

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

ORIGINAL APPLICATION NO 71 OF 2023(SZ)

IN THE MATTER OF

Human rights & consumer protection cell trust
Hyderabad

Applicant(s)

Versus

State of Telangana
Rep by its chief secretary
Hyderabad

Respondent(s)

**REPORT ON THE HYDERABAY METROPOLITIAN DEVELOPMENT
AUTHORITY (R2)**

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**Place: Hyderabad
Date: 19.06.2025**


Counsel for 2nd Respondent

Lr.No.0310/HMDA/LPC/NGT/Hyd/2024.

Date:28.04.2025.

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL

SOUTHERN ZONE AT CHENNAI

ORIGINAL APPLICATION NO.71 OF 2023 (SZ)

REPORT ON NGT (SZ) CASE O.A.NO.71 OF 2023

Sub: HMDA – Hon'ble National Green Tribunal - Original Application No.71 of 2023 (SZ) filed by Human Rights and Consumer Protection Cell Trust, Hyderabad before the Hon'ble National Green Tribunal, South Zone, Chennai regarding encroachment of Varra Kunta Cheruvu at Bollaram (V), Jinnaram (M), Sangareddy District by M/s. Greater Infra Projects Pvt. Ltd., - Report submitted – Reg.

- Ref:**
- 1) Orders of the Hon'ble NGT in O.A.No.71 of 2023 (SZ); Dt:05.09.2024.
 - 2) Representation of Director, Greater Infra Projects Pvt. Ltd., Dt:04.02.2025.
 - 3) Report of the District Collector, Sangareddy, Lr.No.D1/949/2023; Dt:15.02.2025 along with the spot inspection report of Varra Kunta Lake.
 - 4) Orders of the Hon'ble NGT in O.A.No.71 of 2023 (SZ); Dt:03.04.2025.

I invite kind attention to the subject and reference cited, wherein the Hon'ble National Green Tribunal (NGT) has directed to submit the report in O.A.No.71 of 2023.

In this regard it is to submit that as per the verification of the available records it is observed that:

- (i) Preliminary Notification defining the FTL of Varra Kunta (Vorre Kunta) was issued and the same was published in HMDA website on 27/02/2018 with Lake ID:1000/89. On perusal of the file pertaining to the subject shows that the survey of lake was conducted on 10.02.2017 and the FTL area of Varra Kunta was fixed at 2.871 acres. As per the

cadastral map uploaded on the HMDA website, the tank is spread in Sy.No.81 and 84 of Bollaram (V). This map, however is not certified by Revenue Department officials.

- (ii) Government has allotted an extent of 150.00 Acres of Government land in Sy.Nos:81 & 84 to A.P. State Non-Resident Indian Investment Corporation (ANRICH) for development of industries in the year 1984-85, vide Permit No.2677/16P2/H/83, Dt:29.01.1993 (Final Layout Handed over to Industrial Estate, Bollaram, ANRICH) (Copy enclosed for kind perusal).
- (iii) Further, it is to submit that, as per the Village map of Bollaram Village, there is no indication of Varrakunta or any water body either in Sy.No.82 (Patta) or in Sy.No.83 (Govt.). As per Revenue records i.e., Sethwar (permanent register), Pahanies from 1970-71, 1980-81, 1982-83, 1983-84, 2002-03, 2010-11, 2014-15 it is observed that, Varrakunta or Yarra kunta recorded as Sarkari Shikam Talab (Tank) to an extent Ac.0.38 gts. in Sy.No.83 only.
- (iv) On verification of Master Plan of HMDA & TOPO sheet of Survey of India there is no water body existing in Sy.No.82.
- (v) The Government vide G.O.Ms.No.197, dated:18.11.2021 issued orders for Change of land use from the Manufacturing use zone to Residential use zone to an extent of 29,863.89 sq.mts. in Sy.No.82 situated at Bollaram Village, Jinnaram Mandal. Subsequently, the draft Residential Layout with Housing under Gated Community was approved on the said land vide Lr.No.005547/LO/HMDA/1072/MED/2022, dated.26.07.2022. As per the NALA Orders issued by the Revenue Divisional Officer, Sanga Reddy vide Proc.No.A2/5507/2020, dated.13.08.2020 and the Inspection Report of the Tahsildar, Jinnaram Mandal dated.1.8.2018, there is no water body in Sy.No.82.
- (vi) Further vide reference 3rd cited, District Collector, Sangareddy, has submitted a report stating that Executive Engineer, Irrigation, Sangareddy has reported that joint inspection of Varra Kunta has been

conducted on 23.10.2024 along with Revenue Divisional Officer, Sangareddy and Assistant Director, Survey and Land Records, Sangareddy (copy enclosed for kind perusal) wherein it was stated that on observation of REVENUE MAP, there is no indication or mark or noting of Yerra Kunta or any water body in Sy.No.82 (Patta) of Bollaram Village. It was also stated that on verification of Revenue Records, i.e., Sethwar (Permanent Register), Khasra, Sesala, and Pahanies from 1970-71, 1980-81, 1982-83, 1983-84, 2002-03, 2010-11, 2014-15, it is observed that VarreKunta or YarraKunta (tank) was recorded as existing in Survey No.83 only as Sarkari Shikam Talab (Tank) to an extent of Ac.0.38 gts.

In view of the above circumstances, it is observed that the Preliminary Notification of Varrakunta, Lake ID:1000/89 of Bollaram Village, Jinnaram Mandal issued dated:27.02.2018 is found to be erroneous. Hence, the District Collector, Sangareddy has been requested to re-examine the matter with ground status and to submit revised Preliminary Notification proposals of Varrakunta, Lake ID:1000/89 of Bollaram Village, Jinnaram Mandal which is under process and will be finalized within (15) days. Once the PN is issued, Final Notification will be issued subsequently as per due procedure.

The copy of the report submitted by the District Collector, Sangareddy along with the spot inspection report of Varra Kunta and copies of Master plan, TOPO sheet, Village map and Revenue records are herewith enclosed for kind perusal and consideration of the Hon'ble Tribunal.

The above report is submitted with a request that the statement/report may kindly be recorded and considered.

Encl: As above.

Yours faithfully


Metropolitan Commissioner
HMDA.

FILE NO : 2677 / 16 P 2 / H / 83

PERMIT NO 2677/83, LETTER 2677/32 / H / 83.
DATE 27-11-1993
FINAL LAY-OUT IS RELEASED TO
SUBJECT TO THE FOLLOWING CONDITIONS
THIS REVISED FINAL LAY-OUT APPROVAL
IS NOT VALID UNLESS THE APPLICANT
PROVE TO THE SATISFACTION OF THE
AUTHORITY OF OWNERSHIP
BOUNDARY IS THE SOLE
RESPONSIBILITY OF THE APPLICANT

FOR VICE CHAIRMAN
HYDRABAD URBAN DEVELOPMENT AUTHORITY.



REVISED LAY-OUT PLAN FOR INDUSTRIAL ESTATE
IN SURVEY NÖ 81 & 84 OF BOLLARAM(V) MEDAK DIST AP
BELONGS TO ANRICH.

REFERENCE
SCALE 1:2000
TOTAL SITE AREA 162.00 AC.
ROADS AREA 0.022 AC.
OPEN AREA 161.978 AC.
LAYOUT BOUNDARY
TOTAL NO OF PLOTS

LAND USE ANALYSIS
PLOTTED AREA 149.634 AC 8.858%
ROADS AREA 23.687 " 4.624%
OPEN AREA 166.702 " 10.003%
AMENITIES 2.455 " 1.515%
TOTAL LAY-OUT AREA 161.978

TRUE COPY

APHC LTD HYDRABAD
ASST DIRECTOR
T.P. 1657

SURVEYOR

JR PLANNING OFFICER.

PLANNING OFFICER.

CHIEF PLANNING OFFICER

VICE CHAIRMAN

HYDRABAD URBAN DEVELOPMENT AUTHORITY

Handled over the Industrial Estate, Bollaram, Anrich

[Signature]
A.P. State Non Resident India
Investment Corporation
Govt.

TAKEN OVER THE BOLLARAM SURVEY

TO THE
TOWN MANAGER
APHC LTD, PATANCHERU



APPROVAL FOR LAYOUT PERMISSION

TS-bPASS MORTGAGE LETTER

Application No. : 005547/LO/HMDA/1072/MED/2022

Date : 26 July, 2022

To
The sub - Registrar,
sangareddy SRO,
Sanga Reddy District.

Sir,

Sub: HMDA - Planning Department - Layout with Housing Under Gated Community (With Compound Wall) in Sy.Nos. **82** situated at Bollaram Village, Jinnaram Mandal, Sanga Reddy Dist. to an extent of 29,672.94 Sq.m applied by M/S GREATER INFRA PROJECTS PRIVATE LIMITED Represented By Its Directors MANNE.. RAVI AND OTHERS, s/o NARASIMHARAO - Approval Accorded - Reg.

Ref: 1. Application of 005547/LO/HMDA/1072/MED/2022, Dated: 25 May, 2022
2. This office DC letter addressed to the applicant Dated: 17 June, 2022.
3. Applicant's letter Dated 20 June, 2022 submitting the Mortgage Deed No. 22400, Date: 20 June, 2022 executed at Joint Sub - Registrar- Sanga Reddy Dist. and Statement of Encumbrance on Property before mortgage & after mortgage.

Your attention is invited to the Deed of Mortgage bearing vide Document No. 22400, Date: 20 June, 2022, executed in favour of Metropolitan Commissioner, HMDA, mortgaging the Plot / Villa Nos. 1,2,3,4,5, villas - to an extent of 29,672.94 Sq.Mt. in Survey nos. 82 of Bollaram Village, Jinnaram Mandal, Sanga Reddy District as per G.O.Ms.No.276 MA dt.02-07-2010 falling in Bollaram Municipality / Municipal Corporation as security for undertaking all the required developments as specified by the HMDA in the proceedings Dt: 26 July, 2022, you have also given a certificate of Encumbrance on property, confirming that the above plots are mortgaged against HMDA.

(**5.88** % of units mortgaged in favour of Metropolitan Commissioner, HMDA Vide Plot / Villas Nos: 1,2,3,4,5, villas - through registered mortgage deed Vide Document No. **22400** , Date: **20 June, 2022** towards security for submission of conversion certificate from concerned RDO/DRO of Revenue Department.)

Taking into consideration of the agreement & Deed of Mortgage, Certificate of Encumbrance on property issued by you, this Authority released the draft **Layout with Housing Under Gated Community (With Compound Wall)** in favour of the applicant / developer vide Draft Layout Permit No. **005547/LO/HMDA/1072/MED/2022**, dt. **26 July, 2022**.

You are therefore, requested not to undertake any conveyance of the property covered specifically in the Plot / Villa Nos. 1,2,3,4,5, villas - to an extent of **29,672.94** Sq.Mt. as per the plan enclosed to any other persons(s) till necessary communication is sent by this Authority.

You are also requested to not to register the open spaces area and Utilities area of the Layout as shown in the Layout plan.

Yours Faithfully



**For Metropolitan Commissioner
Planning Officer**

Copy to:

1. The Commissioner,
Bollaram Municipality / Municipal Corporation,
Jinnaram Mandal,
Sanga Reddy District.
2. The District Registrar, Sanga Reddy District - for information.





APPROVAL FOR LAYOUT PERMISSION

TS-bPASS DRAFT LAYOUT LETTER

Application No. : 005547/LO/HMDA/1072/MED/2022

Date : 26 July, 2022

To

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

Sir,

Sub: HMDA - Plg.Dept - **Layout with Housing Under Gated Community (With Compound Wall)** in Sy.Nos. **82** situated at **Bollaram** Village, **Jinnaram** Mandal, **Sanga Reddy** Dist. to an extent of **29,672.94** Sq.m belonging to **M/S GREATER INFRA PROJECTS PRIVATE LIMITED Represented By Its Directors MANNE.. RAVI AND OTHERS, s/o NARASIMHARAO** - Technical Approval Accorded - Reg.

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

2. This office DC letter addressed to the applicant Date: **17 June, 2022.**

With reference to your application cited for approval of **Layout with Housing Under Gated Community (With Compound Wall)** in Sy.Nos. **82** situated at **Bollaram** Village, **Jinnaram** Mandal, **Sanga Reddy** Dist. to an extent of **29,672.94** Sq.mtrs. has been technically approved and forwarded to The Commissioner, **Bollaram** Municipality/Municipal Corporation, **Jinnaram** Mandal, **Sanga Reddy** District. vide this office Application No. **005547/LO/HMDA/1072/MED/2022**, Layout Permit No. **005547/LO/HMDA/1072/MED/2022** -, Date: **26 July, 2022** for release of Proceedings & plans.

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

This is for information.

Yours Faithfully

For Metropolitan Commissioner, HMDA

Planning Officer



APPROVAL FOR LAYOUT PERMISSION

TS-bPASS DRAFT LAYOUT LETTER

Application No. : 005547/LO/HMDA/1072/MED/2022

Date : 26 July, 2022

To
The Municipal Commissioner,
Bollaram Municipality / Municipal Corporation,
Jinnaram Mandal,
Sanga Reddy District.

Sir,

Sub: HMDA - Plg.Dept. - **Layout with Housing Under Gated Community (With Compound Wall)** in Sy.Nos. **82** situated at **Bollaram Village, Jinnaram Mandal, Sanga Reddy Dist.** to an extent of **29,672.94** Sq.m - Technical Approval Accorded - Reg.

Ref: 1. Application No. **005547/LO/HMDA/1072/MED/2022** Date: **25 May, 2022**
2. This office DC letter addressed to the applicant Date: **17 June, 2022**.
3. Applicant's letter Date **20 June, 2022** submitting the Mortgage Deed No. **22400**, Date: **20 June, 2022** executed at Joint Sub - Registrar- **Sanga Reddy** Dist. and Statement of Encumbrance on Property before mortgage & after mortgage.

It is to inform that, in the reference 1st cited, **M/S GREATER INFRA PROJECTS PRIVATE LIMITED Represented By Its Directors MANNE.. RAVI AND OTHERS, s/o NARASIMHARAO** has applied to HMDA for development of **Layout with Housing Under Gated Community (With Compound Wall)** in Sy.Nos. **82**, situated at **Bollaram (V), Jinnaram (M), Sanga Reddy (Dist.)** to an extent of **29,672.94** Sq.Mt. (or) Acres

The above proposal has been examined under the provisions of section-18, 19 & 20 of HMDA Act 2008 and also in accordance with the Statutory Master Plan / Zonal Development plans along with existing G.Os, Rules and Regulations which are in force. The applicant has paid all required fees and charges to HMDA including Municipality / Municipal Corporation Charges. Accordingly, the technical approval is hereby accorded vide Layout Permit No. **005547/LO/HMDA/1072/MED/2022** -, date. **26 July, 2022**.

Vide reference 3rd cited, the applicant has submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA for Plot / Villa Nos. 1,2,3,4,5, villas - as per G.O.Ms.No.276 MA dt.02-07-2010 vide Doc no. **22400**, Date: **20 June, 2022**.

The land analysis of the Draft Layout Approved is as follows:

Sr.No.	Area	Sq.Mtrs
1	Total Site area	29672.94
2	Master plan Road affected area	0
3	Net Site Area	29672.94
4	Plotted area	16607.54
5	Open space	4181.29
	(i) Park	0
	(ii) Social Infrastructure	0
6	Layout Road Area	9380.23
7	Amenities Area	0
8	Utilities Area	559.3
9	Total Built up Area	29174.31
10	Number of Plots / Villas	86

General Conditions:

1. The applicant shall not be permitted to sale the plots/Villas which are mortgaged in favour of M.C., HMDA i.e., from the Plot / Villa Nos. 1,2,3,4,5, villas - (total 5 - number of plots to an extent of **29,672.94** Sq.mts and Built up area to an extent of **29,672.94** Sq.mtrs.).
2. That the draft layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 / A.P. Agricultural Land Ceiling Act, 1973.
3. This permission of developing the land shall not be used as proof of the title of the land.
4. The Municipality / Municipal Corporation shall ensure that area covered by roads and open space of the layout shall take over from the applicant, by way of Registered Gift deed at free of cost, before release of final layout to the applicant.
5. The applicant / layout owner / developer are hereby permitted to sell the Plots/Villas other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA.
6. The applicant shall construct all the Villas including mortgaged villas in all the aspects before release of Final Layout.
7. All roads should be opened for accessibility to the neighbouring sites and the applicant shall not to construct any compound wall/fencing around the site.
8. In case the applicant / developer fails to develop the layout with the infrastructure facilities as specified by HMDA the area so mortgaged in favour of HMDA shall be forfeited and also HMDA to liable to take criminal action against such applicant / developers as per provisions of HMDA Act, 2008.
9. The layout development work consist of road formation with Black top, storm water drains, providing of underground drainage lines & common septic tank / STP, internal water supply pipe lines & over head tank, assured water supply source, providing electrical supply lines along with street lights, transformer, avenue plantation, park development and rain water harvesting pits.
10. Levelling with suitable gradient and formation of all roads with proper sub-surface and camber, kerbed stones, metalling of the carriageway, side drains/gutters and central medians (for roads 18 mts and above).
11. Black topping or developing the carriageway with cement concrete (as per BIS Code of Practice) of all roads including the main approach road up to the nearest existing public road.
12. Development of drainage and channelization of NALAs for allowing storm water run-off.
13. These may be channelized in accordance with the drainage and width requirements and in such a way as to conserve or harvest the water in nearest water body or public open space, etc.
14. Undertake street lighting and electricity facilities including providing of transformers.
15. Provision of independent sewerage disposal system and protected water supply system including OHT and sumps. These shall be in exclusive area over and not part of the mandatory open spaces.
16. Undertake underground ducting of all utilities and services lines either under the footpaths or central median of the roads as the case may be with proper provisions at junctions and crossings, etc.
17. Construction of low height compound wall with Iron grill to the open spaces and handing over the open spaces along with other spaces, i.e., proposed roads area and road affected area, open spaces area, social infrastructure area, utilities area at free of cost and through Registered Gift Deed to the local body.
18. The layout applicant is directed to complete the above developmental works within a period of FIVE (5) YEARS as per G.O.Ms.No. 62 MA dt.21-03-2020 and submit a requisition letter for release of mortgage plots / area which is in favour of Metropolitan Commissioner, HMDA and for approval of final layout duly enclosing letter of Local Body with regard to roads, open spaces taken over by the Local Body.
19. The layout applicant shall display a board at a prominent place in the above site showing the layout pattern with permit L.P.No., and with full details of the layout specifications and conditions to facilitate the public in the matter.
20. The applicant shall make necessary arrangements for providing connectivity of its potable/drinking water supply duly laying the necessary pipelines of the sized as prescribed to the main trunk/connecting pipeline under Mission Bhagiratha or any other as approved by the relevant authorities such as HMWSSB/ EnC PH / RWS deptt.;
21. For all layouts less than 10 acres in size, the developer shall put in place a mechanism for septage treatment in accordance with Telangana State FSSM policy; further, the treated sewerage shall be connected to the existing public sewerage system up-to the point as specified;
22. In case of layout sites more than 10 Acres, provision shall be made for construction of Sewerage Treatment Plan

(STP) duly earmarking separate area in addition to mandatory layout open spaces.

23. The applicant shall undertake underground ducting of all utilities and services lines either under the footpaths or under central median of the roads as the case may be with proper provisions at junctions and crossings, etc.
24. Shall earmark space for disposal and dumping of solid waste within layout site, in addition to mandatory open space and bio-compost unit shall be developed in accordance with the Telangana Solid Waste Management rules;
25. A mechanism for Source segregation of garbage shall be put in place;
26. Shall develop Avenue plantation within the median (in 60 feet and above roads) and by the side of foot paths towards the plot boundary duly leaving the entire footpath space for pedestrians.
27. Shall provide the underground storm water drainage system.
28. All the foot paths shall be paved with tiles and any other such material.
29. Cycling tracks should be developed within the layout;
30. Transformer yard shall be provided in the area earmarked for utilities.
31. All the street light shall be provided with LED lighting.
32. Shall make necessary arrangements for complete stoppage of usage of plastic in layout and shall have necessary mechanism and create awareness among the plot owners/ purchasers;
33. Green foliage shall be planned and taken up in a manner prescribed and saplings will be in place and surviving as per the plan before the Final Layout is issued.
34. The applicant shall register the project in TS RERA if applicable.

Additional/Other:

1. The Municipality / Municipal Corporation should ensure that the open space shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned layout plan before it is taken over by the Municipality / Municipal Corporation.
2. The applicant shall solely be responsible for the development of Gated Community Layout and in no way HMDA will take up development works.
3. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
4. This permission of developing the land shall not be used as proof of the title of the land and the draft approval shall not mean responsibilities or clearance of ownership of the site and easement rights.
5. If there is any misrepresentation found in the file, the draft layout shall be cancelled without any notice.
6. If there is any court case pending, the applicant / developer shall be responsible for settlement of the same and the proposal is subject to outcome of court orders.
7. If there are any court orders against the applicant / developer, the approved draft Layout will be withdrawn and cancelled without notice.
8. The applicant is solely responsible if any discrepancy / litigation in ownership documents, and HMDA is not responsible and approved layout plans shall be deemed to be cancelled and withdrawn without notice and action will be taken as per law.
9. If any disputes / litigation arises in future, regarding the ownership of a land, schedule of boundaries etc., the applicant shall be responsible for the settlement of the same, HMDA or its employees shall not be a party to any such dispute / litigations.
10. If the land is declared as surplus / Government in future, the same shall vest in the Government and layout proceedings automatically stand void. The charges already remitted to HMDA shall stand forfeited and the applicant cannot claim for refund of the same.
11. If it is observed that, the permission is obtained by Misrepresentation or suppression of facts, the permission shall be revoked under section 22 of HMDA Act, 2008.
12. The applicant shall comply the conditions mentioned in G.O.Ms.No.33 MA dt.24.01.2013 and G.O.Ms.No.276 MA dt.02.07.2010.
13. Any conditions laid by the Authority are applicable.
14. The applicant shall handover the Layout roads area **9380.23** Sq.mtrs (**31.61** %), Open space area **4181.29**

Sq.mtrs (**14.09** %) Social infrastructure area 0 Sq.mtrs (0 %) to the Local Body before release of Final Layout plans by HMDA.

15. **55.97** % of plotted area mortgaged i.e. **16607.54** Sq. Mtrs in Plot / Villa Nos. **1,2,3,4,5, villas** - (total - number of plots/Villas)

Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, District Commercial Complex,Tarnaka,Hyderabad,Vide Document No. **22400**, Date:**20 June, 2022**.

Additional Conditions

1. 1. The applicant shall not be permitted to sale the units and area which are mortgaged in favour of M.C., HMDA i.e., from the villa Nos. 1 to 5 (Total 05 plots) to an extent of 961.53 Sqm vide document no. 22400/2022 dt: 20/06/2022.
2. 2. That the draft layout with housing now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 / A.P. Agricultural Land Ceiling Act, 1973.
3. 3. This permission of developing the land shall not be used as proof of the title of the land.
4. 4. The applicant / layout owner / developer is hereby permitted to sell the Plots other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA.
5. 5. The Executive Authority should ensure that the open space shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned layout plan before it is taken over by the Executive Authority
6. 6. The applicant shall construct the STP as per Indian standard code of practice for installation of STP specifications and has to certify the same by the Licensed Structural Engineer
7. 7. The layout applicant shall display a board at a prominent place in the above site showing the layout pattern with permit L.P.No., and with full details of the layout specifications and conditions to facilitate the public in the matter.
8. 8. The Applicant/Developer is directed to complete the above developmental works within a period of Six (6) YEARS as per G.O.Ms.No.276 MA dt. 2-7-2010 and submit a requisition letter for release of mortgage plots / area which is in favour of Metropolitan Commissioner, HMDA and for approval of final layout duly enclosing letter of Local Body with regard to roads, open spaces taken over by the Local Body.
9. 9. Provision of rain water harvesting pits per Acre minimum four numbers.
10. 10. Construction of low height compound wall with Iron grill to the open spaces and handing over the open spaces along with other spaces, i.e., proposed roads area and road affected area, open spaces area, social infrastructure area, utilities area at free of cost and through Registered Gift Deed to the local body.
11. 11. Undertake greenery in the Scheme/ layout including avenue plantation, in public open spaces as per norms prescribed with a view to enhancing the environmental quality.
12. 13. Provision of independent sewerage disposal system and protected water supply system. These shall be in exclusive area over and not part of the mandatory open spaces.
13. 14. Undertake street lighting and electricity facilities including providing of transformers. Yours Faithfully
14. 15. These may be channelized in accordance with the drainage and width requirements and in such a way as to conserve or harvest the water in nearest water body or public open space, etc.
15. 16. Development of drainage and channelization of NALAs for allowing storm water run-off.
16. 17. Black topping or developing the carriageway with cement concrete (as per BIS Code of Practice) of all roads including the main approach road up to the nearest existing public road.
17. 18. Levelling with suitable gradient and formation of all roads with proper sub-surface and camber, kerbed stones, metalling of the carriageway, side drains/gutters and central medians (for roads 18 mts and above).
18. 19. The layout development work consist of road formation with Black top, storm water drains, providing of underground drainage lines & common septic tank / STP, internal water supply pipe lines & Hydro Pneumatic System for water supply source, providing electrical supply lines along with street lights, transformer, avenue plantation, park development and rain water harvesting pits. The details are as follows
19. 20. In case the applicant / developer fails to develop the layout with Housing project with the infrastructure facilities as specified by HMDA the area so mortgaged in favour of HMDA shall be forfeited and also HMDA to liable to take criminal action against such applicant / developers as per provisions of HMDA Act, 2008
20. Additional Conditions
21. 1. The applicant shall solely be responsible for the development of Gated Community scheme and in no way HMDA will take up development works
22. 2. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law
23. 3. This permission of developing the land shall not be used as proof of the title of the land and the draft approval shall not mean responsibilities or clearance of ownership of the site and casement rights.
24. 4. If there is any misrepresentation found in the file, the draft layout shall be cancelled without any notice
25. 5. If there is any court case pending, the applicant / developer shall be responsible for settlement of the same and if any there are court orders against the applicant / developer, the approved draft Layout will be withdrawn and cancelled without notice.

26. 6. The applicant is solely responsible if any discrepancy / litigation in ownership documents, and HMDA is not responsible and approved layout with housing plans shall be deemed to cancelled and withdrawn without notice and action will be taken as per law.
27. 7. If any disputes / litigation arises in future, regarding the ownership of a land, schedule of boundaries etc., the applicant shall responsible for the settlement of the same, HMDA or its employees shall not be a party to any such dispute / litigations.
28. 8. If the land is declared as surplus / Government in future, the same shall vest in the Government and layout proceedings automatically stands void. The charges already remitted to HMDA shall stand forfeited and the applicant cannot claim for refund of the same.
29. 9. The applicant shall comply the conditions mentioned in G.O.Ms.No.33 MA dt.24.01.2013 and G.O.Ms.No.276 MA dt.02.07.20 & G.O.Ms.No. 168 MA dt:07-04-2012.
30. 10. Any conditions laid by the Authority are applicable.
31. 11. The applicant / builder have to mortgage an additional area of 5% built up area / land as an additional security for allowing them for payment of development charges & capitalization charges in instalments.
32. 12. In case the applicant completes the project / development within the period of allowable instalments, he shall pay the total balance charges along with final layout application / applicant for release of Mortgage.
33. 13. In case cheque bounce of post dated cheques, legal action shall be initiated as per law against the applicant.
34. 14. If any applicant / promoter / builder fails to pay the instalments as per the schedule of post dated cheques, the amount paid till then shall be forfeited and the approval accorded for layout / building project is deemed to be cancelled and the applicant has to apply afresh.
35. 15. The applicant has to develop Amenities before releasing of the final layout.
36. 16. The applicant shall hand over open space (parks/utility) areas , roads area to the Local Body at free of cost by registered gift deed before approval of final Gated Community layout with housing development plan from HMDA
37. 17. The applicant shall construct the sufficient Harvesting Pits i.e. 4 nos per Acre, Septic tank and Sump / OHT etc., as per standard specifications.
38. 18. In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided.
39. 19. The applicant shall construct the units as per the Draft gated community layout plan approved by HMDA
40. 20. The applicant shall handover the Layout roads area 9380.23 Sq.mtrs (31.61 %), Open space area 3125.53Sq.mtrs (10.53 %) utilities 559.3 Sq.mtrs (1.88 %) to the Local Body before release of Final Layout plans by HMDA.
41. 21. 5.95 % of plotted area mortgaged i.e. 961.53 Sq. Mtrs in Plot / Villa Nos1,2,3,4,5. - (total - number of plots/Villas) Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, District Commercial Complex,Tarnaka,Hyderabad,Vide Document No. 22400, Date: 20 June, 2022.
42. 22. The applicant shall comply all condition mentioned from HMDA .
43. 23. If any deficiency noted in payment of fees in feature same should be remitted by The applicant on demand by HMDA .

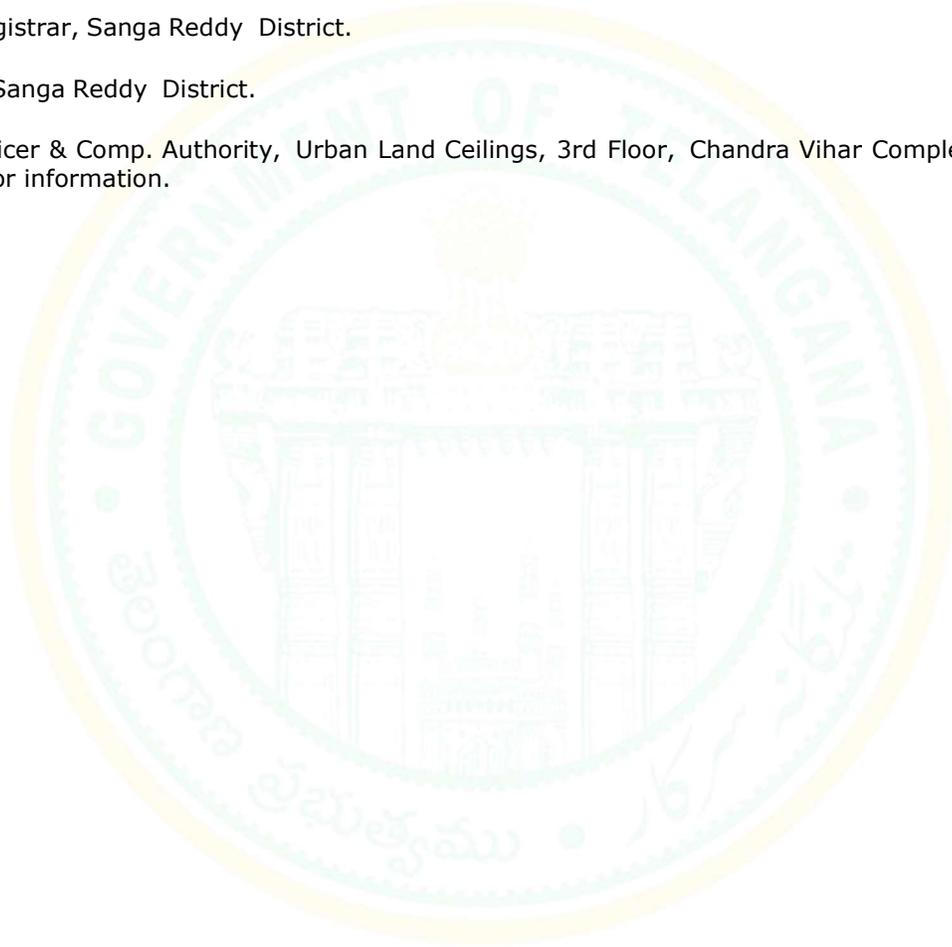
Yours Faithfully



For Metropolitan Commissioner, HMDA
Planning Officer

Copy to:

1. M/S GREATER INFRA PROJECTS PRIVATE LIMITED Represented By Its Directors MANNE.. RAVI AND OTHERS, s/o NARASIMHARAO,
.
2. To The Sub- Registrar,
sangareddy SRO,
Sanga Reddy District.
3. The District Registrar, Sanga Reddy District.
4. The Collector, Sanga Reddy District.
5. The Special Officer & Comp. Authority, Urban Land Ceilings, 3rd Floor, Chandra Vihar Complex, M.J.Road, Hyderabad. - for information.



GOVERNMENT OF TELANGANA



From

Smt. Kranthi Valluru, I.A.S.,
District Collector,
Sangareddy

To

The Chairman
Lake Protection Committee &
Metropolitan Commissioner,
Hyderabad Metropolitan
Development Authority,
Swarna Jayanthi Complex,
Sanjeeva Reddy Nagar Rd,
Ameerpet, Hyderabad-38

Lr.No.D1/949/2023, Dated: 15.02.2025.

Sir,

Sub: - Water Bodies - Sangareddy District - Jinnaram (M) - Bollaram (V) - Encroachment in Varra Kunta Water Body by Greater Infra Projects in Sy.No.82 of Bollaram (V) - Hon'ble NGT (SZ), Chennai passed orders directing the District Collector to conduct enquiry on encroachment of Varrakunta Water Body of Bollaram (V) of Jinnaram (M) and file report - Committee Constituted for conduct a Joint Inspection of the Water Body - Report submitted - further report called for - Submitted - Reg.

- Ref:-
1. The Hon'ble National Green Tribunal (SZ), Chennai, Orders in O.A.No.71 of 2023 Dated. 05.09.2024.
 2. This office, Lr. No. D1/949/2023, Dt: 18.10.2024
 3. The Executive Engineer, Irrigation Division No. 1, Sangareddy, Lr. No. EE/ID No.1/SRD/DB/DEE(T)/AEE1/3263, Dt: 03.12.2024.
 4. The Executive Engineer, LPCC, HMDA, Lr. No. 0310/HMDA/LPC/NGT/ HYD/2024, Dt: 07.02.2025.

@ @ @

Kind attention is invited to the references cited and submit that vide ref. cited, it has been informed that in accordance with the Hon'ble NGT Court's orders requested to investigate the matter, consider any representations from Respondents No. 10 to 12 in OA No. 71 of 2023 and submit the report in this regard.

In this regard, earlier vide ref. 2nd cited, a detailed report has been called from the RDO, Sangareddy, Executive Engineer, Irrigation, Sangareddy & AD, S&LRS, Sangareddy with a request to conduct the spot inspection of the said

water body and furnish a detailed report on the present status of the Vorra Kunta.

Further submit that vide ref. 3rd cited, the Executive Engineer, Irrigation, Sangareddy has reported that joint inspection of the Vorra Kunta has been conducted on: Dt: 23.10.2024 along with Revenue Divisional Officer, Sangareddy and Assistant Director, Survey and Land records, Sangareddy and during the joint inspection team on verification of Revenue records, Revenue Map and survey of India Topo sheet made following observations:

1. On observation of **REVENUE MAP** there is no indication or mark or noting of YerraKunta or any water body either in Sy. No. 82 (Patta) or in Sy no 83 (Government) of Bollaram (V) verification of **Revenue Records** i.e Setwar (Permanent Register), Khasra, Sesala and Pahanies from 1970-71, 1980-81, 1982-83, 1983-84, 2002-03, 2010-11, 2014-15, it is observed that VarreKunta or YarraKunta (tank) recorded as existed only in survey number **83 as Sarkari Shikam Talab (Tank) extent 0.38 acres**. The Sethwar and Pahanies reflects that the total extent is potekharab i.e., unfit for cultivation and no assessment (Land Revenue) was fixed. The village officers have recorded their remarks or Sharas in column no. 30 of Pahani every year as Sy. No. 83 is Padav (un cultivable) as the same is covered with Yerrakunta shikam and the supervisory officers i.e., Girdawars and Tahsildars had also certified the same in their remarks or sharas at column no 31 and 32 of pahani every year. On the other side, the survey number 82 was recorded as Patta land covering to an extent of 8.28 acres out of which nil potekharab was recorded and net cultivable extent is 8.28 acres with an assessment of **Rs.60/-** as land Revenue in all the Pahanies.
2. It is observed that the Government has allotted an extent of **150.00 Acres** of Government land in Sy.Nos: 81, 83 & 84 to A.P. State Non-resident Indian Investment Corporation (ANRICH) for the development of industries in the year 1984-85 vide Permit No. 2677/16P2/H/83, Dt:29.01.1993 (Final Layout Handed over the Industrial Estate, Bollaram, ANRICH). The Sy. No. 83 which is Shikam of VarreKunta or YerraKunta was also handed over to the Anrich Industrial Estate which later allotted the same to a private company in which there is one pre-fabrication unit and one industrial gas unit exist and there are no remains of water body traced.

3. The Irrigation Department officials stated that the VarreKunta (Vorre Kunta) is a preliminary notified lake by HMDA Lake Protection Committee and published in the HMDA website in public domain on 27/02/2018 with Lake ID: 1000/89. As per the FTL map, the survey of the lake was conducted on 10.02.2017 and the FTL area of VarraKunta is fixed 2.871 acres and as per the cadastral map uploaded in the HMDA website the tank is spread in the Sy. No. **81 and 84** of Bollaram (V) which is not certified by the Revenue Department officials. Hence, the cadastral map uploaded in the website is tentative and is yet to be certified with correct superimposition with Revenue Statement for final notification and which may not have attained finality.
4. The Mandal Surveyor, Jinnaram Mandal reported that the said lake Shikam is only in Sy.No. 83 Ext: Ac.0.38 Gts as per revenue records. But, the FTL points which are fixed by irrigation officials are shown in the Sy. No. 82 of Bollaram (V) which is in fact a Patta land. Further, on verification of Google extracts since 2012, the water impounded in Sy.No 82. The team opined that the impounding of water in the Sy.No. 82 of Bollaram Village may be due to the construction of the compound wall on the west side of Sy.No. 82 and also due to the raising of ground for development and laying of roads for the ANRICH industrial Estate.

Further reported that, on physical verification, the joint inspection team observed, there are no traces of water body on ground, Residential Structures are found in Sy.No.82 and industrial Structures are identified in Sy.No:83 of Bollaram Village of Jinnaram Mandal.

In this regard, the report has been finalized in District Level Lake Protection Committee Meeting on: 18.12.2024 at 10.00 AM, a copy of the joint inspection report is submitted herewith for taking further necessary action in the matter.

Encl: (As above)

Yours faithfully,
Sd/-
District Collector,
Sangareddy

//Attested//


Superintendent-D
Collectorate, Sangareddy

**SPOT INSPECTION REPORT VARRA KUNTA (YERRA KUNTA) OF
BOLLARAM VILLAGE OF JINNARAM MANDAL**

Officers Present:

1. Sri. B. Bheem, Executive Engineer, Sangareddy.
2. Sri. Raju, Revenue Divisional Officer, Sangareddy.
3. Sri. A.Inesh, Asst Director S & Lr, Sangareddy.
4. Sri D.Ramaswamy, Dy.Executive Engineer, Patanchervu
5. Sri. M. Bikshapathi, Tahsildar, Jinnaram Mandal.
6. Sri M.B.P. Prasad, Asst. Executive Engineer, Irrigation Section Jinnaram.
7. Sri.G.Ramu, Mandal Surveyor, Jinnaram Mandal.

Sub:-Water Bodies- Sangareddy (Dist) – Jinnaram (M) - Bollaram (V) – Encroachment in Varra Kunta water body by Greater Infra Projects in Sy No.82 of Bollaram (V)- Hon'ble NGT(sz), Chennai passed orders directing the district collector to conduct enquiry on encroachment of varrakunta water body of Bollaram (v) OF Jinnaram(M) and file RTReport- Committee Constituted for Conduct a Joint inspection Report of water body – Report submitted – Further report called for- Submitted – Reg.

- Ref:-
1. Hon'ble NGT (sz), Chennai, orders in OA No 71 Dt. 31.05.2023
 2. District Collector Letter No. Lr No D1/949/2023 Dt.14.06.2023
 3. District Collector Letter No. Lr No D1/949/2023 Dt.18.10.2024

-X-X-X-X-

Anent to the reference 1st Cited above wherein District Collector Sangareddy has submitted Report to the Hon'ble National Green Tribunal(SZ) Chennai on **03.08.2023** in obedience to the order given by the Hon'ble National Green Tribunal(SZ) in OA 71 of 2023 Dt 31.05.2023 on the Complaint filed by the Human Rights & consumer Protection cell trust represented by sri Thakur Rajkumar singh that a water body called varrae Kunta in Sy no 82 and 83 of bollaram village of Jinnaram Mandal of sangareddy district was converted to construction site by Respondents No 10, 11 & 12

In pursuance to the direction given by the District Collector vide reference 2nd cited above a joint inspection was conducted by the Additional Collector(Revenue) Sangareddy District, Revenue Divisional Officer Sangareddy District, Executive(LPC), HMDA, Hyderabad, Executive Engineer Irrigation Division No 1 Sangareddy District to conduct field inspection with reference to the complaint filed by the HRCPC Trust Rep By Thakur Rajkumar Singh, Fix up the FTL/Buffer of the water body as well as the inlet & out let channels of varrae Kunta water body Extent of Encroachments

took place over the water body its inlet and outlet canals and take necessary steps to remove the encroachments and file a detailed report along with sketch map accordingly committee has conducted joint inspection of said water body Varrae kunta in Sy No 82 and 83 on 04.07.2023 and submitted detailed report to the District Collector based on the report submitted by the Committee District collector sangareddy has submitted report on 03.08.2023 to the Hon'ble National Green Tribunal(SZ) in OA 71 of 2023.

As per the Reference 3rd Cited, the District collector, Sangareddy District instructed the officials of Revenue, Irrigation and Survey & Land Record Departments to conduct spot inspection of said water body and furnish detailed report on present status of the Varrae kunta of Bollaram Village jinnaram mandal.

In pursuance of the reference 3rd cited above a spot inspection of the said water body named varrae kunta in survey numbers 82 & 83 of bollaram village of jinnaram mandal by the team comprising officers Executive Engineer Irrigation Division No1 Sangareddy District, Dy Executive Engineer Irrigation Sub Division No 5, Patancheru and Assistant Executive Engineer Irrigation Section Jinnaram from the Irrigation Department, Revenue Inspector, Jinnaram Mandal, Tahsildar Jinnaram mandal, Revenue Divisional Officer sangareddy district from Revenue department and Mandal Surveyor, Jinnaram Mandal Assistant Director S & LR Sangareddy District from Survey and Land Records department has conducted on 23.10.2024.

During the Joint inspection team on verification of Revenue Records, Revenue Map and Survey of India Topo Sheet made following observations

1. on observation of **REVENUE MAP** there is no indication or mark or noting of Yerra Kunta or any water body either in Sy. No. 82 (Patta) or in Sy no 83 (Government) of Bollaram (V) verification of **Revenue Records** i.e Setwar (Permanent Register), Khasra, Sesala and Pahanies from 1970-71, 1980-81, 1982-83, 1983-84, 2002-03, 2010-11, 2014-15, it is

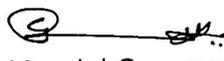
observed that Varre Kunta or Yarra Kunta (tank) recorded as existed only in survey number **83 as Sarkari Shikam Talab (Tank) extent 0.38 acres.** The Setwar and Pahanies reflects that the total extent is pote kharab i.e unfit for cultivation and no assessment (Land Revenue) was fixed. The village officers have recorded their remarks or Sharas in column no 30 of Pahani every year as sy no 83 is Padav (un cultivable) as the same is covered with Yerrakunta shikam and the supervisory officers i.e Girdawars and Tahsildars had also certified the same in their remarks or sharas at column no 31 and 32 of pahani every year. On the other side, the survey number 82 was recorded as Patta land covering to an extent of 8.28 acres out of which nil pote kharab was recorded and net cultivable extent is 8.28 acres with an assessment of **Rs.60/-** as land Revenue in all the Pahanies

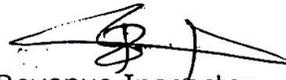
2. It is observed that the Government has allotted an extent of **150.00 acres** of Government land in Sy no 81, 83 & 84 to A.P. State Non-resident Indian Investment Corporation (ANRICH) for the development of industries in the year 1984-85 vide Permit No. 2677/16P2/H/83 Dated 29.01.1993 (Final Layout Handed over the Industrial Estate, Bollaram, ANRICH). The Sy no 83 which is Shikam of Varre Kunta or Yerra Kunta was also handed over to the Anrich Industrial Estate which later allotted the same to a private company in which there is one pre-fabrication unit and one industrial gas unit exist and there are no remains of water body traced.
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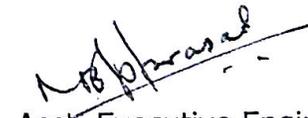
officials Hence, the cadastral map uploaded in the website is tentative and is yet to be certified with correct superimposition with Revenue Statement for final notification and which may not have attained finality.

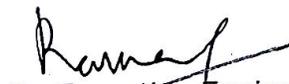
4. The Mandal Surveyor, Jinnaram Mandal reported that the said lake Shikam is only in Sy. No. 83 Ext: Ac.0.38 Gts as per revenue records. But, the FTL points which are fixed by irrigation officials are shown in the Sy. No. 82 of Bollaram (V) which is in fact a Patta land. Further, on verification of Google extracts since 2012, the water impounded in Sy no 82. The team opined that the impounding of water in the Sy. No. 82 of Bollaram Village may be due to the construction of the compound wall on the west side of Sy No 82 and also due to the raising of ground for development and laying of roads for the ANRICH industrial Estate.

On physical verification the Joint inspection team observed, there are no traces of water body on ground, residential Structures are found in Sy No 82 and industrial structures are identified in Survey Number 83 of Bollaram Village of Jinnaram Mandal.


Mandal Surveyor
Jinnaram Mandal


Revenue Inspector
Jinnaram Mandal


Asst. Executive Engineer
Irrigation Section
Jinnaram


Dy Executive Engineer
Irrigation Sub Division
No 5, Patancheru


Tahsildar
Jinnaram Mandal


Asst. Director
Survey & Land Records,
Sangareddy District


Executive Engineer,
Irrigation Division No 1,
Sangareddy


Revenue Divisional
Officer
Sangareddy

Item No.03:-

**BEFORE THE NATIONAL GREEN TRIBUNAL
SOUTHERN ZONE, CHENNAI**

[Through Physical Hearing (Hybrid Option)]

Original Application No.71 of 2023(SZ)

IN THE MATTER OF:

Human Rights & Consumer Protection Cell Trust,
Hyderabad.

...Applicant(s)

Versus

The State of Telangana,
Rep. by its Chief Secretary,
Hyderabad and Ors.

...Respondent(s)

Date of hearing: 03.04.2025.

CORAM:

HON'BLE Smt. JUSTICE PUSHPA SATHYANARAYANA, JUDICIAL MEMBER

HON'BLE Dr. VIJAY KULKARNI, EXPERT MEMBER

For Applicant(s): None.

For Respondent(s): Ms. E. Nivedhitha represented
Mrs. H. Yasmeen Ali for R1, R3, R5 to R9.
Ms. G. Lavanya represented
Mr. T. Sai Krishnan for R2 & R4.
M/s. A.V. Arun, M.A. Aruneshe, Ganesh Varanala,
G. Prabakaran, M. Abinu Monisha and
S. Farhan Ali for R10 to R12.

ORDER

1. The learned counsel appearing for the Hyderabad Metropolitan Development Authority (HMDA) seeks additional time to file the report.

2. As a last chance, post the matter on 29.04.2025 for filing the report of the HMDA.

Sd/-
Smt. Justice Pushpa Sathyanarayana, JM

Sd/-
Dr. Vijay Kulkarni, EM

O.A. No.71/2023(SZ)
03rd April, 2025. AD.