged through storm water drains.
- xiii. Storm water control and its re-use shall be as per CGWB and BIS standards for various applications.
- xiv. The installation of the Sewage Treatment Plant (STP) of 65.0 KLD should be certified by an independent expert and a report in this regard should be submitted to the SEIAA before the project is commissioned for operation. Discharge of treated waste water shall conform to the standards stipulated under Schedule-6 of Environment (Protection) Act, 1986 and its amendments thereof. Sewage Treatment Plant should be monitored on a regular basis. In the absence of public sewers, no waste water shall be discharged outside the premises. The excess treated waste water, if any, is to be reused within the premises i.e., discharged into an artificial pond within the premises and can be utilized for recreational purpose. The proponent shall adopt dual plumbing system for reuse of treated waste water and also take necessary water conservation measures in the project.
- xv. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from Solid waste processing plant & STP.

IV. Noise monitoring and prevention:

- i. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be periodically monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures:

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the state ECBC.
- ii. Outdoor and common area lighting shall be LED. Proposed energy saving measures would save about 15% of power.
- iii. Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid systems or fully solar system for a portion of the apartments should be provided.
- iv. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- v. Use of glass may be reduced by upto 40% to reduce the electricity consumption and load on air-conditioning. If necessary, high quality double glass with special reflective coating in window is to be used.
- vi. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window and roof u-values shall be as per Energy Conservation Building Code (ECBC) specifications.
- vii. Energy conservation measures like installation of CFLs / LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- viii. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet at least 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws requirement, whichever is higher.

VI Waste Management:

- i. A certificate from the competent authority who are handling municipal solid wastes, shall be obtained indicating existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project.
- ii. Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Telangana State Pollution Control Board.
- iii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iv. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v. Organic waste compost / vermiculture pit/ Organic waste converter within the premises with a minimum capacity of 0.3 kg / person/day must be installed.
- vi. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vii. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- viii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20 % such as Fly Ash Bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks and other environment friendly materials.
- ix. Fly ash material should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016.
- x. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
- xi. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover:

- i. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- ii. No tree cutting/transplantation has been proposed in the instant project. A minimum of 1 tree for every 80 Sq.m of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use by the MoE&F, GOI/CPCB. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety. Species of Mosquito repellent & Aromatic plants along with other plants shall also be included for development of greenbelt. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations. The proponent shall develop and maintain greenbelt with tall growing trees instead of lawns, etc., to maximum extent. The proponent shall also Geotag all the saplings planted.
- iv. Green area of at least 10% of the site area shall be developed and maintained.

VIII Transport

- i. The road system can be designed with these basic criteria.
 - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b. Proper design of entry and exit points.
 - c. Parking norms as per local regulation.
- ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- iii. Adequate number of parking spaces shall be provided for visitor vehicles. Rest room facilities should be provided for service population. The proponent shall provide public convenience facilities such as toilets, bathrooms, waiting rooms etc. for the drivers, workers etc. so as to maintain cleanness/hygienic conditions in the surroundings of the project.

IX. Human health issues:

- i. All workers working at the construction site and involved in loading, unloading carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility:

- i. The project shall have a well laid down environmental policy. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements / deviation / violation of the environmental conditions.
- ii. A separate Environmental Cell to monitor the environmental conditions / norms with qualified personnel shall be set up.
- iii. Action plan for implementing EMP and environmental conditions shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry / Regional Office along with the Six Monthly Compliance Report.
- iv. The proponent shall strictly follow the OM No.22-65/217-IA.III, dt: 25.02.2021 and implement the commitments made by project proponent as a part of CER contained in EIA/EMP report.

Part - B. General Conditions:

- i. This order is valid for a period of 7 years from the date of issue of this order.
- ii. "Consent for Establishment" (CFE) shall be obtained from Telangana State Pollution Control Board under Air and Water Act before the start of any construction work at site under Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
- iii. Consent for Operation (CFO) of the project shall be obtained from the Telangana State Pollution Control Board as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974, after obtaining CFE of the Board, before occupancy.
- iv. The proponent shall not carry out any construction activity in the earmarked Open area, Green area & Road area of the project, as committed by the project proponent. Any deviation in the proposed earmarked areas shall make EC invalid.
- v. The proponent shall not discharge any waste water outside the premises until their project's outlet is connected to public sewer line and till such time they shall reuse 100% of treated waste water within the project premises; conform to the WALTA Act and the water consumption shall be as per permissions granted by the Concerned Authorities; conform to the provisions laid under the Real Estate (Regulation & Development) Act, 2016 issued by the Ministry of Law & Justice, GoI & its subsequent amendments (if any); adopt green building concepts and use renewable energy by adopting Energy Conservation practices, Energy efficient practices & Energy audit practices, Develop green area with tall growing tree species. Include the species of Mosquito repellent & Aromatic plants along with other plants for development of greenbelt etc.
- vi. The environment safeguards contained in the EMP Report should be implemented in letter and spirit. The responsibility of implementation of environmental safeguards rests fully with the proponent ie., **M/s. Greater Infra Projects Private Limited.**
- vii. All the conditions, liabilities and legal provisions contained in the EC shall be equally applicable to the successor management of the project in the event of the project proponent transferring the ownership, maintenance of management of the project to any other entity.
- viii. The proponent shall submit the Environmental Statement for every financial year in Form-V to the State PCB as prescribed under E(P) Act, 1986, as amended subsequently and will be put on the website of the project.
- ix. Officials from the TSPCB and Integrated Regional Office of MoEF&CC, GoI, Hyderabad who would be monitoring the implementation of environmental safeguards should be given full co-operation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents shall be submitted to the TSPCB and CCF, Integrated Regional Office to MoEF&CC, GoI, Hyderabad.

- x. The proponent should implement the project as per the details mentioned in this order. In the case of any change (s) in the scope of the project, the project would require a fresh appraisal by this SEIAA. No further expansion or modifications in the project shall be carried out without prior approval of the SEIAA, TS.
- xi. The project proponent shall submit the copies of the environmental clearance to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- xii. The project proponent shall obtain all other statutory clearances, as applicable, from the competent authorities.
- xiii. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Telangana State Pollution Control Board. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Integrated Regional Office of this Ministry at Hyderabad.
- xiv. The funds earmarked for environmental protection measures (**capital cost: Rs.121.34 Lakhs during construction phase and Rs.2.42 lakhs during occupation phase, Recurring cost: Rs.8.03 lakhs/annum during construction phase and Rs.33.19 lakhs/annum during occupation phase**) should be kept in separate account and should not be diverted for other purpose. Year wise expenditure should be reported to the SEIAA and Ministry's Integrated Regional Office located at Hyderabad and TSPCB.
- xv. Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- xvi. The SEIAA may revoke or suspend the order, if implementation of any of the above conditions is not satisfactory. The SEIAA reserves the right to alter/modify the above conditions or stipulate any further condition in the interest of environment protection.
- xvii. Concealing the factual data or failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986 without any prior notice.
- xviii. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006, and its amendments thereof.

- xix. Grant of EC is also subject to Circulars issued under the EIA Notification 2006, which are available on the MOEF website: www.parivesh.nic.in

Sd/-
MEMBER SECRETARY
SEIAA, T.S.

Sd/-
MEMBER
SEIAA, T.S.

Sd/-
CHAIRMAN,
SEIAA, T.S.

To,
Sri. Manne Ravi, Director,
Greater Infra's C.S.Rao by
M/s. Greater Infra Projects Private Limited,
Metro Station, Near, Plot No:217/A,
Mathrusree Nagar, Miyapur, Telangana 500 049
Ph No: +91 92465 67337
Mail id: greaterinfra@gmail.com

Copy to:

1. Prof. Ch. Krishna Reddy, Chairman, SEAC, T.S. for kind information.
2. The Member Secretary, TSPCB for kind information.
3. The EE, RO: SR-II, TSPCB for information.
4. The IRO, MoEF&CC, GoI, Hyderabad for kind information.
5. The Secretary, MoEF&CC, GoI, New Delhi for kind information.

//T.C.F.B.O.//


JOINT CHIEF ENVIRONMENTAL ENGINEER

Signature Not Verified

Digitally signed by Sri Swargam
Srinivas
Member Secretary
Date: 6/2/2022 3:21:43 PM



OFFICE OF THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

TS-bPASS

APPROVAL FOR LAYOUT PERMISSION

TS-bPASS DRAFT LAYOUT LETTER

Application No. :

Date : 26 July, 2022

To

M/S GREATER INFRA PROJECTS PRIVATE LIMITED Represented By Its Directors MANNE.. RAVI AND OTHERS, s/o NARASIMHARAO

Sir,

Sub: HMDA - Plg.Dept - **Layout with Housing Under Gated Community (With Compound Wall)** in Sy.Nos. **NA** situated at **Bollaram** Village, **Jinnaram** Mandal, **Sanga Reddy** Dist. to an extent of **29,672.94** Sq.m belonging to **M/S GREATER INFRA PROJECTS PRIVATE LIMITED Represented By Its Directors MANNE.. RAVI AND OTHERS, s/o NARASIMHARAO** - Technical Approval Accorded - Reg.

Ref: 1. Application of **005547/LO/HMDA/1072/MED/2022** Dated: **25/05/2022**

2. This office DC letter addressed to the applicant Date: **26 July, 2022.**

With reference to your application cited for approval of **Layout with Housing Under Gated Community (With Compound Wall)** in Sy.Nos. **NA** situated at **Bollaram** Village, **Jinnaram** Mandal, **Sanga Reddy** Dist. to an extent of **29,672.94** Sq.mtrs. has been technically approved and forwarded to The Commissioner, **Bollaram** Municipality/Municipal Corporation, **Jinnaram** Mandal, **Sanga Reddy** District. vide this office Application No. **005547/LO/HMDA/1072/MED/2022**, Layout Permit No. -, Date: **26 July, 2022** for release of Proceedings & plans.

Therefore, the concerned Municipal Commissioner, **Bollaram** Municipality / Municipal Corporation, **Bollaram** Village, **Jinnaram** Mandal, **Sanga Reddy** District., will release the Proceedings & Plans.

This is for information.

Yours Faithfully

for Metropolitan Commissioner, HMDA

Planning Officer

Telangana State Real Estate Regulatory Authority

FORM 'C'
[See rule 5(1)]
REGISTRATION CERTIFICATE OF PROJECT

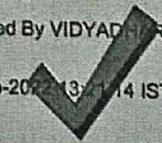
This registration is granted under section 5 to the following project under project registration number : **P01100005013**
Project: **GREATER INFRAS C S RAO GREEN VALLES** Survey No.: **82**, Plot No. Of Site: , at **JINNARAM**,
Sangareddy, 502325,

1. **Greater Infra Projects Private Limited** having its registered office / principal place of business at **Village: Mandal:**
District: Ranga Reddy, Pin: 500049.

2. This registration is granted subject to the following conditions, namely:-
- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government;
 - (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17;
 - (iii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4;
 - (iv) The registration shall be valid for a period of 4 years commencing from **13/09/2022** and ending with **11/07/2027** unless extended by the Authority in accordance with the Act and the rules made there under;
 - (v) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Signature valid
Digitally Signed By VIDYADHAR KOMMU (MA
AND UD)
Date : 13-Sep-2022 13:14 IST



Dated: **13/09/2022**
Place: **Hyderabad**

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

