

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

Original Application No.72 of 2020

Dr. Lubna Sarwath

.....Applicant

--Vs--

State of Telangana & Ors

.....Respondents

REPORT OF THE JOINT COMMITTEE

INDEX

Sl. No.		Particulars	Page Nos
1.		Report of the Joint Committee	1-6
2.	Annexure-1	Reply filed by the District Collector in O.A. No. 72 of 2020 along with the Joint inspection report and Location sketch of Narsingi Lake-2	7
3.	Annexure-2	Copy of the Sethwar of the subject land	13
4.	Annexure-3	Copy of the Google and Satellite images	19
5.	Annexure-4	Copy of the Gazette Extraordinary No. 54, MA & UD Dept. (I) dated 04.02.2010	25
6.	Annexure-5	Copy of the report dated 06.08.2013 issued by Irrigation & CAD Department, Government of Andhra Pradesh.	27
7.	Annexure-6	Copy of the letter addressed by Irrigation Department to M/s. Phoenix Global Spaces Private Ltd on 11.12.2020	31
8.	Annexure-7	Copy of the G.O. Ms. No. 240, MA&UD (Fig.III) Dept., dated 05.09.2019	32
9.	Annexure-8	Copy of the G.O. Ms. No. 176, MA&UD Dept., dated 06.09.2019	34
10.	Annexure-9	Copy of the G.O. Ms. No. 260, MA&UD (Fig.I) Dept., dated 26.10.2019	36

11.	Annexure-10	Copy of the Environmental Clearance granted by SEIAA to M/s. Phoenix Global Spaces Private Ltd on 06.08.2020.	37-A
12.	Annexure-11	Copy of the Consent for Establishment issued by the State Pollution Control Board on 09.12.2020 to M/s. Phoenix Global Spaces Private Ltd	47
13.	Annexure-12	Copy of the draft notification issued by HMDA	53
14.	Annexure-13	Copy of the Communication sent by HMDA to M/s. Phoenix Global Spaces Private Ltd dated 15.06.2020	58

Place: Hyderabad

Date:

1

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL SOUTHERN ZONE AT
CHENNAI ORIGINAL APPLICATION NO.72 OF 2020 (SZ)**

BETWEEN

Dr. Lubna Sarwath

...Applicant

AND

The State of Telangana Rep. by Its
Chief Secretary & 8 Others

..... Respondents

**FURTHER REPORT OF THE JOINT
INSPECTION COMMITTEE SUBMITTED BEFORE THE HON'BLE NATIONAL GREEN
TRIBUNAL SOUTHERN ZONE AT CHENNAI IN OA 72 OF 2020**

1. By the Orders of this Hon'ble Tribunal in O.A. No. 72 of 2020 dated 14-07-2022, the Joint Committee (comprising of District Collector, Rangareddy, a Senior official from Ministry of Environment Forests and Climate Change (MoEF & CC) , Regional Office, Chennai and Senior Officer from Lake Protection Committee, HMDA) was directed to submit a further report on or before 17-08-2022, after doing the following:
 - a. To verify the Satellite Imageries of the relevant area for a period of time including the time at which the master plan was prepared by the Hyderabad Metropolitan Development Authority (HMDA), to ascertain as to whether any evidence to show that the area has been shown and seen as water spread area. The imageries of this area to be captured must be for the period both during the monsoon as well non monsoon season.
 - b. To verify the pre-independence revenue records relating to this area to ascertain the classification of land that has been mentioned for these survey numbers at that time and when the changes were effected if it was shown as water body at that time.
 - c. To conduct inspection at the location in question, in which the District Collector, Rangareddy shall participate and verify the records and the Satellite images as directed by this Hon'ble Tribunal and if required, to seek assistance of National Remote Sensing Centre, Hyderabad (NRSC, Hyderabad) for this purpose and to submit a further report along with the Survey of India Topo Sketch mentioned by the District Collector, Rangareddy District in his Reply submitted before this Hon'ble Tribunal on 15-03-2021 with satellite images from the year 1990 onwards with a gap of every 5 years (monsoon and non-monsoon periods) for the purpose of identifying whether the area is a water body or not.

2. In pursuance of the aforementioned Order of this Hon'ble Tribunal, the NRSC, Hyderabad at the request of the District Collector, Hyderabad, furnished the satellite images of the said maps in respect of Longitude 17°24'5.54"N and Latitude 78°21'22.85"E, for the period 1990 onwards with a gap of every 5 years (monsoon and non – monsoon periods). (Maps are enclosed herewith)
3. The Joint Committee consisting of District Collector, Rangareddy District along with other Committee Members, as directed by this Hon'ble Tribunal, perused and verified the Satellite images furnished by the NRSC, Hyderabad from 1990 every 5 years monsoon and non-monsoon periods of the area covering Longitude 17°24'5.54"N and Latitude 78°21'22.85"E, which corresponds to Survey No. 271, 272 and 273 of Puppalguda Village, Gandipet Mandal, Rangareddy District. Upon examination of the satellite images made available by the NRSC, Hyderabad, no lake or water body is noticed in the said location under question. The images taken in monsoon & non – monsoon season every Five (5) Years starting from 1990 showing as above enclosed.
4. As regards, verification of the revenue records pertaining to the Pre-Independence period, it is informed that there are no such Pre-Independence records available in the State of Telangana, but the 'Sethwar' which is considered as the prominent official record for survey and settlement of lands in the State is available. Besides Sethwar, the Pahanis and village maps are the other important records relied upon for all the Revenue purposes. The original Sethwar and subsequent pahanis and the village maps prepared in the year 1942, in respect of the Location in question, shows that the land in survey numbers 272, 273 and 274 of the Poppalaguda Village, Serilingampally mandal of Ranga Reddy District are classified as a 'Patta Land', which was under cultivation and assessed as 'Dry Land' for the revenue purpose.
5. The Municipal Administration & Urban Development Dept. (MA&UD), Government of erstwhile united State of Andhra Pradesh vide Gazette notification dated 04-02-2010 issued draft notification to designate land use of above survey numbers viz., Survey Nos. 271 to 274 of Puppalaguda Village to multipurpose use. After following due procedure as prescribed under HMDA Act 2008, the said draft variation was confirmed and final orders were issued vide G.O.Ms.No.260 dated 26-10-2019 by Municipal Administration & Urban Development Department, Government of Telangana. The said notification and G.O also states that the lands in question are

Patta Lands and there are no water bodies existing in the said survey numbers as per Revenue Records.

6. The Joint Committee on 10-08-2022, conducted the physical inspection of the area covering Longitude 17°24'5.54"N and Latitude 78°21'22.85"E, which corresponds to Survey No. 271, 272 and 273 of Puppalguda Village, Gandipet Mandal, Rangareddy District ("said location") with the help of revenue records such as Sethwar, Pahanis, Village map, the satellite images supplied by NRSC pertaining to the area in question and google maps. During physical inspection of the site under question, it is noticed that part of the location falling in Sy. No. 272 is dug up for cellars for construction of the proposed I.T Parks for which all construction approvals have been obtained by M/s Phoenix Global Spaces Pvt Ltd. Rest of the land in adjacent survey numbers did not yield any evidence of a water body.
7. It is pertinent to mention that the Superintendent Engineer, Hyderabad Lakes & Water Bodies Management Circle, Telangana, has inspected the site in Sy. Nos 271 to 274 on 30-07-2013 and observed that though Survey of India map shows an indication of existence of water body in the said land without exhibiting the water colour in it, and that the low ground, slushy in condition in the said site might be due to the diversion of the water into the said site from the Bulkapur nala (Disused Canal) whose continuity was disturbed at the time of construction of ORR and service road without connecting the Bulkapur Nala, owing to which water might be stagnating in the said site.
8. The Committee also examined various observations made by the Hon'ble Tribunal in their order as to :
 - a) the variance between the Reply filed by the District Collector, received on 15-03-2021 and the Joint Committee Inspection Report dated 25-03-2022.
 - b) the basis of preparation of lake list with lake IDs and the process of notification of the lakes
9. Upon examination of the District Collector's reply dt.15-03-2021 submitted to the Hon'ble Tribunal, it is noticed that it was prepared based on the observations in the Inspection Report dated 24-07-2020. It is seen that the para. 1 of the report viz., "*The said Narsingi lake -2 (HMDA Tank ID No. 2939) is situated adjacent (south side) to the Bulkapur nala which is a disused nala and North side to the Osman Sagar lake water pipeline.*" and the Location sketch attached to the report together created confusion giving an impression that the lake is actually existing and situated at such

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location, although the rest of the report and the conclusion is otherwise. When the report is read in entirety, it appears that the sentence should have started with "THE LOCATION OF" which could have brought clarity to the intent of the sentence. The revised sentence could read as "*THE LOCATION OF the said Narsingi lake -2 (HMDA Tank ID No. 2939) is situated adjacent (south side) to the Bulkapur nala which is a disused nala and North side to the Osman Sagar lake water pipeline.*" The location sketch was also prepared for the same purpose of indicating the alleged location.

10. Also, the Location sketch submitted along with report dt.15-03-2021, is giving a wrong impression that the sketch has been prepared after fixing the boundaries and measuring the said Narsingi lake-2. However, it has been brought to the attention of the JIC that the Location sketch was an attempt to Locate the area inspected with reference to Survey of India map by superimposition of Survey of India map on to the village map. The Location sketch was not intended to establish that there is an actual lake or waterbody found at the said Location.
11. However, the Inspection Report clearly states that as per the Village Revenue Map, there is no water body existing in the said location and as per Sethwar and Pahanis the said land has been recorded as Patta land for cultivation, and also that as per the physical verification, there exists no waterbody at the said location. The Joint Committee Inspection Report and the Reply of the District Collector, when read together reconciles and conforms with each other. Therefore, the Joint Committee observes that there is no conflict between the Joint Inspection Report and the Reply of the District Collector, Ranga Reddy. apparently, poor drafting of the 1st para of the report caused all the confusion.
12. The Joint Committee also examined the HMDA Lake list, its source and methodology adopted for preparation and notification of the lake list, and the sequence of procedure of notification of lakes as follows:
 - a) the Master Plan Section of HMDA has prepared the list of lakes with the help of GIS maps and Satellite Imageries, each one of which were given unique Lake IDs.
 - b) The list of 2857 such lakes was placed on the website of HMDA for information of public with a unique Lake IDs. Based on the feedback further refining of the list was to be done.
 - c) Consultants M/s Aarvee Associates were engaged to assist the Irrigation and Revenue Departments in demarcation and Fixing of FTL boundaries.


- 5
- d) FTL survey by the consultants under the guidance of Irrigation and Revenue Departments
 - e) Preparation of lake maps with FTL boundaries & buffer zones showing Lat-Long co-ordinates and all other lake structures by the consultants
 - f) Certification of Lake FTL maps by the Irrigation Department.
 - g) Superimposition of the Revenue Survey numbers by the consultants on the FTL maps certified by the Irrigation Department.
 - h) Preliminary notification of FTL maps with FTL boundaries & buffer zones, showing Lat-Long co-ordinates and Revenue survey numbers for general public to offer remarks/comments within a month's time.
 - i) Verification and confirmation of Revenue survey numbers superimposed on FTL maps by the District Collectors.
 - j) Fixation of boundary pillars by consultants under the supervision of Irrigation Department and Revenue Department.
 - k) Issuing of Final notification of lake maps.
 - l) Taking Protection and preventive measures wherever required.
 - m) After FTL demarcation the FTL maps are to be super imposed with Revenue Survey numbers for preparation of lake documents and for notification of lakes after through verification of the revenue survey numbers falling in FTL and buffer zones of the lakes. (Ref: HMDA letter Lr. No. 613/LPC Cell/HMDA/2013 dt.28-01-2014)

13. As can be seen from the above, the very first step in the process is to give a lake ID to the lakes identified from the GIS/ Satellite data. The lake ID is to be corrected based on the feed back received. In the instant case, the lake ID 2939 and the name Narsingi lake-2 was given to a particular location on the GIS map. It's a well-known fact that, in Telangana State lake names end with *Cheruvu/Kunta/Talab* but not an English word like *Lake*, much less *Lake-2*. Further, while naming the unidentified locations, temporary names like Narsingi Lake-1,2,3 etc with lake IDs were given. The location of the said Narsingi lake-2 falls in Poppalaguda village and not in Narsingi, the neighboring village. Further, after the preliminary survey, the consultants have reported back stating that *"the lake is not recorded in the Revenue Records and also not existing on the field as reported by the Collector"*. This goes to show that the said Narsingi lake-2 with lake ID 2939 is neither existing physically on the field nor in the Irrigation and Revenue Records and therefore, it has not even been notified preliminarily.

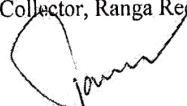
14. After numerous such cases being noticed the State Government reversing the earlier process followed by HMDA, issued a G.O vide G.O.Ms.No. 74 dated 24-04-2021 appointing Additional Collectors of Districts as Nodal Officers to identify lakes based on the Revenue & Irrigation records/ and after field survey, superimpose the same on GIS maps to resolve or reconcile the discrepancies. Such exercise is in progress.

15. In view of the aforementioned, the Joint Committee submit that there is no water body in the said Location of Sy. Nos 272,273 or 274 of Poppalaguda Village, Gandipet Mandal, R.R Dist, at any relevant point of time, as corroborated by the Satellite images furnished by the NRSC, Hyderabad, Google maps, Irrigation and Revenue Records mentioned above.

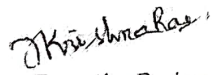
1.


Mr.K.V.V. Ravi Kumar, Spl.Dy. Collector, Land Protection, Collectorate, Ranga Reddy District (representing the District Collector, Ranga Reddy District)

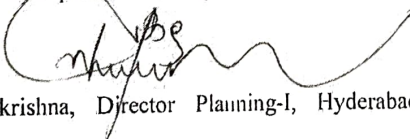
2.


Mr. Tarun Kathula, Director/Scientist --"F", IRO, Ministry of Environment Forests and Climate Change (MoEF&CC), Hyderabad.

3.


Mr. J. Krishna Rao, Executive Engineer, Lakes Protection Committee Cell, Hyderabad Metropolitan Development Authority.

4.


Mr. S. Balakrishna, Director Planning-I, Hyderabad Metropolitan Development Authority.

①(1)

Annexure-1

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BEFORE THE NATIONAL GREEN TRIBUNAL (SZ),
AT CHENNAI

O. A. No 72 of 2020

Dr. Lubna Sarawath

....Applicant

-vs-

The State of Telangana
Rep. by Its Chief Secretary
Secretariat, Hyderabad
And 8 others

....Respondents

REPLY FILED ON BEHALF OF THE 4th RESPONDENT

I, D. Amoy Kumar S/o D. Ashok aged about 39 years working as District Collector, Ranga Reddy District do hereby solemnly affirm and sincerely state as follows:

1. I submit that, I am the 4th respondent herein and as such I am acquainted with the facts and circumstances in official capacity.
2. In reply to Para 2, 3 & 10, it is to submit that, team comprising of Revenue & Irrigation officials have inspected Narsingi Lake -2 (Lake Id No 2939) falling in Sy Nos 272 to 274 of Puppalguda Village, Gandipet Mandal and the said inspection revealed that
 - 1) The said Narsingi Lake – 2 (Lake Id No 2939) is situated adjacent (South side) to Bulkapur Nala which is a disused Nala and on Northern side to Osman Sagar lake water pipe line.
 - 2) As per the Village map, there is no water body existed in the location and recorded as "Patta lands." Further, during the physical inspection as well, there is no water body found existing in the said location.
 - 3) As per Survey of India Topo sheet, a dry pond is shown in the location and mapping is done by collecting Geo-coordinates from Topo sheet (E44M7) and arrived to an extent of Ac 8-00 gts.
 - 4) Further, as observed from Google map from the year 2003, there is an impression of small water body in Sy. Nos 272 to 274 of Puppalguda Village, Gandipet Mandal (The Google maps for the years 2003, 2010, 2015 & 2020 are enclosed).


COLLECTOR
Ranga Reddy Dist.

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3. In reply to Para 4, 5 & 6, it is to submit that the Tahsildar, Gandipet Mandal, Municipal Commissioner, Narsingi Municipality and Executive Engineer, I & CADD, IB Division, Hyderabad were directed to keep strict vigil on the lake and ensure that no further construction/demolition waste is deposited in the lake and if there is any violation, directed to take necessary action on the persons under relevant act/rules and report compliance in the matter.
4. In reply to Para 7, it is to submit that the State Level Environment Impact Assessment Authority has reported that, the company has submitted its proposal along with detailed report, maps and presentation in the State Level Appraisal Committee (SEAC) meeting held on 18-08-2015, 17-11-2018 & 09-12-2015 and after examination of the site position and impact on environment in accordance with EIA Notification, 2006, the SEAC & SEIAA has issued the Environmental Clearance vide No. SEIAA/TS/RRD-71/2015, dated 31-12-2015 to the project. Further, it is to submit that the State Level Environment Impact Assessment Authority (SEIAA), Govt. of India vide SEIAA/TS/OL/RRD-576/2020 dt. 06.08.2020 has informed that

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

5. In reply to Para 11, 13 & 15, it is to submit that as per instructions of the Metropolitan Commissioner & Chairman, Lake Protection Committee, HMDA vide Lr. No. 985/ML/M3/HMDA/Dev/2013 dt. 17.11.2018 the District Level Committee with the District Level Officers of Irrigation, Revenue, Police, HMWS&SB, Pollution Control Board, Urban Local Bodies, etc was formed to take up conservation and effective protection of lakes/water bodies and necessary instructions were issued for removal of encroachments if any.

The location sketch map depicting the land in said Sy Nos corresponding to streams (as per village map and Survey of India Topo sheet map) and same super imposed on Village Revenue maps & Topo sheet maps along with permissions/NOCs issued at various levels are enclosed herewith for kind perusal.

Therefore, I pray that this Hon'ble Tribunal may be pleased to dismiss the case and pass such further or other orders as deemed fit.

DEPONENT
COLLECTOR
Bang Reddy Dina

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VERIFICATION

I, D. Amoy Kumar S/o D. Ashok aged about 39 years working as District Collector, Ranga Reddy District, do hereby declare that the contents are true and correct to the best of my knowledge and the information available on records.

Hence, verified on this the 2nd day of March, 2021.

Dr
DEPONENT
COLLECTOR
Ranga Reddy Dist.

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~~(1)~~ (4)
JOINT INSPECTION REPORT

Date of Inspection: - 24.07.2020.

Sub: I&CADD - O.A. No. 72 of 2020 (SZ) before NGT - R.R District - Rajendranagar Division - Gandipet Mandal, Puppalguda Village - Narsingi Lake -2, (ID -2939) in Sy Nos. 272 to 274, situated at Puppalguda Village, Gandipet(M) - Joint inspection report Submission Reg

Ref: 1. OA No. 72 of 2020(SZ), Before the National Green Tribunal ,South Zone, Chennai.

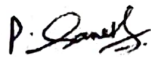
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With reference to the above, the undersigns have jointly inspected the site in Narsingi Lake -2, (ID -2939) falling in Sy Nos. 272 to 274, situated at Puppalguda Village, Gandipet(M), Ranga Reddy District.

During the joint inspection, the Mandal Surveyor, Gandipet Mandal has demarcated the boundaries of applicant land duly verifying Revenue records and Village Map and revealed the following:


1. The said Narsingi Lake-2 (HMDA Tank ID No: 2939) is situated adjacent (South side) to the Bulkapur Nala which is a disused Nala and North side to the Osman Sagar lake water pipe line.
2. As per the Revenue Village Map there is no water body existed in the location & recorded as 'PATTA LAND'.
3. As per Survey of India Topo sheet, a dry pond is shown in this location, The lake is Reported in HMDA list with lake ID 2939. The mapping is done by collecting Geo-Coordinates from Topo sheet (E44M7) and arrived an extent of Ac 8-00Gts.
4. As observed in Google Map images a small waterbody impression were existed in the said Sy.Nos. since 2003 (The same is enclosed for the years 2003, 2010, 2015 & 2020)
4. As per the physical verification there is no waterbody existed at this location.

The Location Sketch Map showing the Narsingi Lake-2 with HMDA Lake ID:2939 with Sy.No's and the same superimposed on village Revenue Map are enclosed.


Mandal Surveyor
Gandipet Mandal


Tahsildar,
Gandipet Mandal


Assistant Executive Engineer, I&CADD.,
I.B. Section, Gandipet


Deputy Executive Engineer, I&CADD.,
I.B. Sub Division, Chevella.

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(4)

JOINT INSPECTION REPORT

Date of Inspection: - 24.07.2020.

Sub: I&CADD - O.A. No. 72 of 2020 (SZ) before NGT - R.R District - Rajendranagar Division - Gandipet Mandal, Puppalguda Village - Narsingi Lake -2, (ID -2939) in Sy Nos. 272 to 274, situated at Puppalguda Village, Gandipet(M) - Joint inspection report Submission Reg

Ref: 1. OA No. 72 of 2020(SZ), Before the National Green Tribunal ,South Zone, Chennai.

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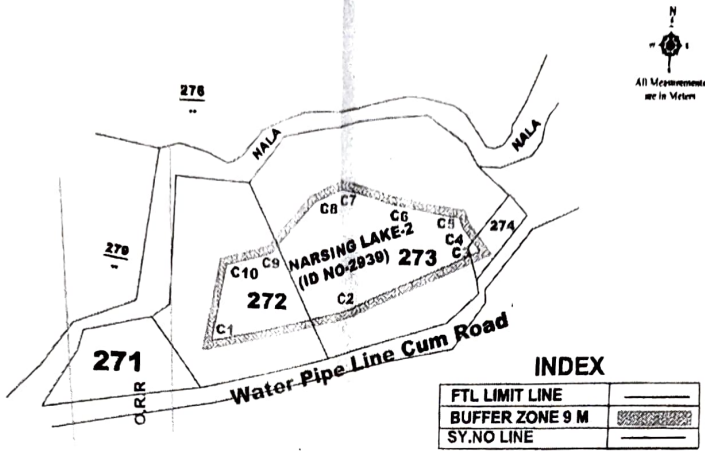

Mandal Surveyor
Gandipet Mandal


Assistant Executive Engineer, I&CADD.,
I.B.Section, Gandipet


Tahsildar,
Gandipet Mandal


Deputy Executive Engineer, I&CADD.,
I.B.Sub Division, Chevella.

LOCATION SKTECH OF NARSING LAKE-2, IN SY. NO'S. 272 TO 274. OF PUPPALGUDA VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.



INDEX

FTL LIMIT LINE	_____
BUFFER ZONE 9 M	▨▨▨▨▨▨▨▨▨▨
SY.NO LINE	_____

GEO-COORDINATES FOR TANK
(As per Toposheet)

POINT	LATITUDE (N)	LONGITUDE (E)
C1	17°24'2.31"	78°21'14.62"
C2	17°24'1.85"	78°21'20.26"
C3	17°24'1.83"	78°21'25.12"
C4	17°24'3.07"	78°21'25.05"
C5	17°24'3.48"	78°21'25.18"
C6	17°24'5.19"	78°21'22.95"
C7	17°24'6.81"	78°21'21.46"
C8	17°24'6.74"	78°21'20.10"
C9	17°24'5.40"	78°21'17.78"
C10	17°24'5.51"	78°21'15.94"

FTL AREA-Ac-08-00Gts.
(As per Toposheet)

P. Srinivas
Asst. Surveyor

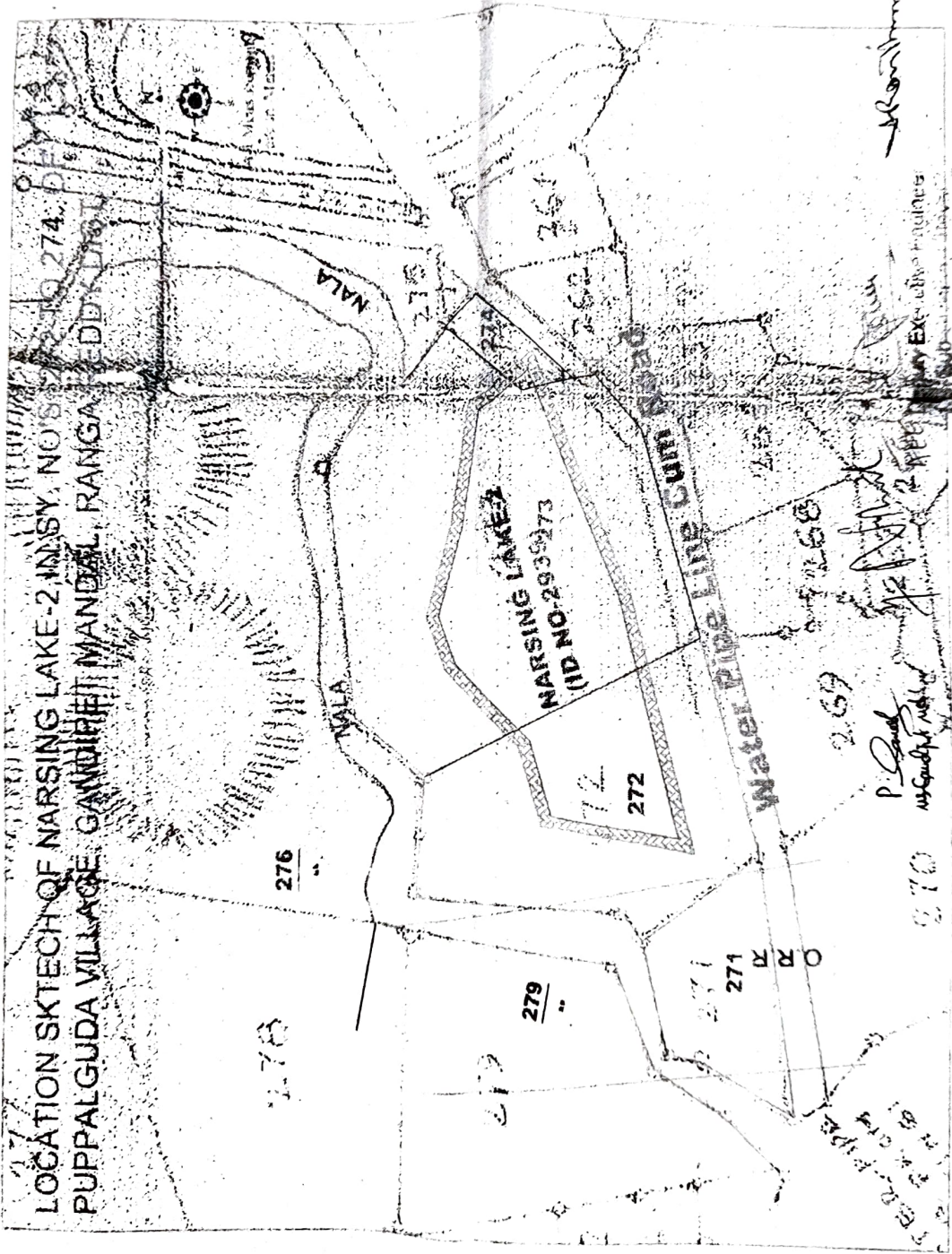
[Signature]

[Signature]
Executive Engineer
I.B. Sub-Division, Chevella

[Signature]

12

~~12~~ 12



M. Sankar

P. Sankar

M. Sankar

P. Sankar

M. Sankar

P. Sankar

M. Sankar

P. Sankar

Survey No. 2939273

2.69

2.68

2.67

2.66

2.65

2.64

Annexure-2

REVENUE SURVEY, SETTLEMENT (RYOT-WARI) & LAND RECORDS DEPT: A.P.

ORIGINAL SHETWAR

అసల్ శేతువారు

A3/1753/1
VILLAGE Pofol gadda Taluqa Dist. Ranga Reddy

SURVEY NO. సర్వే నంబరు	POTE NO. పొత్తు నంబరు	GOVT. OR INAM సర్కారు లేదా ఇతరం	NAME OF KHATEDAR ఖాతదారు పేరు	TOTAL ACRES మొత్తం ఎకరాలు	POTE KHARAB పొత్తు ఖరారు	DETAILS OF ASSESSMENT మొత్తం ఖరారు వివరాలు						
						DRY బడి						
						AREA ఎకరాలు	DARY ధారా	ASSESS- MENT ఖరారు				
1	2	3	4	5	6	7	8	9	10	11	12	
275			మ. శ్రీరామారావు	11-5	0-0							
276			రామలక్ష్మణం	0-11	0-1							
277			క. బ. శ్రీరామారావు రామ	13-30	0-30	13-30	3-7	80-00				
278			క. శ్రీరామారావు	90-95	0-93	90-93						
278			క. బ. శ్రీరామారావు రామ	5-11	-	5-11	3-7	58-50				
279			క. శ్రీరామారావు	1-30	0-8							

"ATTESTED"

Assistant Director
Survey & Land Records
Ranga Reddy District

2/8/2022

A3/1758/n

REVENUE SURVEY, SETTLEMENT (RYOT-WARI) & LANDRECORDS DEPT: A.P.

ORIGINAL SHETWAR

అసల్ శేతువారు

Pofab garden VILLAGE గ్రామం

తాలూకా

1	2	3	4	5	6	DETAILS OF ASSESSMENT					
						DRY			7	8	9
						AREA	DARY	ASSESSMENT			
సర్వే నంబరు	POTE NO	GOVT. OR NAM	NAME OF KHATEDAR	TOTAL ACRES	POTE KHARAB	ఎకరాలు	భూము	ఆదాయం	సంఖ్య		
985				9-0		9-0	0-13-0	9-90			
987				3-93		3-93	0-13-0	9-92			
990				9-3		9-3	0-13-0	9-92			
991				9-3		9-3	0-13-0	9-92			
992				9-37		9-37	0-13-0	9-91			
993				12-95		12-95	0-13-0	99-0			

"ATTESTED"

Assistant Director
Survey & Land Records
Ranga Reddy District

A3/1758fn

REVENUE SURVEY, SETTLEMENT (RYOT-WARI) & LANDRECORDS DEPT: A.F

ORIGINAL SHETWAR

అనంత శేతువారు

Popal garden

billage
ప్రాము

with
TALUA
గ్రామం

SURVEY No	POTL NO	Govt. or Mnat	NAME OF KHATEDAR	TOTAL ACRES	POTL No	DETAILS OF ASSESSMENT					
						Dry					
						AREA	DARY	ASSESS.	ENT	300	300
1	2	3	4	5	6	7	8	9	10	11	12
3000	3000		[Signature]	00-02		00-02	0-04	9-11			
3001	3001		[Signature]	00-05		00-05	0-11	3-7			
3002	3002		[Signature]	00-07		00-07	0-5-0	4-			
3003	3003		[Signature]	00-08		00-08	0-5-0	8-			
3004	3004		[Signature]	00-09		00-09	0-8-4	11-			
3005	3005		[Signature]	02-30		02-30	0-5-0	2-			

"ATTESTED"

Assistant Director
Survey & Land Records
Ranga Reddy District

[Signature]

[Signature]

[Signature]

02-30

02-30

0-5-0

A3/1158/n

REVENUE SURVEY, SETTLEMENT (RYOTWARI) & LAND RECORDS DEPT A R

ORIGINAL SHETWAR

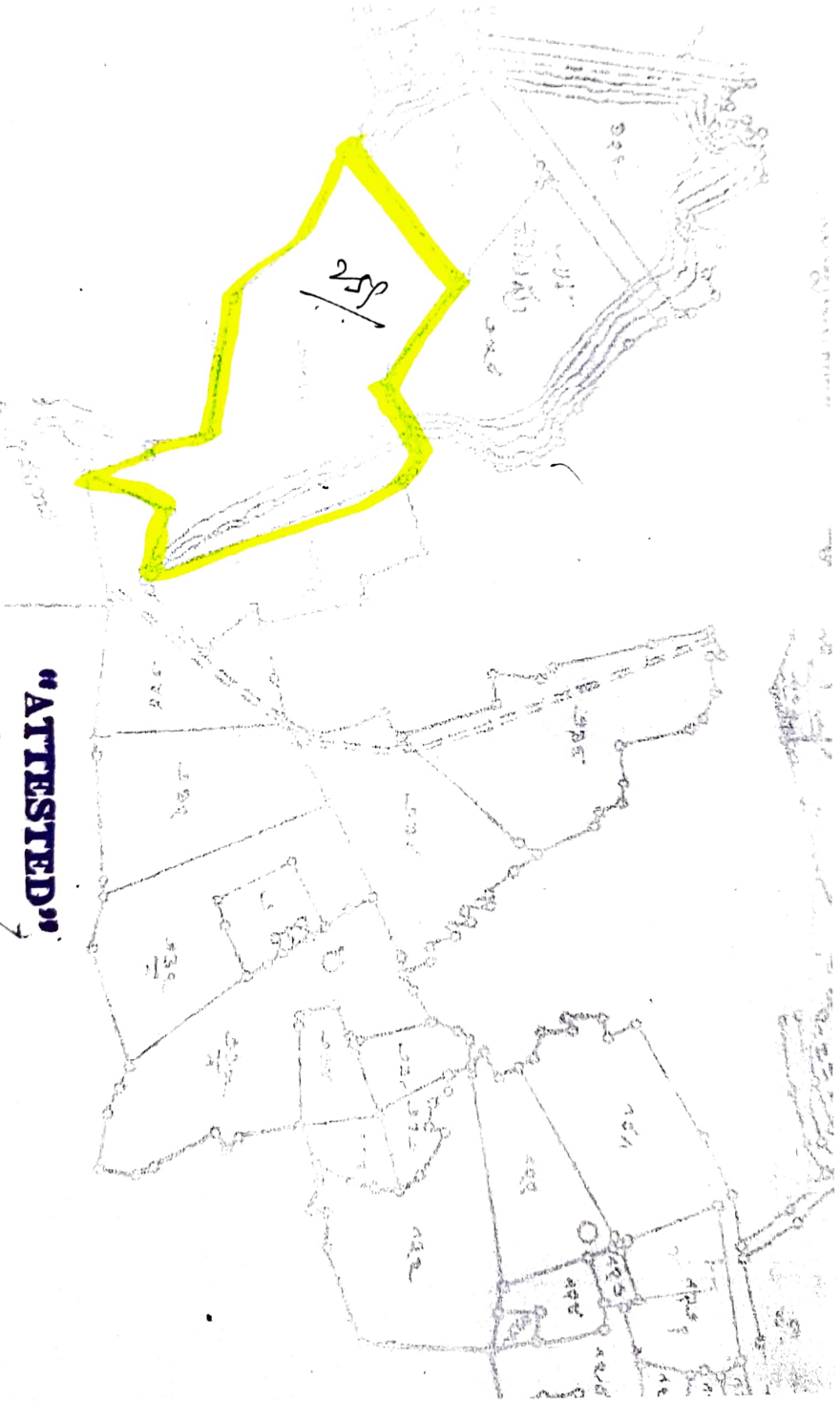
అసల్ శేతువారు

VILLAGE Papal gudem
గ్రామం

Survey No సర్వే నంబరు	POTE NO పొత్త నంబరు	GOVT. OR /MAN సర్కారు లేదా మాన్	NAME OF KHATEDAR ఖాతదారు పేరు	TOTAL ACRES మొత్తం ఎకరాలు	POTE NUMBER పొత్త నంబరు	DETAILS OF ASSESSMENT అంచనా వివరాలు					
						Dry నిమ్మ					
						AREA విస్తీర్ణం	DARY నిమ్మ	ASSESS అంచనా			
1	2	3	4	5	6	7	8	9	10	11	
55E			[Redacted Name]	12.35							
55E			[Redacted Name]	12.35							
55E			[Redacted Name]	2.3							
55E			[Redacted Name]	2.3							
55E			[Redacted Name]	2.3							
55E			[Redacted Name]	2.3							

"ATTESTED"

Assistant Director
Survey & Land Records
Ranga Reddy District



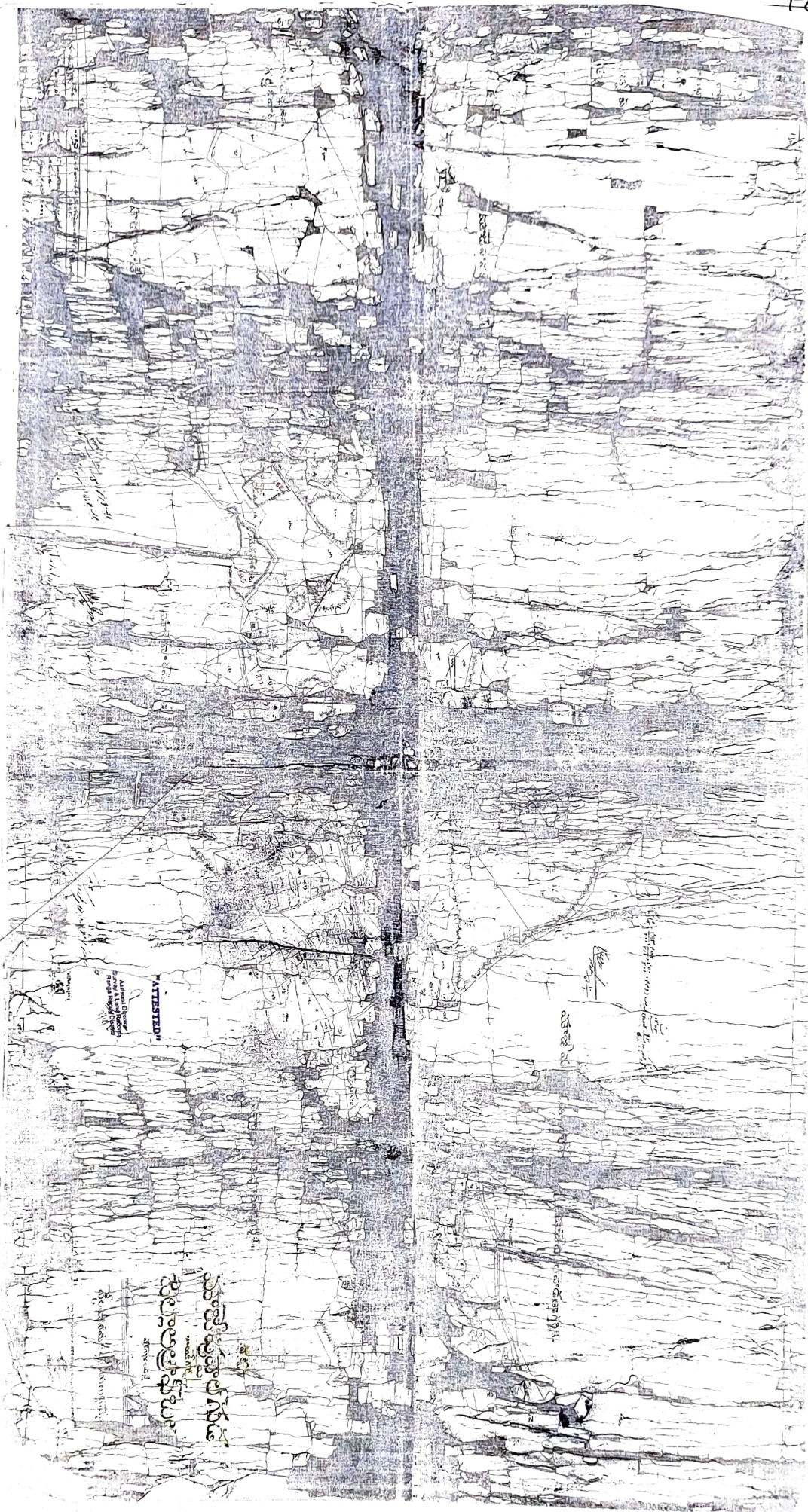
A₃/1458/02
 Puppakayala (G), Gandipet (M)

"ATTESTED"

Assistant Director
 Survey & Land Records,
 Ranga Reddy District

[Signature]

[Signature]



ATTACHED
 Attached Diagram
 of
 the
 Building
 and
 its
 Parts

ATTACHED
 ATTACHED
 ATTACHED

Google Maps 2928228











isamy Elana Apartments Complex

ments Complex

(13)

25

Annexure-4

Registered No. 1158 1979/0 2011.

11.02.2010



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

No. 54] HYDERABAD, THURSDAY, FEBRUARY 4, 2010.

NOTIFICATIONS BY GOVERNMENT

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

(1)

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

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

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

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

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

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

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

(1)

G. 856.

26

(14)

DRAFT VARIATION

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

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

SCHEDULE OF BOUNDARIES

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

T.S. APPA RAO,
Principal Secretary to Government.

GOVERNMENT OF ANDHRA PRADESH
IRRIGATION & CAD DEPARTMENT

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

To
The Metropolitan Commissioner,
HMDA,
Tarnaka,
Hyderabad.

Lr.No.EE/NTD/DB/DEE3/HD/2013/ 28 / 1 / 26

Dt.06.08.2013.

Sir,

Sub: HMDA – Plg Dept – Change of land use from partly water body use in Sy.No.271,272,272/1,273,273/1 and 274 of Poppalaguda(V), Rajendranagar(M), R.R.District to an extent of Ac.28.35 Gts – Request for issue of NOC and latest report – Submission of latest report – Reg.

- Ref:- 1. Metropolitan Commissioner, HMDA
Lr.No.5324/MP1/Plg/HMDA/2008, Dt.11.01.2013.
2. Application Dt.04.04.2008 of M/S Demi Realtors represented by Sri.D.S.Karunakar Reddy, Managing Director.
3. Government D.O.Lr.No.14568/J1/2008, Dt.27.11.2012.
4. Joint Collector, R.R.District Lr.No.E1/2792/2008, Dt.17.07.2008
5. RDO., Chevella Lr.No.D/1854/2008, Dt.21.05.2008.
6. T.O.Lr.No.DB/EE/NTD/911, Dt.24.05.2008
addressed to District Collector, R.R.District.
7. T.O.Lr.No.EE/NTD/DB/DEE3/HD/2013/143, Dt.24.01.2013
addressed to Dy.Collector & Tahsildar, Rajendranagar(M).
8. Superintending Engineer, HL&WBMC, Hyderabad
Inspection Note Dt.30.07.2013.
9. D.E.E/SD3 Lr.No.DEE/SD3/NTD/2013/56/2, Dt.05.08.2013.

&&&

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

In view of the above, it is to submit that M/S Demi Realtors represented by Sri.D.S.Karunakar Reddy, Managing Director seeking change of land use from partly water body use and partly recreation (Green buffer zone) use to multipurpose use in Sy.No.271 to 274 of Poppalaguda(V), Rajendranagar(M), R.R.District to an extent of Ac.28.35 Gts vide reference 2nd cited.

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

Fi
Annexure
Whe.

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

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

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

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

29

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

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

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

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

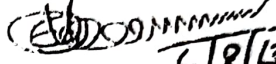
30

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

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

Encl:- 1. Annexures - I to VII

Yours faithfully,


6/8/13

Executive Engineer,
North Tanks Division,
Hyderabad.

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

Annexure-6

31

GOVERNMENT OF TELANGANA
IRRIGATION & C.A.D DEPARTMENT

From
Sri A. Ranga Reddy, B.E.,
Executive Engineer, I&C.A.D.,
I.B Division, Hyderabad.

To
M/s Phoenix Global Spaces Private Ltd,
Plot No. 1335, Road No. 45, Jubilee Hills,
Hyderabad-33.

Lr. No:EE/IB/HYD/DB/HD/D2/2020-2/ 2119

Dt: 11-12-2020.

Gentleman,

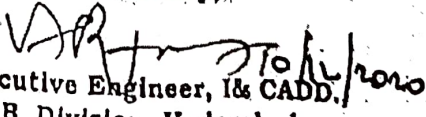
Sub: -I&CADD - Minor Irrigation - Ranga Reddy District - NOC for
Survey Nos. 271 to 274 situated at Puppalguda Village, Gandipet
Mandal, Ranga Reddy District - Information submitted -Reg.

Ref:- The CE/MI/KB/Hyd: Memo No. DCE-1/OT1/AEE5/RR/Puppalguda
(V). Gandipet (M)/2020-1, Dt. 28-11-2020.

With reference to the Chief Engineer, I&CADD., Minor Irrigation, K.B
Hyderabad memo cited, it is to inform that for Bulkapur Nala a Buffer of 9.00
meters has to be maintained from the revenue boundary of the Nala as per Go Ms.
No. 168.MA& UD Dept., Dt:07-04-2012 and similarly a Buffer of 30.00 meters has
to be maintained from the boundary of the Gandipet Raw water intake as per Go
Ms. No. 111 MA & UD (*II) Dept., Dt. 08-03-1996. Further you may approach
revenue department for the purpose of marking the boundary of Bulkapur Nala as
per village map.

This information is provided to you as per your request to Engineer-In Chief,
Irrigation, Hyderabad.

Yours faithfully,


Executive Engineer, I& CADD.
I.B. Division, Hyderabad.

(21)

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:: 2 ::

2	IT park/SEZ by Phoenix Group	Narsingi (V) Gandipet (M) Ranga Reddy Dist.,	188	Ac.1-05 Gt	Puppalaguda
		Puppalaguda (V), Gandipet (M) Ranga Reddy Dist.,	271 272 272/1 273 273/1 274	Ac 0-21.8 Gt Ac 0-18 Gt Ac 8-39 Gt Ac 8-38 Gt Ac 9-17 Gt Ac 0-22 Gt	

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

ARVIND KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

- To
- The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
 - The Vice Chairman & Managing Director, Telangana State Industrial Infrastructure Corporation Limited.
 - The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
 - The Director of Municipal Administration, Hyderabad
 - The Director Town & Country Planning, Hyderabad .
 - The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad
 - The Managing Director, Hyderabad Metropolitan Water Supply & Sewerage Board
 - The Transco /Genco/ Central Power Distribution Company Limited.
 - The Industries & Commerce Department, Telangana Secretariat.
 - The Panchayat Raj & Rural Development Department, Telangana Secretariat.
 - The Energy Department, Telangana Secretariat.
 - The Member Secretary, Telangana State Pollution Control Board.
 - The Home Department, Telangana Secretariat.
 - The Director General, Fire Services, Telangana.
 - The Law Department, Telangana Secretariat.
 - The Principal Secretary to Governor, Telangana State.
- Copy to: -
- The PS to Principal Secretary to C.M.
 - The P.S. to Chief Secretary to Govt.
 - The OSD to Minister (MA).
 - The PS to Prl. Secretary to Govt., MA&UD Department.
 - SF /SC.

//FORWARDED ::BY:: ORDER//


SECTION OFFICER

Annexure-8

(22)

R.N.I. No.TELMUL/2016/73158.
IISE No. 1051/2017-19.

[Price : ₹. 5-00.



తెలంగాణ రాజ పత్రము
THE TELANGANA GAZETTE
PART-I EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 176 | HYDERABAD, FRIDAY, SEPTEMBER 6, 2019.

NOTIFICATIONS BY GOVERNMENT

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(Pfr. III)

TSIC INCLUSION OF M/s. PHOENIX IT PARK/SEZs LOCATED IN GACHIBOWLI, NARSINGI & PUPPALAGUDA VILLAGES IN GACHIBOWLI IALA AND PUPPALAGUDA IALA.

[G.O.Ms. No. 240, Municipal Administration and Urban Development (Pfr.III), 5th September, 2019.]

In exercise of the powers conferred under the provisions of Article 243-Q of Constitution of India, Governor of Telangana hereby notify the following (2) IT Parks as Industrial Townships and include the same in the adjoining Industrial Townships (as indicated in Col 6) which were under notified as Industrial Townships in G.O.Ms.No.196, MA, Dt: 21-07-2017 and G.O.Ms.No. 20, MA Dated; 17-04-2018 and G.O.Ms.No. 29, PR&RD Dated: 01-06-2018 and also subsequently amended from time to time.

Sl. No.	Name of the IT Park	Details of Village, Mandal and District	Sy.No.	Extent in (Acres-Gts)	Name of the adjoining notified Industrial Townships (IALA)
1	2	3	4	5	6
1	IT Park/SEZ by Phoenix Group	Gachibowli (V) Serilingampally Ranga Reddy District	37(ph) 40(P), 45(P), 47(P)	AC 1-35 Gt AC 8-19 Gt AC 14-14.45 Gt	Gachibowli

2 TELANGANA GAZETTE EXTRAORDINARY (Part-I)

1	2	3	4	5	6
2	IT Park/SEZ by Phoenix Group	Narsingi (V) Gandipet (M) Ranga Reddy District	186	Ac. 1-05 Gt	Puppalaguda
		Puppalaguda Village Gandipet (M) Ranga Reddy District	271 272 272/1 273 273/1 274	Ac 0-21.6 Gt Ac 0-18 Gt Ac 6-39 Gt Ac 8-38 Gt Ac 9-17 Gt Ac 0-22 Gt	

ARVIND KUMAR,
Principal Secretary to Government.

-x-

**GOVERNMENT OF TELANGANA
ABSTRACT**

MA & UD Department - Hyderabad Metropolitan Development Authority -Change of land use of the land from Partly Water body use and Partly Recreational (green buffer zone) use to Multipurpose use in Sy.Nos.271, 272, 272/1, 273, 273/1, 274 of Poppalguda (V), Rajendranagar (M), R.R.District to an extent of Acres 26.35 Gts – Confirmation of Draft variation - Notification - Issued.

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

G.O.Ms.No.260

Dated:26.10.2019.

Read the following:-

1. From the MC.HMDA Lr. No.5324/MP1/ Plg/H/ 2008, dated: 28.08.2008.
- 2 Lr. No. E1/2792/2008, dated: 17.7.2008 of Jt. Collector, RR Dist.
3. Minutes of the Change of Land Use Committee meeting held on 30.8.2008
4. Government Memo No. 14566/11/2008, dated: 30.08.2008
5. Government Is No 14566/11/2008, dated: 26.11.2008.
6. From the MC.HMDA Lr. No.5324/MP1/ Plg/HMDA/2008, dt: 27.10.2009.
7. Government Memo No. 14566/11/2008, dated: 1.2.2010
- 8 Lr. No. EE/NTD/DB/DEE3/HD/2013/1281/1/26, dt: 6.8.2013 of EE, Irrigation,
9. Govt. Lr No.14566/Plg.I(1)/2008, dated:30.07.2019
- 10 From the MC.HMDA Lr. No.5324/MP1/Plg/H/2008, dated: 05.10.2019.

<<<>>>

ORDER:

The draft variation to the land use envisaged in the Master Plan of Hyderabad Outer Ring Road Growth Corridor approved by the Government in G.O.Ms No.470 MA dt.09.07.2008, issued in Government Memo 7th read above, was published in the extraordinary issue of the Telangana Gazette dated: 04.02.2010. Objections or suggestions received from the public within the stipulated period have been examined and disposed off. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.2,17,51,550/- (Rupees Two Crores Seventeen Lakhs Fifty one Thousand Five Hundred and Fifty only) {i.e., Total paid Rs.2,18,31,550/- through Ch. No. 17863 dt: 05.09.2019 - Rs.80,000/- Processing charges} towards conversion charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary 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 in the Master Plan of Hyderabad Outer Ring Road Growth Corridor approved by the Government in G.O.Ms No.470 MA dt.09.07.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos. 271, 272, 272/1, 273, 273/1, 274 of Poppalguda (V) Rajendranagar (M), R.R District to an extent of Acres 26.35 Gts, the boundaries of which are given in the schedule below, which is presently earmarked for Partly Water body use and Partly Recreational (green buffer zone) use in the notified Master Plan of Hyderabad Outer Ring Road Growth Corridor approved by the Government in G.O. Ms No. 470 MA dt.09.07.2008, is now designated as Multipurpose Use zone since as per the remarks of Joint Collector & EE Irrigation the above Sy Nos are patta lands and as per Revenue records there is no waterbody in the above survey numbers, subject to the following conditions: namely

1. that the applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i e . Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
6. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. that the change of land use shall not be used as the proof of any title of the land.
8. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
9. that Special Development Regulations of ORR Growth Corridor Master Plan shall be applicable and no development permission within 100 feet from water pipe line.
10. the actual extent of land in each Survey Number shall be conferred by Hyderabad Metropolitan Development Authority before issue of confirmation orders.

SCHEDULE OF BOUNDARIES

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

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

ARVIND KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
The Commissioner, Greater Hyderabad Municipal Corporation, 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, Ranga Reddy District.
Sf /Sc.

//FORWARDED BY ORDER//

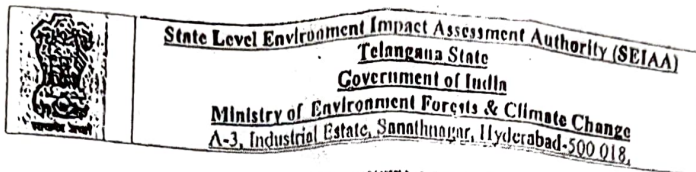

SECTION OFFICER



37A

Annexure-10

(20)



BY REGD. POST WITH ACK DUP

Order No. SEIAA/TS/OL/RRD-576/2020-

Dt: 06.08.2020

Sub: SEIAA, TS - M/s. Phoenix Global Spaces Pvt. Ltd., Sy. No.272/1, 273/1, Puppalguda (V), Gandipet (M), Rangareddy District - Environmental Clearance - Issued - Reg.

- I. This has reference to your application submitted online on 13.06.2020 (proposal no. SLA/TG/MIS/157401/2020) received on 16.06.2020, seeking Environmental Clearance for the proposed Construction project titled M/s. Phoenix Global Spaces Pvt. Ltd., Sy. No.272/1, 273/1, Puppalguda (V), Gandipet (M), Rangareddy District. The capital cost of the project is Rs. 1100 Crores. The proposed site falls within the 10 km radius of Himayatsagar and Osmansagar Lakes. But, the above village is not listed in the 84 list of villages within 10km catchment area of Himayatsagar and Osmansagar Lakes, as mentioned in the G.O.Ms.No. 111 M.A, dt. 08.03.1996 issued by the MA&UD Dept., Govt. of AP (Combined State).
- II. It is noted that the proposal is for Commercial Office Complex construction project in a total plot area of about 42491.65 Sq.m. Out of that, area affected by Road widening is 3192.77, Green area is 4502.15 Sq.m & Green Area on Podium is 14812.83 Sq.m. The total Built-up area is 6,15,358.45 Sq.m. The project consists of Commercial Office Complex with 3 Towers- 1, 2 & 3 (6 Basements + Ground Floor with Mezzanine + 30 Upper Floors). It is also noted that Parking area to be provided is 1,95,624.41 Sq.m., (46.6%) in Basements to park about 4000 four wheelers and 2000 two wheelers. 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 TSCPDC. In case of power failure, power backup shall be provided through D.G. sets of 25 x 2500 KVA capacities, which will be enclosed type.
- III. The source of fresh water is HMWS&SB. The total water requirement during occupational stage is 3118 KLD. Out of that, fresh water requirement is 1732 KLD & recycled treated waste water is 1386 KLD. Quantity of sewage generated is 2772 KLD. It is proposed to treat the sewage in STP of capacity 2800 KLD (1x1050 KLD & 1x1750). The treated waste water will be used for: flushing the toilets, HVAC and development of greenery. It was informed that the excess treated waste water will be discharged into the public sewer lines. The Garbage 10,400 kg/day generated will be sent to Municipal Solid Waste disposal site; STP sludge (277.3 kg/day) is to be used as manure, 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 meetings held on 17.06.2020. 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. Pioneer Enviro Laboratories & Consultants Pvt., Ltd., 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 18.07.2020 examined the proposal and recommendations of SEAC, Telangana for issue of Environmental Clearance. Accordingly, after discussions in the matter and considering the recommendations of the SEAC, Telangana, the SEIAA, Telangana hereby accords prior Environmental Clearance to the project as mentioned at Para no. 1 under the provisions of the 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) As per the Ministry's Office Memorandum F.No.22-65/2017-IA.III dated 1st May 2018, and proposed by the project proponent, (@2% of project cost) shall be earmarked 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.,
- 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 no-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/BCBC-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

44

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) should be certified by an independent expert and a report in this regard should be submitted to the SELAA before the project is commissioned for operation. Discharge of treated waste water shall conform to the standards stipulated under Schedule-6 of Environmental (Protection) Act, 1986 and its amendments thereof. Sewage Treatment Plant should be monitored on a regular basis. 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 DO 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 protect all the saplings planted.
- iv. Green area of at least 10% of the site area shall be developed and maintained.

VII 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 brining 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.

45

(34)

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 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; Make provision for solar cum wind energy on roof; adopt green building concepts and use renewable energy by adopting Energy Conservation practices, Energy efficient practices & Energy audit practices, etc., and adopt Energy Conservation Building Code, Develop green area with tall growing tree species as committed by the proponent vide Ir.d.04.8.2020 received on 12.08.2020 issues raised by the SEIAA.
- 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 i.e., M/s. Phoenix Global Spaces Pvt., Ltd.,
- 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 half-yearly compliance reports in respect of the terms and conditions stipulated in this order in hard and soft copies to the SEIAA; TSPCB and CCF, Regional office of MoEF&CC, GoI, Chennai on 1st June and 1st December of each calendar year.
- ix. 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.
- x. Officials from the TSPCB and Regional Office of MoEF&CC, GoI, Chennai 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, Regional Office to MoEF&CC, GoI, Chennai.
- xi. 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.
- xii. 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.
- xiii. The project proponent shall obtain all other statutory clearances, as applicable, from the competent authorities.
- xiv. 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 Regional Office of this Ministry at Chennai.

- xv. The funds earmarked for environmental protection measures (capital cost: Rs. 1120.27 Lakhs and recurring cost: Rs. 374.53 lakhs/annum) should be kept in separate account and should not be diverted for other purpose. Year wise expenditure should be reported to the SBIAA and Ministry's Regional Office located at Chennai and TSPCB.
- xvi. 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.
- xvii. The SBIAA 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.
- xviii. 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.
- xix. 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.
- xx. Grant of EC is also subject to Circulars issued under the EIA Notification 2006, which are available on the MOEF website: www.parivesh.mic.in

Sd/-
MEMBER SECRETARY
SEIAA, T.S.

Sd/-
MEMBER
SEIAA, T.S.

Sd/-
CHAIRMAN,
SEIAA, T.S.

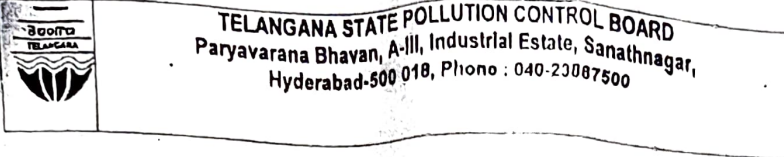
To
Sri Srikanth Badiga, Director,
M/s. Phoenix Global Spaces Pvt., Ltd,
Plot No. 1335, Road No. 45, Jubilee Hills,
Hyderabad - 500 033
Ph. No. 040-23553351/ 23553391
Email: phoenixindlanet@gmail.com
Ph: 040-41414142

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



JOINT CHIEF ENVIRONMENTAL ENGINEER

Annexure-11



CONSENT ORDER FOR ESTABLISHMENT- RED CATEGORY

Order No.60/TSPCB/CFE/RRD/RO-RR-I/HO/2020 -1369

Dt:09.12.2020

Sub:	TSPCB - CFE - Proposed Commercial Office Building Construction Project by M/s. Phoenix Global Spaces Pvt. Ltd., Sy.No.272/1, 273/1, Puppalaguda (V), Gandipet (M), Rangareddy District - Consent for Establishment under Sec.25 of Water (Prevention & Control of Pollution) Act, 1974 and under Sec.21 of Air (Prevention & Control of Pollution) Act, 1981 - Issued - Reg.
Ref:	1) Environmental Clearance (EC) dt. 06.08.2020 issued by SEIAA. 2) Project proponent's CFE application dt: 31.10.2020. 3) R.O's Verification report dt: 11.11.2020. 4) CFE-CFO Committee meeting held on 13.11.2020. 5) Proponent's Ir. dt: 17.11.2020.

...

1. M/s. Phoenix Global Spaces Pvt. Ltd, obtained EC from SEIAA vide ref. 1st cited for the proposed Commercial Office Building Construction Project at Sy.No.272/1, 273/1, Puppalaguda (V), Gandipet (M), Rangareddy District.
2. The proponent vide reference 2nd cited submitted application to the Board seeking Consent for Establishment (CFE) for the above project with a project cost of Rs. 1100 Crores.

The project consists of:

*Commercial Office Complex with 3 Towers - 1, 2 & 3 (6 Basements + Ground Floor with Mezzanine + 30 Upper Floors).

The parking area to be provided is 1,95,624.41 Sq.m (46.6%) in Basements to park about 4000 four wheelers and 2000 two wheelers.

The amenities to be provided include Sewage Treatment Plant (STP), Community Center, MSW Segregation point, DG sets for emergency supply -25 x 2500 kVA capacity.

RMC unit for captive consumption - 90 m³/hr

3. As per the application, the proposed project is to be located at Sy.No.272/1, 273/1, Puppalaguda (V), Gandipet (M), Rangareddy District with total plot area of 42491.65 Sq.m (area affected by road widening - 3192.77 Sq.m), Green area of 4502.15 Sq.m & Green Belt on Podium is 14,812.83 Sq.m and total Built-up area of 6,15,358.45 Sq.m.
4. The above site was Inspected by Environmental Engineer of Regional Office, RR-I, T.S. Pollution Control Board on 10.11.2020 and observed that the site is surrounded by

East: Open Land
North: Open Land
West: Road followed by Lansum Project
South: Road

(37)

48

5. The Board, after careful scrutiny of the application and additional information submitted by the proponent, verification report of the Regional Officer, E.C. Order dated 06.08.2020 issued by SEIAA and after examining in the CFE-CFO Committee meeting held on 13.11.2020, hereby Issues CONSENT FOR ESTABLISHMENT to your project under Section 25 of Water (Prevention & Control of Pollution) Act, 1974 and under Section 21 of Air (Prevention & Control of Pollution) Act, 1981 and the rules made there under. This order is issued to the proposed Commercial Office Building Construction Project AND Captive RMC unit as mentioned at Para (2) & (3) only.
6. This Consent Order now issued is subject to the conditions mentioned in Schedule 'A' and Schedule 'B'.
7. This order is issued from pollution control point of view only. Zoning and other regulations are not considered.

End: Schedule 'A'
Schedule 'B'

Sd/-
MEMBER SECRETARY

To

M/s. Phoenix Global Spaces Pvt. Ltd.,
Plot No.1335, Road No. 45, Jubilee Hills,
Hyderabad- 500 003.

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

V. Reddy
Senior Environmental Engineer

(38)
SCHEDULE - A

1. Separate energy meters shall be provided for Sewage Treatment Plant (STP) to record energy consumed.
2. The proponent shall obtain Consent for Operation (CFO) from TSPCB, as required Under Sec.25/26 of the Water (Prevention and Control of Pollution) Act, 1974 and under sec. 21/22 of the Air (Prevention and Control of Pollution) Act, 1981, before commencement of the activity.
3. Notwithstanding anything contained in this conditional letter or consent, the Board hereby reserves its right and power Under Sec.27(2) of Water (Prevention and Control of Pollution) Act, 1974 and Under Sec.21(4) of Air (Prevention and Control of Pollution) Act, 1981 to review any or all the conditions imposed herein and to make such modifications as deemed fit and stipulate any additional conditions by the Board.
4. The consent of the Board shall be exhibited in the project premises at a conspicuous place for the information of the inspecting officers of different departments.
5. Compensation is to be paid for any environmental damage caused by it, as fixed by the Collector and District Magistrate as civil liability.
6. Good housekeeping shall be maintained. All pipe valves, sewers, drains shall be leak proof.
7. Rain Water Harvesting (RWH) structure (s) shall be established on the project site. Effluent shall not enter the RWH structures.
8. Half yearly report on project implementation shall be submitted to the RO, TSPCB.
9. This order is valid for period of 5 years from the date of issue.

SCHEDULE - B

Water:

1. The source of water is HMWS&SB and the maximum permitted water consumption shall not exceed the following:

S. No	Purpose	Quantity
1	Domestic	3118 KLD (Fresh Water - 1732 KLD & Treated Water - 1386 KLD)

2. The maximum waste water generation shall not exceed the following:

S. No	Purpose	Quantity
1	Domestic	2772 KLD

3. **Waste water Treatment & Disposal:**

The proponent shall provide STPs of capacities 1 x 1300 KLD and 1 x 2000 KLD, as committed vide letter dt. 17.11.2020. The STPs shall consist of Raw Sewage Screening → Oil & Grease Trap → Sewage Collection cum Equalization → MBB Reactor → Tube Settler → Surge Tank → Pressure sand Filter → Activated Carbon Filter → Final Collection Tank.

The treated water shall comply with the following standards:

Parameter	Standards
pH	6.0 - 9.0
Oil & Grease	10 mg/l
Biochemical Oxygen Demand (BOD)	<10 mg/l
Chemical Oxygen Demand (COD)	250 mg/l

The treated water shall be utilized completely for flushing the toilets, HVAC and development of greenery, as committed vide letter dt. 17.11.2020.

- 4. The Sewage Treatment Plant of capacities 1 x 1300 KLD and 1 x 2000 KLD shall be constructed and commissioned along with the commissioning of the activity. All the units of the STP shall be impervious to prevent ground water pollution. The STP shall be operated in closed circuit so as to avoid smell nuisance.
- 5. Wastewater shall be treated to comply with BOD standard of less than 10 mg/l.
- 6. During construction stage septic tank followed by soak pit shall be constructed to the temporary toilets / kitchen provided for the construction labour and shall be removed after completion of the project.
- 7. Rain water harvesting for roof run-off and surface run-off should be implemented. Before recharging the surface run off, pre-treatment must be done to remove, suspended matter, oil and grease.
- 8. Separate meters with necessary pipe-line shall be provided for assessing the quantity of water used for Domestic, toilet flushing and Greenbelt development purposes.

Air Pollution:

- 9. Air pollution control equipment shall be installed along with the commissioning of the activity and shall comply with the following for controlling air pollution:

Source	Control equipment
D.G. Sets 25 x 2500 kVA	Acoustic enclosures

- 10. Diesel generators shall be installed in a closed area with silencers and suitable noise absorption systems. The ambient noise level shall not exceed 65 dB(A) during day time and 55 dB(A) during night time.
- 11. The fuel used for the diesel generator sets should be low sulphur diesel and should conform to the E (P) Rules prescribed for air and noise emission standards.
- 12. Ambient noise levels should conform to the residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to confirm to the stipulated standards by the CPCB.
- 13. Vehicles hired to bring construction material to the site should be in a good condition and should conform to ambient air and noise standards and should be operated only during non peak hours.
- 14. Necessary provisions should be made by providing tarpaulin / GI Sheets around the construction site to reduce the fugitive emissions to the surrounding area.
- 15. The proponent shall provide wind breaking wall of at least 10 m height in the downwind direction and towards habitation to control fugitive emissions, as committed vide letter dt. 17.11.2020.
- 16. The proponent shall stop the operation of RMC units in case of public complaints regarding air pollution, as committed vide letter dt. 17.11.2020.
- 17. The proponent shall take all necessary measures to control air and noise pollution from the proposed RMC unit, as committed vide letter dt. 17.11.2020.

- 51
- (40)
21. All the bio-degradable municipal waste shall be treated within the premises (100%), as committed vide letter dt. 17.11.2020. No bio-degradable waste shall be disposed to Municipality. The other recyclable waste shall be disposed to the respective agencies.
 22. The solid waste generated shall be properly collected and segregated before disposal. Waste paper, cartons, thermocol, plastic waste, glass etc., shall be disposed to recycling units. E-waste shall be disposed to authorized recycling units.
 23. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
 24. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and shall be disposed taking the necessary precautions for general safety and health aspects of people, and it shall be disposed only in approved sites with the approval of competent authority.
 25. The following rules and regulations notified by the MoE&F, GoI shall be implemented.
 - a) Solid Waste Management Rules, 2016.
 - b) Construction and Demolition Waste Management Rules, 2016.
 - c) Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016.
 - d) The Plastic Waste Management Rules, 2016.
 - e) Batteries (Management & Handling) Rules, 2001 and its Amendment Rules, 2010.
 - f) E-Waste (Management) Rules, 2016 and its Amendment Rules, 2018.
 - g) Bio-Medical Waste Management Rules, 2016 and its Amendment Rules, 2018.

Other Conditions:

26. The proponent shall utilize solar power of atleast 2.5% of the total electricity load, as committed vide letter dt. 17.11.2020. The proponent shall explore to utilize solar power of atleast 4% of the total electricity load.
27. Greenbelt shall be developed as stipulated in EC order.
28. The proponent shall utilize the RMC plant for captive purpose only. Proponent shall not supply concrete mix to other projects under any circumstances.
29. Proponent shall dismantle the RMC unit once the construction of the project is completed.
30. The proponent shall avoid giving occupancy to the residents till the operation of RMC plant is stopped.
31. Adequate measures shall be taken to prevent odour problem from solid waste processing plant and STP.
32. The proponent shall comply with the provisions laid under Fly ash Notification No.S.O.763 (E), dt. 14.09.1989 and Amendments thereof. As per the provision of Fly ash Notification No.S.O.254 (E), dt. 25.01.2016, every construction agency engaged in the construction of building within a radius of 300 km from a coal or lignite based thermal power plant shall use only fly ash based products for construction, such as cement or concrete, fly ash bricks or tiles or clay fly ash bricks, blocks or tiles or cement fly ash bricks or bricks or blocks or similar products or a combination or aggregate of them in every construction project.

(4)

52

33. The proponent shall comply with all the directions issued by the Board from time to time.
34. Concealing the factual data or submission of fabricated data and failure to comply with any of the conditions mentioned in this order attracts action under the provisions of relevant pollution control Acts.
35. The Board reserves its right to modify above conditions or stipulate new / additional conditions and to take action including revocation of this order in the interest of environment protection.
36. Any person aggrieved by an order made by the State Board under Section 25, Section 26, Section 27 of Water Act, 1974 or Section 21 of Air Act, 1981 may within thirty days from the date on which the order is communicated to him, prefer an appeal as per the State Water Rules, 1976 and Air Rules, 1982, to such authority (hereinafter referred to as the Appellate Authority) constituted under Section 28 of Water (Prevention and Control of Pollution) Act, 1974 and Section 31 of the Air (Prevention and Control of Pollution) Act, 1981.

Sd/-
MEMBER SECRETARY

To
Ms. Phoenix Global Spaces Pvt. Ltd.,
Sy.No.272/1, 273/1, Puppalaguda (V),
Gandipet (M), Rangareddy District.

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

Ke Reddy
Senior Environmental Engineer

53



Available Material Papers in
File Bearing No.
O/o. Tahsildar Gandipet Mandal
are Furnished Under RTI Act-2005

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

Lake Protection Committee
Block-A, HMDA Complex, Tarnaka, Secunderabad – 500007.

Off: 040-27003313
Fax: 040-27001880

No.1404/HMDA/EE L&P/2013-14/12

Dt:03.12.2014.

NOTIFICATION OF FULL TANK LEVEL BOUNDARIES AND BUFFER ZONES OF LAKES/WATER BODIES IN HYDERABAD METROPOLITAN REGION

The Hyderabad Metropolitan Development Authority is constituted under the provisions of HMDA Act, 2008 for the purpose of planning, co-ordination, supervising, promoting and securing the planned development of the Hyderabad Metropolitan Region.

The Hyderabad Metropolitan Region has large number of lakes and water bodies which are of critical importance to the Hyderabad Metropolitan Region for many reasons, including some as mentioned below:

- Recharging of ground water to meet various uses.
- To serve as lung spaces for the large urban population.
- For maintaining ecological balance.
- Maintain the unique character of lake eco system of the Region.
- For developing the foreshore areas as recreational zones.

In order to ensure preservation and protection of lakes and water bodies in HMDA area, the Government of Andhra Pradesh constituted a Lake Protection Committee (LPC) vide GOMs.No.157 MA&UD (I) Department Dt.06-04-2010.

The functions of the Lake Protection Committee (LPC) include listing of lakes in HMDA area, FTL demarcation, protection of FTL areas from encroachment, taking up wide publicity and awareness campaign for protection of the lakes etc.

Accordingly, the Lake Protection Committee has taken up the identification and listing of lakes/water bodies in the HMDA area, involving the field staff of Revenue Department, Irrigation Department and the local bodies.

**Issued Under
RTI Act.2005**

54

Available Material Papers in
File Bearing No.....
O/o. Tahildar Gandipet Mandal
are Furnished Under RTI Act-2005

Lake maps are being prepared showing Full Tank Level (FTL) boundaries, showing Lat-long co-ordinates and buffer zones all around the lakes, and subsequently superimposed with Revenue survey numbers of the relevant part of village map.

RESTRICTION OF BUILDING ACTIVITY IN THE VICINITY OF WATER BODIES.

(As per Building Rules issued vide G.O. 168 MA&UD (M) Dept., dt.07.04.2012.)

- 0
- (i) No building / development activity shall be allowed in the bed of water bodies like river or nala and in the Full Tank Level (FTL) of any lake, pond, Cheruvu or kunta / shikam lands.

Unless and otherwise stated, the area and the Full Tank Level (FTL) of a Lake / Kunta shall be reckoned as measured and as certified by the Irrigation Department and Revenue Department.

- (ii) The above water bodies and courses shall be maintained as Recreational/Green Buffer Zone and no building activity shall be carried out within:

(1) 100m from the boundary of the river outside the Municipal Corporation / Municipality / Nagara Panchayat limits and 50m within the Municipal Corporation / Municipality / Nagara Panchayat limits. The boundary of the river shall be as fixed and certified by the Irrigation Department and Revenue Department.

3

(2) 30m from the FTL boundary of Lakes/ Tanks / Kuntas of area 10Ha and above.

(3) 9m from the FTL boundary of Lakes / Tanks / Kuntas of area less than 10Ha / shikam lands.

(4) 9m from the defined boundary of Canal, Vagu, Nala, Storm Water Drain of width more than 10m.

(5) 2m from the defined boundary of Canal, Vagu, Nala, Storm Water Drain of width up to 10m.

Issued Under
RTI Act-2005

55
Available Material Papers in
File Bearing No. 2112
O/e. Tahsildar Gandipet Mandal
are Furnished Under RTI Act 2008

After verification and certification by the Irrigation Department 2008 lake maps with FTL boundaries and buffer zones duly showing Revenue Survey Numbers are hereby notified U/s, 11, 13, & 54 of HMDA Act 2008 for filing objections and suggestions on the FTL boundary maps of the lakes as per the list enclosed by 5:00 PM on 17-01-2015 at the following address:

Metropolitan Commissioner
HMDA, & Chairman,
Lake Protection Committee,
Block - A, HMDA Complex,
Tarnaka, Hyderabad - 500007

Member Environment
HMDA, & Convener,
Lake Protection Committee,
Buddha Purnima Building,
6-1-2/1, Tank Bund Road,
HussainSagar,
Hyderabad- 500063

Or alternatively be mailed to the following address.

me@hmda.gov.in (OR) director_lpc@hmda.gov.in

After examining the objections and suggestions received if any on the FTL boundary and buffer zone of lakes notified, the final notification will be issued.

The notification is available on website of HMDA (www.hmda.gov.in)

Sd/-
Member Environment, HMDA
&
Convener, Lake Protection Committee

Issued Under
201-500063

56

Available Material Papers in
 File Bearing No. 242
 Ofo. Tahsildar Gandipet Mandal
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List of lakes notified with FTL boundaries and Revenue Survey Numbers in phase-XI vide Notification
 Number 1404/HMDA/EE L&P/2013-14/12 dt.03-12-2014

S.No	Lake ID	Name of the tank	Village	Mandal
1	2800/En/07	Mahaboob Kunta	Suraram	Quthbullapur
2	2900/EN/01	Brahman Kunta	Narsingi	Rajendra Nagar
3	3900/EN/01	Kotha Kunta	Hakimpet	Shaikpet
4	3700/E/02	Thavutoni Kunta	Kajaguda	Serilingampally
5	4001	Suram Cheruvu	Bandlaguda	Bandlaguda
6	2640	Judar Kunta Lake	Cherlapally	Ghatkesar
7	4707	Kotta Cheruvu	Alwal	Malkajgiri
8	2853	Sumar Kunta	Dulapally	Quthbullapur
9	2924	Bhagirathamma Cheruvu	Poppalguda	Rajendra Nagar
10	3710	Pedda Cheruvu	Gangaram	Serilingampally
11	3613	Large Tank	Saroomnagar	Saroomnagar
12	3714	Gopi Cheruvu	Lingampally	Serilingampally
13	3900/EN/03	Shikari Kunta	Hakimpet	Shaikpet
14	3724	Lingam Kunta	Chandanagar	Serilingampally
15	3748	Botanical Garden Lake	Kondapur	Serilingampally
16	4000	Gurram Cheruvu	Kandikall(Barkas)	Bandlaguda
17	1700/22	Dodoni Kunta	Gundlapochampally	Medchal
18	1700/25	Neela Cheruvu	Gundlapochampally	Medchal
19	1700/26	Gundla Kunta	Gundlapochampally	Medchal
20	1700/29	Kotha Kunta	Mysammaguda	Medchal
21	1700/27	Komati Kunta	Mysammaguda	Medchal
22	1955	Dilawarkhan Cheruvu	Injapur	Hayathnagar
23	4400	Mir Alam Tank	Bahadurpura	Bahadurpura
24	3635	Jopdi Kunta	Sultanpur	Saroomnagar
25	3709	Patel Cheruvu	Madinaguda	Serilingampally
26	2928	Suleman Cheruvu	Kathedan	Rajendra Nagar
27	3739	Pochamma	Gachibowli	Serilingampally

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57

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File Bearing No.
O/o. Tahsildar Gandipet Mandal
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		Kunta		
28	3610	Kolleni Kunta	Badangpet	Saroomnagar
29	74	Sokayakunta	Gundla Pochampally	Medchal
30	3700/EN/01	Chillukala Kunta lake	Gachibowli	Serilingampally
31	3634	Allahkoni Cheruvu	Sultanpur	Saroomnagar
32	3738	Novatel Lake	Izzathnagar	Serilingampally

Sd/-
Member Environment,
HMDA
& Convener, LPC

Issued Under
RTI Act. 2005

58

Annexure-13



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Tarnaka, Hyderabad

LAND USE INFORMATION

Letter No : 036441/LU/P5/HMDA/11062020

Date : 15 June, 2020

To,
Satyam
Phoenix House, Plot no. 1335, Road no.45, Jubli Hills, Hyderabad
500033

Sir / Madam,

Sub:-HMDA - Furnishing of Land Use Information.

Ref:-Your application No. **036441/LU/P5/HMDA/11062020**, dated: **11 June, 2020**.

With reference to your application cited, the details of Land Use Information as per statutory provisions of (Master Plan for Hyderabad Outer Ring Road Growth Corridor (1.00 KM belt on either side of Outer Ring Road Vide G.O.Ms.No. 470 MA dt: 09/07/2008) & approved by the Govt. Vide G.O.Ms.No.33 MA dt:24.01.2013 is furnished hereunder:

Survey No.	Land Use
272	: Partly Open Space Buffer Use Zone (Around Foreshore of Water Bodies). Partly Water bodies (Rivers, Nalas, Reservoirs and Kuntas) and affected by proposed 36 mts wide (Radial road no. 5) road. Incorporation of Change of Land Use in Sy.Nos.271,272/1,273/P,273,272 & 274 of Puppalguda Village, Gandipet (M) from Water Bodies & Open Space to Special Development Zone (SDZ) (Multipurpose Use Zone).- As per G.O.Ms.No.260, MA&UD,dt:26.10.2019.
VILLAGE	: Puppalguda
MANDAL	: Gandipet(M)
ZONE SEGMENT	: Ranga Reddy
DISTRICT	: Zone-4 Shankerpally

NOTE:

1. This information does not bar any public agency or department including the HMDA from acquisition of Lands for Public purpose or from converting the Land Use at any time as per the Law.
2. This information shall not be used as the proof of any title to the Land.
3. This information shall not be used as the sole reason for obtaining exemption from the provisions of U.L.C.Act.1976.
4. This information does not provide any development permission under the APUA (Dev) Act.1975./HMDA Act 2008
5. Land use information does not guarantee that any Lay-Out or Building permission will be granted by competent authority. Any Building/Lay-Out permission will have to be examined and granted by competent authority based on Building/Lay-Out/Land use Rules and conditions.
6. This letter is solely for information purpose only.
7. The Land Use Certificate is given on the Basis of Cadastral data shown in MDP-2031
8. The Water bodies shall also be read as per revenue records.

59

Yours faithfully,

md. faqrudin

Name : MOHD FAQRUDDIN
Designation : Junior Planning
Officer
Junior Planning Officer
Date: 15/06/2020

Copy to:

Copy to the Special Officer, ULC, Hyderabad for kind information.
Copy to the Collector for kind information.



60

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
District Commercial Complex, Tarnaka, Hyderabad
LAND USE INFORMATION

Letter No : 036440/LU/P5/HMDA/11062020

Date : 15 June, 2020

To,
Satyam
Phoenix House, Plot no. 1335, Road no.45, Jubli Hills, Hyderabad
500033

Sir / Madam,

Sub:HMDA - Furnishing of Land Use Information.

Ref:-Your application No. **036440/LU/P5/HMDA/11062020**,dated: **11 June, 2020**.

With reference to your application cited, the details of Land Use Information as per statutory provisions of (Master Plan for Hyderabad Outer Ring Road Growth Corridor (1.00 KM belt on either side of Outer Ring Road Vide G.O.Ms.No. 470 MA dt: 09/07/2008) & approved by the Govt. Vide G.O.Ms.No.33 MA dt:24.01.2013 is furnished hereunder:

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273	: Partly Open Space Buffer Use Zone (Around Foreshore of Water Bodies). Partly Water bodies (Rivers, Nalas, Reservoirs and Kuntas) and affected by proposed 36 mts wide (Radial road no. 5) road. Incorporation of Change of Land Use in Sy.Nos.271,272/1,273/P,273,272 & 274 of Puppalguda Village, Gandipet (M) from Water Bodies & Open Space to Special Development Zone (SDZ) (Multipurpose Use Zone). As per G.O Ms No.260, MA & UD, dt :26.10.2019.
VILLAGE	: Puppalguda
MANDAL	: Gandipet(M)
ZONE SEGMENT	: Ranga Reddy
DISTRICT	: Zone-4 Shankerpally

NOTE:

1. This information does not bar any public agency or department including the HMDA from acquisition of Lands for Public purpose or from converting the Land Use at any time as per the Law.
2. This information shall not be used as the proof of any title to the Land.
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7. The Land Use Certificate is given on the Basis of Cadastral data shown in MDP-2031
8. The Water bodies shall also be read as per revenue records.

61

Yours faithfully.

md. faqrudin

Name : MOHD FAQRUDDIN
Designation : Junior Planning
Officer
Junior Planning Officer
Date: 16/06/2020 11:05:49

Copy to:

Copy to the Special Officer, ULC, Hyderabad for kind information.
Copy to the Collector for kind information.