

**BEFORE THE NATIONAL GREEN TRIBUNAL
SOUTHERN ZONE, CHENNAI (SZ)
ORIGINAL APPLICATION NO.16 OF 2022**

IN THE MATTER OF:

Dr. Lubna Sarwath Hyderabad,
Telangana.

...Applicant(s)

-VS-

The State of Telangana
Rep. by its Chief Secretary
Telangana.


...Respondent(s)

REPORT FILED BY IRRIGATION DEPARTMENT R-6

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Place: Chennai

Date: 13.02.2025


Mrs. H. Yasmeen Ali,
Standing counsel for 6TH Respondent

BEFORE THE NATIONAL GREEN TRIBUNAL,(SZ), CHENNAI**Original Application No. 16 of 2022**

Dr. Lubna Sarwath

....Applicant

-Vs-

The Chief Secretary to
Govt. Of Telangana, Hyderabad

.....Respondents

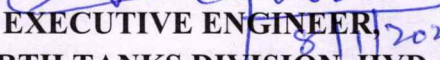
Report filed by the Irrigation Department – R-6


It is to submit that the Hon'ble NGT, Chennai in its order dated 14.11.2024 directed Irrigation department to file the action taken report before the Hon'ble Tribunal and in this regard, the following is submitted:-

1. The Bum-Rukh-Ud-Dowla lake was Preliminarily notified on 17.10.2017(Copy Enclosed- **Annexure-I**) and process of Final notification is under process.
2. The tank is covered by Sy.No.50/1,50/2, 50/3, 50/6, 41, 40/1,42 of Bum-ruk-uddin-Dowla (V). It is learnt that most of the lands are patta lands.
3. The tank is fed by self-catchment and no natural inlets are available for the lake. As part of restoration, Weir cum Sluice work was taken up in addition to existing Sluice (which was repaired and brought to working condition). Further, sewage from surrounded colonies coming into the lake is diverted by GHMC Maintenance Wing.
4. It is to submit that, as per G.O.MS 168 dt.07.04.2012, a 9 meter of Buffer is to be maintained if the lakes area is less than 25 acres. Hence buffer zone of 9 meter is to be maintained for Bum-Rukh-Ud-Dowla lake since the area of FTL of lake is 18.5 acres.
5. Lake guards are deployed at the lake for watch and ward at the lake, so that constructions and C&D waste are controlled at the lake.
6. As part of general maintenance of the lake bund is also taken up by clearing of thick bushes, unwanted trees on the bund which causes loosening of soil and weakening of bund itself. In addition we have also constructed weir on the right flank of tank to facilitate free flow of water.

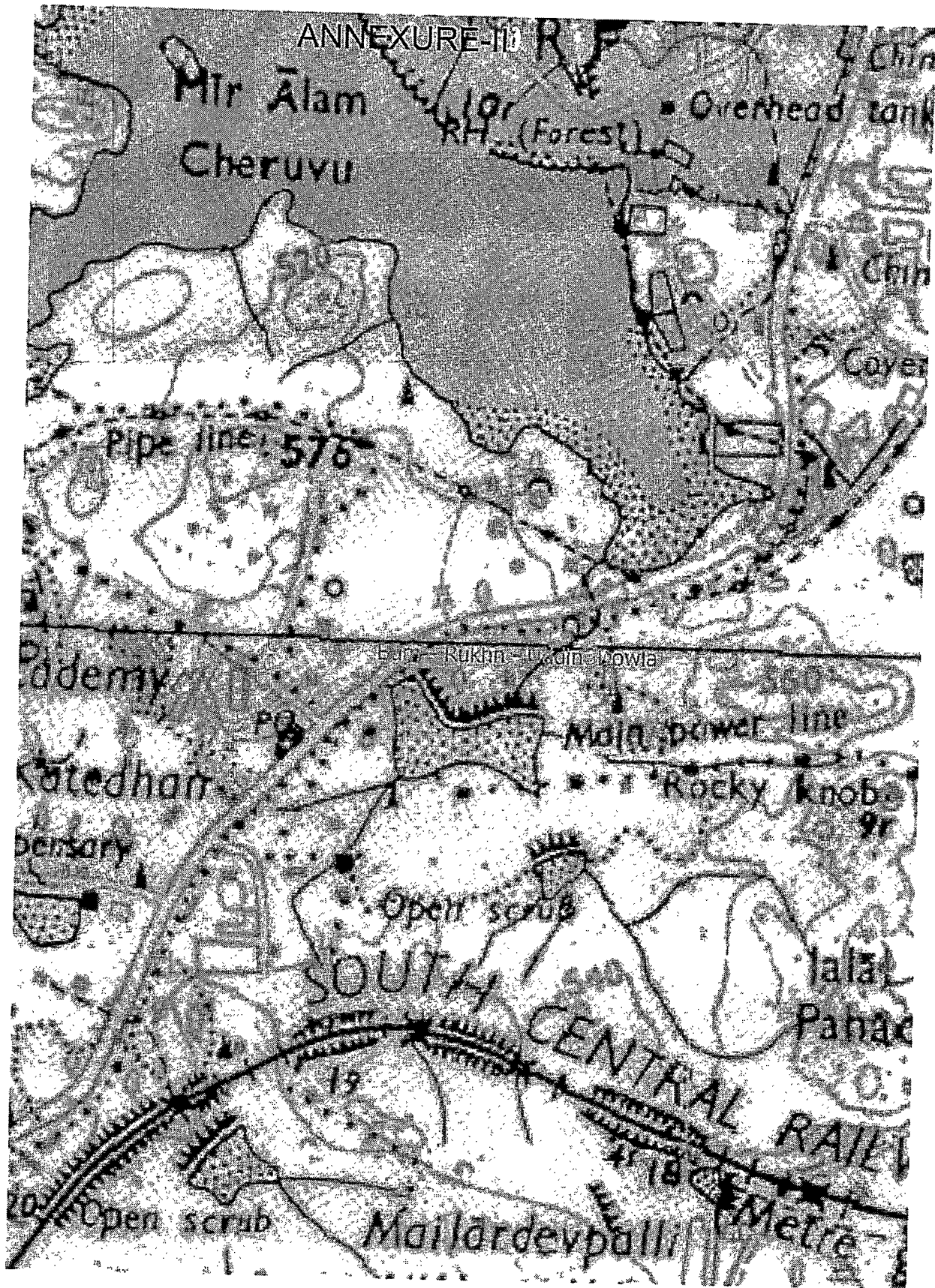
7. Due to existence of private lands in the FTL/Buffer Zone of the tank there is constant threat from Pattedars and plot owners for filling lake and encroaching in the lake.
8. Further as per the orders of NGT O.A. No.614/2018 fencing to the lake was taken up as part of protection in which fencing was done for a length of 130 meters. Remaining fencing could not be taken up due to legal issues and local problems.
9. Filling of Sy.No.42 with debris and thus altering the FTL contour of tank and making constructions in the FTL/Buffer zone of the tank were noticed.
10. Complaints were filed at Mailardevpally Police Station (Copies of FIR's attached-**Annexure-III, IV**) on the person who has filled the debris in FTL and made constructions in FTL/buffer zone of the tank.
11. Further, HYDRAA (Hyderabad Disaster Response and Assesst Protection Agency) demolished the constructions which came up in FTL/Buffer in survey No 42 and 50 of the tank in coordination with the Irrigation and Revenue Department. (Photos are herewith attached as **Annexure-V**).

In view of the above it is to submit that, we are taking steps for protection of the tank and for restoration of the tank. This is submitted for kind information and taking necessary action in the matter.


EXECUTIVE ENGINEER,
NORTH TANKS DIVISION, HYD.


 [IRRIGATION WING UNDER
 CONTROL OF GHMC]
 EXECUTIVE ENGINEER
 Irrigation & CAD Department
 North Tanks Division
 HYDERABAD

3



ANNEXURE-II HMDA-Lakes

Lakes

Lakes

District: Rangareddy Mandal/Circle: Rajendranagar Village: --Select Village--

Lake ID: Lake Name: Search

Search ALL

| Sr | District | Mandal | Village | Name of the lake | Land ID | Date of Primary Notification | Date of Final Modification | Click | Click | Synopsis & Area Effecting in FTL & Buffer Zone |
|----|------------|---------------|-----------------|-------------------------------------|---------|------------------------------|----------------------------|-------|-------|------------------------------------------------|
| 1 | Rangareddy | Rajendranagar | Mailardev Pally | Palle cheruvu | 2951 | 13-10-2020 | | Click | Click | |
| 2 | Rangareddy | Rajendranagar | BUMRUKNÜDOWLA | Bomrukud-Dowla Lake(HUDA Park Lake) | 2935 | 17-10-2017 | | Click | Click | |
| 3 | Rangareddy | Rajendranagar | Upperpally | Pedda Talla Kunta | 2950 | 25-09-2020 | | Click | Click | |
| 4 | Rangareddy | Rajendranagar | Ibrahimbagh | Pedda Cheruvu | 2927 | 07-06-2014 | | Click | Click | |
| 5 | Rangareddy | Rajendranagar | Gagan Pahad | Mamidla Kunta | 2931 | 07-06-2014 | | Click | Click | |
| 6 | Rangareddy | Rajendranagar | Gagan Pahad | Brahman Cheruvu | 2930 | 23-07-2014 | | Click | Click | |
| 7 | Rangareddy | Rajendranagar | Katedhan | Pale Cheruvu | 2943 | 16-10-2014 | | Click | Click | |
| 8 | Rangareddy | Rajendranagar | Katedhan | Suleman Cheruvu | 2928 | 03-12-2014 | | Click | Click | |
| 9 | Rangareddy | Rajendranagar | Katedhan | Marsabai Kunta | 2941 | 17-12-2015 | | Click | Click | |

6

Annexure - 111



FIRST INFORMATION REPORT
(Under Section 154 and 157 Cr.P.C)

T.S.P.M. Orders 470,500

1. District Cyberabad P.S. Mailardevpally Year 2024 FIR No. 117/2024 Date 02-02-2024

2. Acts & Section(s): 447,427 IPC,

3. a) Occurrence of Offence: Day Friday Date & Time From _____

Date & Time To _____ Prior To 02-02-2024 Time Period 20:00:00

b) Information Received at P.S.: Date & Time 02-02-2024 20:30

General Diary Reference: Entry No 31 Date & Time 02-02-2024 20:30

4. Type of Information: Written

5. Place of Occurrence:

a) Distance and Direction From P.S.: 1 km, West Beat No. _____

b) Address Place Sy No 42 Area/Mandal Rajendra Nagar Street/Village Mailardevpally
Village

City/District Cyberabad State Telangana PIN _____

c) In case, outside the limit of this Police Station, then

Name of P.S. _____ District _____

6. Complainant / Informant:

a) Name Narayana A

b) Father's /Husband's Name _____

c) Date/Year of Birth _____ Age _____

d) Nationality India e) Caste _____

f) Passport No _____ Date of Issue _____ Place of Issue _____

g) Occupation _____ Mobile No. _____

h) Address House No 3Rd Floor
M.G Road Area/Mandal Secunderabad Street/Village
Buddha
Bhavan

City/District RANGA REDDY State TELANGANA PIN _____

7. Details of known/suspected/unknown accused with full particulars:

7

Serial No : 1

a) Name Unknown

b) Father's /Husband's Name

c) Occupation

d) Caste

e) Gender

f) Age

Nationality

g) Address

House No

Street/Village

Area/Mandal

City/District

State

PIN

h) Phone(Off)

Phone(Resi)

Cell No

i) Email

Physical features, deformities and other details of the Suspect:

| S. No. | Sex | Date/Year of Birth | Build | Height (cms) | Complexion | Identification Marks(s) |
|--------|-----|--------------------|-------|--------------|------------|-------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 1 | | | | | | |

| Deformalities/ Peculiarities | Teeth | Hair | Eyes | Habbit(s) | Dress Habit(s) | Languages/ Dialect |
|---------------------------------|-------|------|------|-----------|----------------|--------------------|
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| | | | | | | |

| Place Of Offence | | | | |
|------------------|------------|------|------|--------|
| Burn Mark | Leucoderma | Mole | Scar | Tattoo |
| 15 | 16 | 17 | 18 | 19 |
| | | | | |

8. Reasons for delay in reporting by the complainant / informant:

No dealy

9. Particulars of properties stolen/involved (Attach separate sheet, if necessary):

10. Total value of property stolen: _____

11. Inquest Report/ U.D. Case _____

12. Contents of the complaint / statement of the complainant or informant:

IN THE COURT OF THE HONBLE XII ADDL METROPOLITAN
MAGISTRATE CYBERABAD AT RAJENDRANAGAR

Honored Sir,

On 02.02.2024 at 2030 hours received complainant From Sri. A. Narayana, B. Tech, Executive Enjoining, North Tanks Division, 3rd floor, Buddha Bhavan, M.G. Road, Secundrabad. in which reads as under follows.

Facts of the case are that on 02.02.2024 at 2030 hours received a complainant from Sri. A. Narayana, B. Tech, Executive Enjoining, North Tanks Division, 3rd floor, Buddha Bhavan, M.G. Road, Secundrabad, in which he stated that he inspected the Govt. Land in Sy. No. 42 of Bum-ruk h -uddin-Dowla (V) and noticed that some person (s) are criminal trespassed in the above with vehicles Br. Nos. TS05 UA7752, 2) TS12UC2964, 3) TS07JB5769, 4) TS12EU8420, 5) AP03U3062, 6) AP09V9846, 7) AP09\ 1204, 8) AP36X0897, 9) AP29W3213, 10) CG06M0641 and dumping of debris to occurring FTL/Buffer of Bum-ruk h-udding Dowla. Hence, he requested to take necessary action in this regard, Hence the FIR Hence the FIR.

Received On 02.02.2024 at 20:30 hours

As per the contents of the above petition, I registered case in Cr. No. 117/2024 U/s 447,427 IPC. and the investigation entrusted to Ramulu SIP

Sd/-

Station House Officer,
PS Mailardevpally, Cyberabad.

13. Action taken:

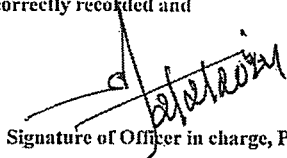
Since The above information reveals commission of offence(s) U/s as mentioned at item No: _____

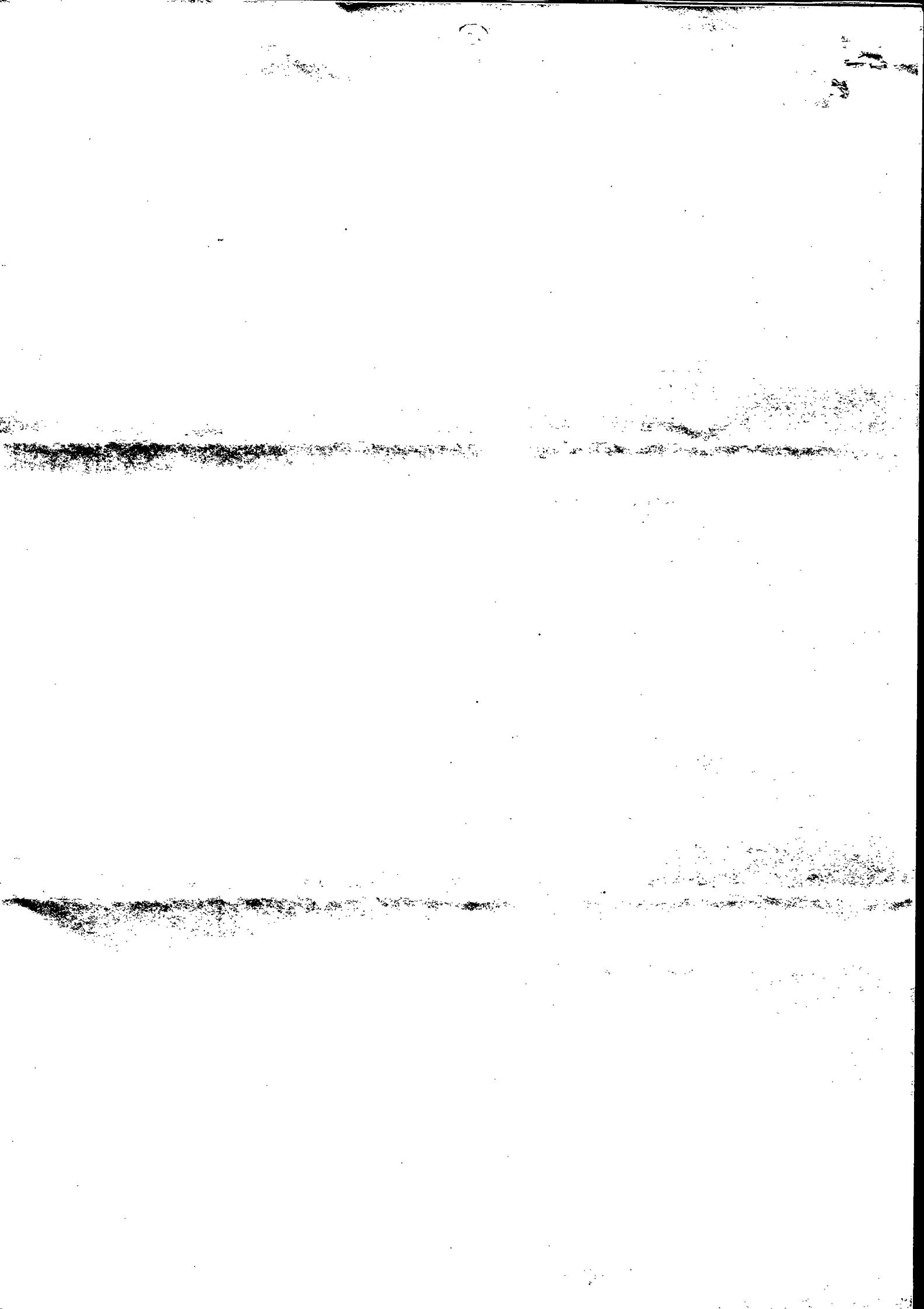
- 1) Registered the case and took up the investigation or Name NARSING RAMULU
- 2) Directed to take up the Investigation or Rank: SI No. 19221
- 3) Refused investigation due to _____
- 4) Transferred to P.S _____ District _____ on point of jurisdiction.

FLR. read over to the complainant / informant, admitted to be correctly recorded and a copy given to the complainant /informant, free of cost..

R.O.A.C

14. Signature / Thumb impression of the
complainant / informant.


Signature of Officer in charge, Police
Station



9



FIRST INFORMATION REPORT
(Under Section 154 and 157 Cr.P.C)

T.S.P.M. Orders 470,500

1. District Cyberabad P.S. Mallardevpally Year 2024 FIR No. 207/2024 Date 05-03-2024

2. Acts & Section(s): 447,430 IPC, 3 PDPPA,

3. a) Occurrence of Offence: Day Tuesday Date & Time From _____

Date & Time To _____ Prior To 05-03-2024 Time Period 20:00:00

b) Information Received at P.S.: Date & Time 05-03-2024 21:00

General Diary Reference: Entry No 45 Date & Time 05-03-2024 21:00

4. Type of Information: Written

5. Place of Occurrence:

a) Distance and Direction From P.S.: 2 km, North-West Beat No. _____

b) Address Place at Sy. No. 42, at Bum rukh Uddin Dowia, Mailardevpally Area/Mandal Rajendra Nagar Street/Village Mailardevpally Village

City/District Cyberabad State Telangana PIN _____

c) In case, outside the limit of this Police Station, then

Name of P.S. _____ District _____

6. Complainant / Informant:

a) Name Viswam Kumar D

b) Father's /Husband's Name _____

c) Date/Year of Birth _____ Age _____

d) Nationality India e) Caste _____

f) Passport No _____ Date of Issue _____ Place of Issue _____

g) Occupation Engineers Mobile No. 9908017193

h) Address House No _____ Area/Mandal Rajendranagar Street/Village _____

City/District RANGA REDDY State TELANGANA PIN _____

7. Details of known/suspected/unknown accused with full particulars:

Serial No : 1

a) Name Ali bin Mohammad bhakam

b) Father's /Husband's Name _____

c) Occupation _____ d) Caste _____ e) Gender Male

f) Age _____ Nationality India

g) Address _____

House No _____ Street/Village _____ Area/Mandal _____

Received r
As per
PCA

City/District _____ State _____ PIN _____
h) Phone(Off) _____ Phone(Resl) _____ Cell No _____
f) Email _____

Physical features, deformities and other details of the Suspect:

| S. No. | Sex | Date/Year of Birth | Build | Height (cms) | Complexion | Identification Marks(s) |
|--------|-----|--------------------|-------|--------------|------------|-------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 1 | | | | | | |

| Deformalities/ Peculiarities | Teeth | Hair | Eyes | Habbit(s) | Dress Habit(s) | Languages/ Dialect |
|------------------------------|-------|------|------|-----------|----------------|--------------------|
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| | | | | | | |

| Place Of Offence | | | | |
|------------------|------------|------|------|--------|
| Burn Mark | Leucoderma | Mole | Scar | Tattoo |
| 15 | 16 | 17 | 18 | 19 |
| | | | | |

8. Reasons for delay in reporting by the complainant / informant:

No Delay _____

9. Particulars of properties stolen/involved (Attach separate sheet, if necessary):

10. Total value of property stolen:

11. Inquest Report/ U.D. Case _____

12. Contents of the complaint / statement of the complainant or informant:

IN THE COURT OF THE HONBLE XII ADDL METROPOLITAN
MAGISTRATE CYBERABAD AT RAJENDRANAGAR

Honored Sir,

On 05.03.2024 at 21:00 hours received from Sri. D.Viswam Kumar, Asst Executive Engineer, Tanks joining, North Tanks Division 9908017193.in which reads as under follows.

Facts of the case are that on 02.02.2024 at 2030 hours received a complainant from Sri. D.Viswam Kumar, Asst Executive Engineer, Tanks joining, North Tanks Division 9908017193, in which he stated that one person by Name Ali Bin Mohammad Bhakam is Involvement in the Filling Of FTL and disturbing the nature of the water body and as per notice issued to him is clear that he has involved in the dumping of the FTL land he has involved in the act of filling which has led to closure of outlet of tank and reducing the capacity of tank by dumping gravel debris and may lead to inundation of upstream colonies in the future if not restore, it is also seen that he has removed the fencing poles laid for the protection of the lake thus damaging the Govt. Property, Mailardevpally, Hence complainant requested to take necessary action in this regard. Hence the FIR,Hence FIR.

(11)

Received 05.03.2024 at 21:00 hours

As per the contents of the above petition, I registered a case with Cr. No. 207/2024 U/s U/s 447,430 I
PC And Sec 3 Of PDPP Act. and investigation entrusted to Ramulu SIP

Sd/-

Station House Officer,
PS Mailardevpally, Cyberabad.

13. Action taken:

Since The above information reveals commission of offence(s) U/s as mentioned at item No: _____

- 1) Registered the case and took up the investigation or Name NARSING RAMULU
- 2) Directed to take up the Investigation or Rank: SI No. 19221
- 3) Refused investigation due to _____
- 4) Transferred to P.S _____ District _____ on point of jurisdiction:

F.I.R. read over to the complainant / informant, admitted to be correctly recorded and
a copy given to the complainant / informant, free of cost.

R.O.A.C

14. Signature / Thumb impression of the
complainant / informant.

Signature of Officer in charge, Police
Station

[Handwritten Signature]
5/3/2024

Name PENDEM MADHU
Rank Inspector No. —

15. Date and time of dispatch to the court: _____

GOVERNMENT OF TELANGANA
IRRIGATION & CAD DEPARTMENT

To,
The Station house officer,
Mailardevpally Police station
Mailardevpally

05.03.2024

Sir,
Sub:- GHMC - WB - Bum-rukh-uddin-Dowla - damaging the Govt Property,
obstruction to water flow and illegal dumping by vehicles in FTL/Buffer of tank
and filling up tank - Requested to initiate action -Reg

- Ref:- 1. Hon'ble High Court WP.No.2052 of 2023 dt.28.03.2023
- 2. Notice to Ali Bin Mohammad Bhakam Dt.07.02.2024
- 3. Letter of Ali Bin Mohammad Bhakam Dt.12.02.2024
- 4. Notice to Ali Bin Mohammad Bhakam Dt.23.02.2024

.....

The Bum-Rukh-Uddin-Dowla is a tank in Bum-Rukh-Uddin-Dowla (V) situated at Lat. 17°19'57.5", Long 78°26'29.778" situated opposite to NPA with an FTL area of 18 Acres

It is to submit that, one Ali Bin Mohammad Bhakam, the petitioner in vide W/P 1st cited was issued notices by vide 2nd and 4th cited regarding his involvement in the filling of FTL and disturbing the nature of the water body and as per notices issued to him it is clear that he has involved in the dumping of the FTL land in Sy.No.42. copies of notices issued to Petitioner attached

Further, it is also seen that the petitioner Ali Bin Mohammad Bhakam has involved in the act of filling which has led to closure of outlet of tank and reducing the capacity of tank by dumping gravel/ debris and may lead to inundation of upstream colonies in the future if not restored, it is also seen that he has removed the fencing poles laid for the protection of the lake thus damaging the Govt. property.

In view of the above, I request the Station House officer to take necessary action against persons mentioned above for encroachment of lake bed by dumping of debris and damaging govt property.

Encl:- As above

Yours faithfully,

D.Viswam Kumar,
Asst. Executive Engineer,
North Tanks Division
9908017193

Received on 05/03/2024 at 11:00 AM by [Signature]

As per the contents of this above petition, I registered a case in CR No 207/2024. u/s 447, 430, 2pe and Sec 3 of PDPP Act and investigation entrusted to SIF. Ramly

[Signature] 5/3/2024

13



GPS Map Camera



Shivarampally Jagir, Telangana, India

Plat 4, Opp NPA, Raghavendra Nagar, Shivarampally Jagir, Hyderabad, Telangana 500052, India

Lat 17.332835°

Long 78.44016°

10/08/24 03:26 PM GMT +05:30

Google

14



Hyderabad, Telangana, India

8-13-139-76, Kings Colony, Nawab Saheb Kunta, Hyderabad, Shivarampally Jagir, Telangana 500052, India

Lat 17.332005°

Long 78.446237°

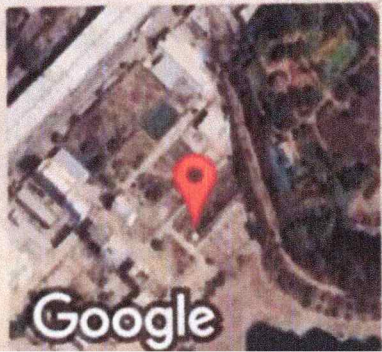
10/08/24 03:13 PM GMT +05:30

GPS Map Camera

15



GPS Map Camera



Hyderabad, Telangana, India

8CMR+48M, CSK Ln B, Raghavendra Nagar, CSK Colony, Shivarampally Jagir, Hyderabad, Telangana

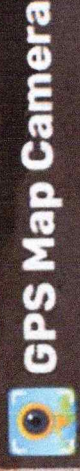
500052, India

Lat 17.332942°

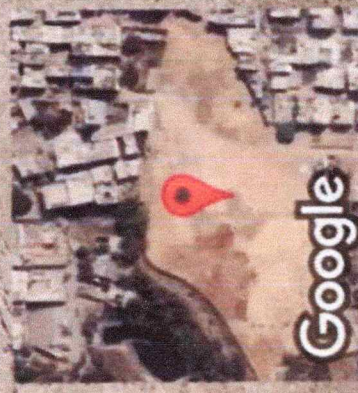
Long 78.441263°

10/08/24 11:30 AM GMT +05:30

16



GPS Map Camera



Hyderabad, Telangana, India


50/1 survey, Kings Colony, Shivarampally Jagir, Hyderabad, Telangana 500264, India

Lat 17.332634°

Long 78.444028°

10/08/24 07:55 AM GMT +05:30



 GPS Map Camera

Hyderabad, Telangana, India

50/1 survey, Kings Colony, Shivarampally Jagir, Hyderabad, Telangana 500264, India

Lat 17.331989°

Long 78.443805°

10/08/24 09:26 AM GMT +05:30

Google

18



 GPS Map Camera

Shivarampally Jagir, Telangana, India

A/20, Raghavendra Nagar, Nawab Saheb Kunta, Shivarampally Jagir, Hyderabad, Telangana 500052,

India

Lat 17.331909°

Long 78.444242°

10/08/24 08:22 AM GMT +05:30





GPS Map Camera

Shivarampally Jagir, Telangana, India

8-13/71/D/1/A, Raghavendra Nagar, Shivarampally Jagir, Hyderabad, Telangana 500052, India

Lat 17.33126°

Long 78.441483°

10/08/24 02:23 PM GMT +05:30



20



GPS Map Camera

Hyderabad, Telangana, India

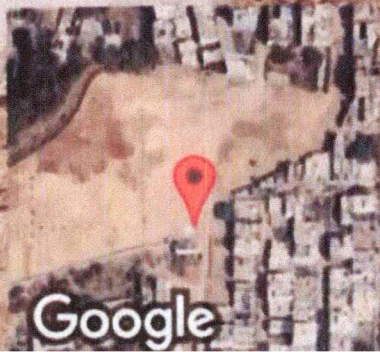
Namath Manzil, 8-13-139-P-109, Kings Colony, Nawab Saheb Kunta, Hyderabad, Shivarampally Jagir,

Telangana 500052, India

Lat 17.332212°


Long 78.444227°

10/08/24 07:58 AM GMT +05:30



21



 GPS Map Camera



Shivarampally Jagir, Telangana, India

8CMR+55Q, Shivrampalli Village, Shivarampally Jagir, Hyderabad, Telangana 500264, India

Lat 17.332893°

Long 78.440549°

10/08/24 03:32 PM GMT +05:30



GPS Map Camera

Hyderabad, Telangana, India

8CMR+48M, CSK Ln B, Raghavendra Nagar, CSK Colony, Shivarampally Jagir, Hyderabad, Telangana 500052, India

Lat 17.332888°

Long 78.440638°

10/08/24 12:20 PM GMT +05:30



GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development Department – Andhra Pradesh Building Rules, 2012 – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.168

Dated: 07.04.2012

Read the following:

1. G.O.Ms.No.483 M.A & U.D. Department, dated 24-08-1998
2. G.O.Ms.No.541 M.A & U.D. Department, dated 17-11-2000
3. G.O.Ms.No.33 M.A & U.D. Department, dated 03-03-2001
4. G.O.Ms.No.86 M.A & U.D. Department, dated 03-03-2006
5. G.O.Ms.No.171 M.A & U.D. Department, dated 19-04-2006
6. G.O.Ms.No.623 M.A & U.D. Department, dated 01-12-2006
7. G.O.Ms.No.17 M.A & U.D. Department, dated 10-01-2007
8. G.O.Ms.No.678 M.A & U.D. Department, dated 07-09-2007
9. G.O.Ms.No.736 M.A & U.D. Department, dated 03-10-2007
10. G.O.Ms.No.744 M.A & U.D. Department, dated 04-10-2007
11. G.O.Ms.No.279 M.A & U.D. Department, dated 01-04-2008
12. G.O.Ms.No.281 M.A & U.D. Department, dated 01-04-2008
13. G.O.Ms.No.302 M.A & U.D. Department, dated 15-04-2008
14. G.O.Ms.No.569 M.A & U.D. Department, dated 23-08-2008
15. G.O.Ms.No.249 M.A & U.D. Department, dated 16-03-2009
16. G.O.Ms.No.450 M.A & U.D. Department, dated 13-10-2010
17. G.O.Ms.No.34 M.A & U.D. Department, dated 22-01-2011
18. G.O.Ms.No.45 M.A & U.D. Department, dated 28-01-2011
19. G.O.Ms.No.82 M.A & U.D. Department, dated 21-02-2011

-- o0o --

ORDER:

1. In the references read above, Government have issued Comprehensive Building Rules and other related rules which are applicable to Municipal Corporations, Municipalities, Nagar Panchayats and areas covered by Urban Development Authorities in the State. These Building Rules are regulating the building activities in above areas.
2. Government consider that there is a need to bring comprehensive and uniform building stipulations in the State and therefore decided to issue Andhra Pradesh Buildings Rules.
3. A copy of this Order is available on the Internet and can be accessed at the address <http://goir.ap.gov.in/>.
4. The following notification shall be published in an Extraordinary issue of Andhra Pradesh Gazettee dated:09-04-2012.

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

B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner, Printing, Stationery & Stores Purchase Department, Hyderabad
for Publication of the Notification in the Gazettee and furnish 1000 copies.

The Director of Municipal Administration, Hyderabad A.P, Hyderabad,

The Director of Town & Country Planning, A.P. Hyderabad,

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad,

The Metropolitan Commissioner,

Hyderabad Metropolitan Development Authority, Hyderabad,

All Vice Chairmen of Urban Development Authorities,

P.T.O.

All Municipal Commissioners in the State through Director of Municipal Administration, Hyderabad A.P, Hyderabad,
 The Chairman & Managing Director, APTRANSCO, AP, Hyderabad,
 The Commissioner & Inspector General of Registration & Stamps, A.P Hyderabad.
 The Managing Director, Hyderabad Metro Water Supply & Sewerage, Hyderabad.

Copy to:

The Law (A) Department, (2 copies)
 The Revenue (R&S) Department,
 The Energy Department.
 SF/SC

//FORWARDED BY ORDER//

SECTION OFFICER**NOTIFICATION**

In exercise of the powers conferred by **Section 585 read with 592 of the Greater Hyderabad Municipal Corporation Act, 1955; Proviso under sub section (1) read with sub section (2) of Section 14, 32, 46 and 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975; Section 56 (1) of Hyderabad Metropolitan Development Authority (HMDA) Act, 2008; Section 18 of the Andhra Pradesh Municipal Corporations Act, 1994; Section 326 of the Andhra Pradesh Municipalities Act, 1965 and Section 44 (1) of the Andhra Pradesh Town Planning Act, 1920 and in supersession of all the existing rules on the subject**, the Government of Andhra Pradesh hereby issue the following rules applicable to all Urban Development Authority areas and Urban Local Bodies together with Gram Panchayat areas in the State covered in Master Plans / General Town Planning Schemes / Outline Development Plans.

RULES**1. SHORT TITLE, APPLICABILITY & COMMENCEMENT:**

- (a) These Rules may be called '**The Andhra Pradesh Building Rules - 2012**'.
- (b) They shall apply to the building activities in the areas falling in;
 - (i) Hyderabad Metropolitan Development Authority (HMDA),
 - (ii) All Urban Development Authorities,
 - (iii) All Municipal Corporations,
 - (iv) All Municipalities,
 - (v) All Nagar Panchayats,
 - (vi) Gram Panchayat areas covered in Master Plans/General Town Planning Schemes notified under Andhra Pradesh Town Planning Act, 1920 and
 - (vii) Industrial Area Local Authority (IALA) / Special Economic Zone (SEZ) notified by Government.
- (c) These rules shall apply to all building activity. All existing rules, regulations, byelaws orders that are in conflict or inconsistent with these Rules shall stand modified to the extent of the provisions of these rules.
- (d) They shall come in to force from the date of publication in the Andhra Pradesh Gazettee.

2. DEFINITIONS: In these rules,

- (a) '**Competent Authority**' means:
 - (i) The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in HMDA area exclusive of Greater Hyderabad Municipal Corporation (GHMC) Area,
 - (ii) The Commissioner, Greater Hyderabad Municipal Corporation (GHMC)

- (iii) The Vice Chairman of the respective Urban Development Authority.
 - (iv) The Director of Town & Country Planning in case of Municipal Corporations, Municipalities, Nagara Panchayats not covered in Urban Development Authorities and Gram Panchayat areas covered in Master Plans / General Town Planning Schemes notified under Andhra Pradesh Town Planning Act, 1920.
- (b) **'Enforcement Authority'** means:
- (i) The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority.
 - (ii) The Vice Chairman of the respective Urban Development Authority.
 - (iii) The Commissioner of respective Urban Local Body.
 - (iv) The Executive Authority of the Gram Panchayat.
 - (v) The Executive Authority of the Special Unit created as the case may be for the purpose of sanctioning and monitoring building and development activity, as applicable.
- (c) **'Group Development Scheme'** is reckoned as development of Residential Buildings in a Campus or Site of 4000sq.m and above in area and could be row houses, semi-detached, detached Houses, Apartment blocks or High-Rise buildings or mix or combination of the above.
- (d) **'Group Housing'** means the development of building having 5 or more multiple dwelling units and common services on a given site or plot in a single or multiple blocks without customary subdivision of land by way of individual plots.
- (e) **'Height of Building'** means height measured from the abutting road and in case of undulated terrain height can be considered as average of the corresponding ground level. The parapet wall, staircase head room, lift room, water tank are excluded from the height of the building.
- (f) **'High-Rise Building'** means a building with 18m or more in height. However, chimneys, cooling towers, boiler rooms, lift machine rooms, cold storage and other non-working areas in case of industrial buildings and water tanks and architectural features in respect of other buildings are excluded.
- (g) **'Parking Complex/Parking Lot'** means premises either built or open which is utilized purely for parking of vehicles permitted in specific areas.
- (h) **'Sanctioning Authority'** means:
- (i) The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority.
 - (ii) The Vice Chairman of the respective Urban Development Authority.
 - (iii) The Commissioner of respective Urban Local Body.
 - (iv) The Executive Authority of the Gram Panchayat.
 - (v) The Executive Authority of the Special Unit created as the case may be for the purpose of sanctioning and monitoring building and development activity, as applicable.
- (i) **'Transferable Development Right (TDR)'** means an award specifying the built up area an owner of a site or plot can sell or dispose or utilize elsewhere, in lieu of surrendering land free of cost which is required to be set apart or affected for public purpose as per the Master Plan or in road widening or covered in recreational use zone, etc. The award is in the form of a TDR Certificate issued by the Competent Authority.

Terms and expressions which are not defined in these Rules shall have the same meaning as in the respective rules / regulations / bye-laws of the respective local authorities and as defined in the National

Building Code as the case may be, unless the context otherwise requires.

3. RESTRICTION OF BUILDING ACTIVITY IN THE VICINITY OF CERTAIN AREAS:

(a) Water Bodies

- (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.
- (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.

- (iii) Unless and otherwise specified in the Master Plan / Zonal Development Plan.

- (1) In case of (ii) (1) & (2) above, the buffer zone may be utilised for road of minimum 12m width, wherever feasible.
- (2) In case of (ii) (2) above, in addition to development of recreational / green belt along the foreshores, a ring road or promenade of minimum 12m may be developed, wherever feasible.
- (3) The above buffer zone to be left may be reckoned as part of tot lot or organized open space and not for setback requirements.

- (iv) In case of Protection of Catchment area of Osmansagar and Himayatsagar lakes covered under the G.O.Ms.No.111 MA dated 08.03.1996, the restrictions on building and development activity imposed there in shall be applicable in Hyderabad Metropolitan Development Authority (HMDA) area.

- (v) In case of areas along the Sea Coast, the Coastal Regulation Zone (CRZ) regulations shall be followed.

(b) Railways

The distance between the Railway Property Boundary and the edge of the building shall be 30m as per Indian Railways Works Manual or as per No Objection Certificate (NOC) given by the Railway Authorities.

(c) Electrical Lines

- (i) In case of sites in the vicinity of High Tension Electricity Transmission Lines besides taking other safety precautions, a minimum safety distance (both vertical and horizontal) of 3m shall be maintained between the building and the High Tension Electricity

Lines and 1.5m shall be maintained between the building and the Low Tension Electricity Lines.

- (ii) In case of Electricity Tower lines, the land all along below the tower line shall be developed as green belt to an extent of the width of tower base and on either side of green belt there shall be a minimum of 10m wide roads or as defined in the Master Plan.

(d) Airport

(i) Building Restrictions

- (1) For building activity within the Restricted Zone / Air Funnel Zone near the airport, necessary clearance from the concerned Airport Authority shall be obtained.
- (2) The building heights and other parameters shall be regulated as per the stipulations of the Airport Authority of India as notified in Gazette of India Extraordinary (S.O.1589) dated 30-06-2008 and as amended from time to time by Ministry of Civil Aviation, Government of India.
- (3) Irrespective of their distance from the aerodrome, even beyond 22km limit from the Aerodrome Reference Point, no radio masts or similar installation exceeding 152m in height shall be erected except with the prior clearance from Civil Aviation Authorities.
- (4) In respect of any land located within 1000m from the boundary of Military Airport no building is allowed except with prior clearance from the concerned airport authority with regard to building height permissible and safe distance to be maintained between the building and boundary of the aerodrome.

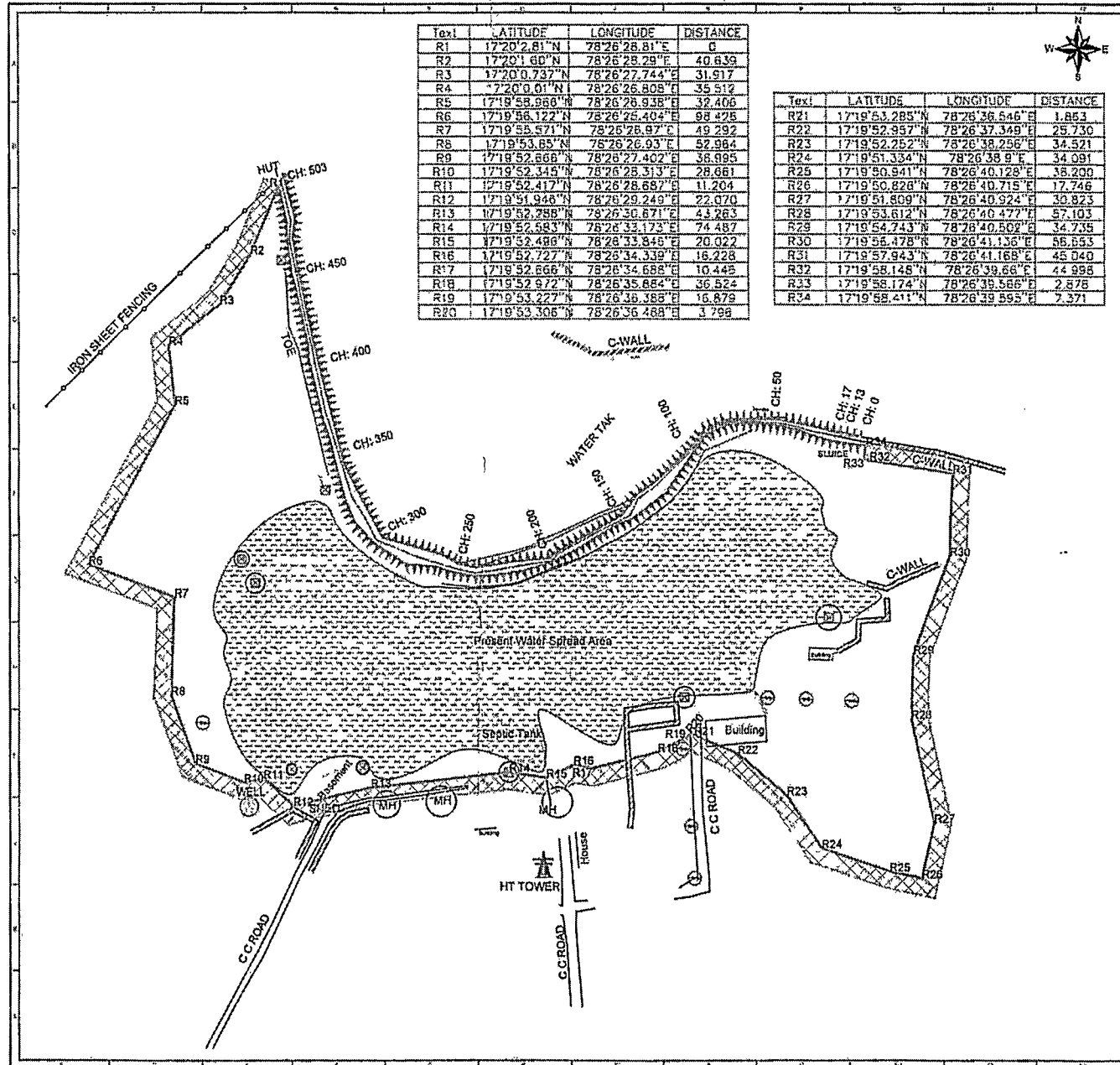
(ii) Other Structures

- (1) No chimneys or smoke producing factories shall be constructed within a radius of 8km from the Airport Reference Point.
- (2) Slaughter House, Butcheries, Meat shops and Solid Waste Disposal Sites and other areas for activities like depositing of garbage which may encourage collection of high flying birds, like eagles and hawks, shall not be permitted within 10 km from the Airport Reference Point.
- (3) Within a 5km radius of the Aerodrome Reference Point, every structure/installation/building shall be designed so as to meet the pigeon/bird proofing requirement of the Civil Aviation Authorities. Such requirement may stipulate the prohibition of any cavity, niche, or other opening on the exterior of such building/installation/structure so as to prevent the nesting and habitation of pigeon or other birds.

(e) Provisions laid under Environmental Impact Assessment Notification-2006:

As per the provisions laid under the EIA Notification S.O.1533, Dt.14.9.2006 and it's amendment dt.01.12.2009 issued by MOE&F, GOI and Notifications issued from time to time with reference to "Building / Construction Projects/ Area Development Projects and Townships" complying with the following threshold limits fall under category B and are **required to obtain prior Environmental Clearance (EC) from State Environmental Impact Assessment Authority (SEIAA), Ministry of Environment and Forests, Government of India.**

ANNEXURE - I



| Text | LATITUDE | LONGITUDE | DISTANCE |
|------|----------------|----------------|----------|
| R1 | 17°20'2.81"N | 78°26'28.81"E | 0 |
| R2 | 17°20'1.60"N | 78°26'28.28"E | 40.639 |
| R3 | 17°20'0.737"N | 78°26'27.744"E | 31.917 |
| R4 | 17°20'0.01"N | 78°26'26.808"E | 35.512 |
| R5 | 17°19'58.968"N | 78°26'26.938"E | 32.406 |
| R6 | 17°19'56.122"N | 78°26'25.404"E | 88.425 |
| R7 | 17°19'55.571"N | 78°26'26.93"E | 49.292 |
| R8 | 17°19'53.65"N | 78°26'26.93"E | 52.984 |
| R9 | 17°19'52.668"N | 78°26'27.402"E | 36.985 |
| R10 | 17°19'52.345"N | 78°26'28.313"E | 28.661 |
| R11 | 17°19'52.417"N | 78°26'28.687"E | 11.204 |
| R12 | 17°19'51.946"N | 78°26'29.243"E | 22.070 |
| R13 | 17°19'52.288"N | 78°26'30.671"E | 43.263 |
| R14 | 17°19'52.683"N | 78°26'33.173"E | 74.487 |
| R15 | 17°19'52.488"N | 78°26'33.848"E | 20.022 |
| R16 | 17°19'52.727"N | 78°26'34.339"E | 16.228 |
| R17 | 17°19'52.666"N | 78°26'34.688"E | 10.445 |
| R18 | 17°19'52.972"N | 78°26'35.684"E | 36.524 |
| R19 | 17°19'53.227"N | 78°26'36.388"E | 16.879 |
| R20 | 17°19'53.306"N | 78°26'36.468"E | 3.798 |

| Text | LATITUDE | LONGITUDE | DISTANCE |
|------|----------------|----------------|----------|
| R21 | 17°19'53.285"N | 78°26'36.546"E | 1.853 |
| R22 | 17°19'52.957"N | 78°26'37.349"E | 25.730 |
| R23 | 17°19'52.252"N | 78°26'38.256"E | 34.571 |
| R24 | 17°19'51.334"N | 78°26'38.9"E | 34.091 |
| R25 | 17°19'50.941"N | 78°26'40.128"E | 38.290 |
| R26 | 17°19'50.828"N | 78°26'40.715"E | 17.746 |
| R27 | 17°19'51.809"N | 78°26'40.924"E | 30.823 |
| R28 | 17°19'53.612"N | 78°26'40.477"E | 57.103 |
| R29 | 17°19'54.743"N | 78°26'40.505"E | 34.735 |
| R30 | 17°19'55.478"N | 78°26'41.136"E | 56.853 |
| R31 | 17°19'57.943"N | 78°26'41.168"E | 48.040 |
| R32 | 17°19'58.148"N | 78°26'39.66"E | 44.955 |
| R33 | 17°19'58.174"N | 78°26'39.566"E | 2.875 |
| R34 | 17°19'58.411"N | 78°26'39.593"E | 7.371 |

NOTES:
 1. ALL LEVELS ARE IN METRES.
 2. DO NOT SCALE THE DRAWING.

LEGEND:

| | |
|------------------------------|-------|
| FULL TANK LEVEL (FTL) | — |
| EXISTING FTL PILLAR | ⊕ |
| TOE LINE | — |
| GPS CONTROL POINTS | △ |
| BUND TOP | |
| BT ROAD | ===== |
| CART TRACK | ----- |
| ROCK / BOULDERS | ⊕ |
| CHURCH / TEMPLE / MOSQUE | ⊕ |
| TOMB / CHHATRI / GRAVED | ⊕ |
| BORE WELL POINT | ⊕ |
| POWER LINE WITH POLE | ⊕ |
| TRANSFORMER | ⊕ |
| HT-TOWER | ⊕ |
| WATER SPREAD | ⊕ |
| WELL | ⊕ |
| BUILDINGS | ⊕ |
| COMPOUND WALL | ⊕ |
| INLET / OUTLET | ⊕ |
| TREE | ⊕ |
| CULVERT | ⊕ |
| DRAIN / STREAM | ⊕ |
| FENCING | ⊕ |
| RAILWAY TRACK | ⊕ |
| VILLAGE BOUNDARY | ⊕ |
| BUFFER ZONE 5m FROM FTL LINE | ⊕ |

LAKE DETAILS.

| | |
|------------------------------|----------------|
| 1. WATER SPREAD AREA | : 6.915 Acres |
| 2. AREA OF THE TANK UPTO FTL | : 16.675 Acres |
| 3. WATER LEVEL | : +100.032 |
| 4. FULL TANK LEVEL (FTL) | : +101.850 |
| 5. FULL TANK LEVEL PERIMETER | : 1587.793m |
| 6. BUND LENGTH | : 503.000m |
| 7. DATE OF SURVEY | : 28-02-2014 |

| Rev. | Description | Date | Signature |
|------|-------------|------|-----------|
| R1 | Draft Copy | | |

Client: **GREATER HYDERABAD MUNICIPAL CORPORATION**

Project: **SURVEY OF LAKES IN GHMC AREA**

Title: **PLAN OF BOMRUKUD-DOWLA LAKE (HUDA PARK) (ID-2935) BOMRUKUD-DOWLA VILLAGE, GANDIPET MANDAL**

| | |
|------------------------------------------------------------------------------|------------------------|
| Consultants: | Scale: 1:1500 |
| aarvee associates 20/2/2014 20/2/2014 20/2/2014 20/2/2014 | Prepared: K.Yesureju |
| | Drawn: E.Radhika |
| | Checked: M.Jaganjesh |
| | Approved: Ch.Lingajiah |
| Proj. No. AA/RR/1440/D-2935 | Sheet No. 1 Date |

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Annexure - VI