BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY
[Under the Real Estate (Regulation and Development) Act, 2016]
Complaint No. 712 of 2025
Dated: 4th November 2026

Quorum: **Sri Laxmi Narayana Jannu, Hon'ble Member**
Sri K. Srinivasa Rao, Hon'ble Member

Between

1. **Y.V. Santhisri, S/o. Y.V, Subbarao**,
   (R/o. Villa No. 1, Urban Green Villas,
   Pati Ghanpur Village,
   Patancheru Mandal, Sanga Reddy District)
2. **Saikiran Nukala**
   (R/o. Villa No. 3, Urban Green Villas,
   Pati Ghanpur Village; Patancheru Mandal,
   Sanga Reddy District)
3. **Chakilam Sai Prasad**
   (R/o. Villa No. 5, Urban Green Villas,
   Pati Ghanpur Village,
   Patancheru Mandal, Sanga Reddy District)
4. **Chaitanya Saragadam**
   (R/o. Villa No. 7, Urban Green Villas,
   Pati Ghanpur Village,
   Patancheru Mandal,P. Sanga Reddy District)
5. **P. Narayana Reddy**
   (R/o. Villa No. 16, Urban Green Villas,
   Pati Ghanpur Village, Patancheru Mandal,
   Sanga Reddy District)
6. **Valishetty Kranthi Kumar**
   (R/o. Villa No. 19, Urban Green Villas,
   Pati Ghanpur Village, Patancheru Mandal,
   Sanga Reddy District)
7. **Madhuri Lingineni**,
   (R/o. Villa No. 20, Urban Green Villas,
   Pati Ghanpur Village, Patarnicheru Mandal,
   Sanga Reddy District)
8. **Adhipathi Reddy Aleti**
   (R/o. Villa No. 29, Urban Green Villas,
   Pati Ghanpur Village, Patancheru Mandal,
   Sanga Reddy District)
9. **Shashidhar Talluri**
   (R/o. Villa No. 30, Urban Green Villas,
   Pati Ghanpur Village, Patancheru Mandal,
   Sanga Reddy District)
10. **Tadem Rahul Patel**
    (R/o. Villa No. 34, Urban Green Villas,
    Pati Ghanpur Village, Patancineru Mandal,

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Sanga Reddy District)

11. Mahathi Busireddy
(R/o. Villa No. 37, Urban Green Villas, Pati Ghanpur Village, Patancheru Mandal, Sanga Reddy District)

12. Kunul Gottimukkula
(R/o. Villa No. 38, Urban Green Villas, Pati Ghanpur Village, Patancheru Mandal, Sanga Reddy District)

13. Kondapalli Ramanuja Sriharsha.
(R/o. Villa No. 45, Urban Green Villas, Pati Ghanpur Village, Patancheru Mandal, Sanga Reddy District)

14. Swathi Veeramalla,
(R/o. Villa No. 53, Urban Green Villas, Pati Ghanpur Village, Patancheru Mandal, Sanga Reddy District)

15. Konduri Venkata Ramana,
(R/o. Villa No. 56, Urban Green Villas, Pati Ghanpur Village, Patancheru Mandal, Sanga Reddy District)

16. Pokala Mukund
(R/o. Villa No. 60, Urban Green Villas, Pati Ghanpur Village, Patancheru Mandal, Sanga Reddy District)

17. K. Lakshmi Reddy,
(R/o. Villa No. 82. Urban Green Villas, Pati Ghanpur Village, Patancheru Mandal, Sanga Reddy District)

18. Mettu Shanthan Reddy,
(R/o. Villa No. 83, Urban Green Villas, Pati Ghanpur Village, Patancheru Mandal, Sanga Reddy District)

19. Santosh Manchala,
(R/o. Villa No. 87, Urban Green Villas, Pati Ghanpur Village, Patancheru Mandal, Sanga Reddy District)

20. R. Pradeep Reddy,
(R/o. Villa No. 90, Urban Green Villas, Pati Ghanpur Village, Patancheru Mandal, Sanga Reddy District)

21. Murali Krishna Rudra,
(R/o. Villa No. 96, Urban Green Villas, Pati Ghanpur Village, Patancheru Mandal, Sanga Reddy District)

22. Suresh Kumar Jami,
(R/o. Villa No. 106, Urban Green Villas,

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TELANGANA REAL ESTATE REGULATORY AUTHORITY

Pati Ghanpur Village, Patancheru Mandal,
Sanga Reddy District)

23. Sandhya Bandaru,
(R/o. Villa No. 109, Urban Green Villas,
Pati Ghanpur Village, Patancheru Mandal,
Sanga Reddy District)

…Complainant(s)

Versus

M/s. S. Square Infra Builders, rep. by its Proprietor,
Mr. M. Srinivas Yadav
(R/o H.No. 1-73, Madhapur,
Serilingampally Mandal,
R.R. District)

…Respondent

The present matter filed by the Complainants mentioned herein-above came up for final hearing on 28.10.2026 before this Authority in the presence of the Complainant counsel, and the Respondent. Upon hearing the submissions of all the parties, this Authority proceeds to pass the following **ORDER:**

2. The present Complaint has been filed by the Complainants under Section 31 of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as the "Act") read with Rule 34(1) of the Telangana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as the "Rules") seeking appropriate relief(s) against the Respondent.

Brief facts of the Case as per Form M filed by Complainant

3. The complainants are owners, possessors and residents of villas in the gated community project "Urban Greens" at Pati Ghanpur Village, Patancheru Mandal, Sanga Reddy District. The project is stated to comprise 93 villas and is registered with TG RERA under No. P01100003010, with completion date 05.05.2027

4. The complainants state that they purchased villas relying on the respondent's representations regarding HMDA approval, RERA registration and promised common amenities. They state that the entire sale consideration was paid, registered sale deeds were executed and possession/occupation of the villas was taken

5. The principal grievance is that several common amenities and infrastructure works, including the clubhouse, swimming pool, children's play areas, sports facilities, roads, underground drainage, drinking-water pipelines, power backup, gazebos and landscaping, remain incomplete. The complainants refer to meetings from December 2023 onwards and written representations dated 22.02.2025, 05.05.2025 and 17.05.2025

6. The complainants further allege deviations from the sanctioned plan, reduction/conversion of open and tot-lot spaces, construction of additional villas in recreational areas, construction of a swimming pool in a tot-lot area, and occupation of a marked tot-lot area for an electrical sub-station

7. The complainants also allege that the respondent commenced activity in Sy. Nos. 321 and 322 under the proposed "Urban Greens Phase-III", comprising 141 villas over a stated net site area of 39,001.06 sq. yds., without requisite HMDA approval and RERA registration, and apprehend creation of third-party interests and encroachment upon open spaces of Phases I and II.

8. The respondent denies illegality and states that Urban Greens is duly registered, that HMDA has accorded technical approval for extension of layout with housing under gated community vide Letter No. 036227/ZOA/LO/U6/HMDA/04062020 dated 10.08.2022, and that draft layout permission was released by the Executive Authority/Gram Panchayat, Pati, vide Proc. No. 01/GPP/2022-2023 dated 05.09.2022, with reference to the HMDA approval and Layout Permit No. 10/LO/Plg/HMDA/2021 dated 10.08.2022.

9. The respondent states that the project remains within the registered timeline, that amenity and infrastructure works are being executed in stages, and that allegations of diversion of funds, encroachment, unauthorised construction and deviations are unsupported. The respondent also refers to W.P. No. 10483 of 2025 concerning alleged open-space issues and states that an ad-interim direction dated 08.04.2025 was granted therein.

B. Prayer(s) Sought

i. *Restrain the respondent from carrying out construction activity in Sy. Nos. 321 and 322 under the name "Urban Greens Phase-III", alleging absence of statutory permissions and approvals.*

ii. *Direct completion of all pending amenities and infrastructure in Urban Greens Phases I and II, including clubhouse, swimming pool, children's play areas, sports facilities, internal roads, underground drainage, drinking-water pipelines, 100% power backup, gazebos, landscaping and common facilities, in accordance with the sanctioned plan and brochure commitments.*

iii. *Grant such other and further reliefs as the Authority may deem fit.*

C. Counter filed by respondent

10. The Respondent denies acting illegally, arbitrarily, or in violation of any sanctioned plan or permission, and contends that the complaint is exaggerated, based on apprehension rather than verified/technical material, and is not supported by sanctioned drawings or a

competent authority's technical determination. It submits that certain grievances relate to internal management/sequencing of amenity works in a phased gated-community development and cannot be elevated to allegations of illegality merely because some residents are dissatisfied with the pace or manner of execution.

11. The Respondent confirms the project is registered under Registration No. P01100003010 (granted 17.06.2021, valid to 05.05.2027), and that layout/development permissions were obtained from competent authorities, including HMDA technical approval vide Letter No. 036227/ZOA/LO/U6/HMDA/04062020 dated 10.08.2022, draft layout permission released by the Gram Panchayat, Pati, vide Proc. No. 01/GPP/2022-2023 dated 05.09.2022 (with reference to Layout Permit No. 10/LO/Plg/HMDA/2021 dated 10.08.2022), and states it is complying with the conditions attached thereto and with its statutory obligations, including maintenance of project accounts and utilisation of collections.

12. Respondent denies stopping construction altogether, denies encroaching upon or converting designated open spaces/tot-lots in Phases I & II, denies that the electrical sub-station amounts to unauthorised occupation of tot-lot space (submitting such infrastructure is essential and installed in coordination with the competent utility authorities), denies unauthorised/illegal construction in Sy. Nos. 321 & 322 or diversion of project funds, and denies that the main entrance deviates materially from approvals — while stating it is willing, without prejudice and without admitting default, to place the sanctioned layout before the Authority and to submit a realistic work-status note and completion/commissioning schedule with periodic updates, if directed.

13. The Respondent additionally discloses that issues relating to alleged open/green space have also been the subject of parallel proceedings before the Telangana High Court in W.P. No. 10483 of 2025, in which an ad-interim direction was granted on 08.04.2025 and the Respondent has sought vacation of the same; it contends the Complainants ought not to maintain parallel and overlapping proceedings on incomplete facts, and prays for dismissal of the complaint in its entirety

D. Rejoinder filed by complainant

14. The Complainants deny the Respondent’s allegations and contend that the complaint is neither premature nor misconceived merely because the project has an extended registration period up to 05.05.2027. They assert that the Respondent continues to be bound by its statutory and contractual obligations, particularly regarding sanctioned plans, common areas, amenities and project funds.

15. The Complainants submit that they are registered sale-deed holders and lawful possessors of villas in Urban Greens, but possession does not absolve the promoter of its obligation to deliver the project in accordance with the sanctioned plans, brochures and specifications. They dispute the Respondent's reliance on existing HMDA/Gram Panchayat approvals, stating that actual construction and development on site materially deviate from the approved plans.

16. They allege that the project amenities remain incomplete, including internal drainage, drinking water, landscaping, clubhouse, swimming pool, STP and WTP, and contend that the Respondent has failed to provide definite timelines for completion. They further allege possible diversion of project funds towards development on adjoining Sy. Nos. 321 and 322, proposed as "Urban Greens Phase-III", and seek regulatory scrutiny of such activities.

17. The Complainants strongly dispute the Respondent's denial of reduction or alteration of common open spaces. Relying on the Survey Comparison Matrix and other annexures, they allege reduction of plotted areas, landscaping and common green zones, conversion of TOT-lots/common spaces, and construction of a villa in an area originally earmarked as common space.

18. The Complainants specifically allege that the swimming pool was relocated into an area designated as recreational TOT-lot/common open space, a villa was constructed adjacent to the clubhouse in common space, and a heavy electrical sub-station/transformer was installed within a TOT-lot. According to the Complainants, these changes amount to material deviations from the sanctioned plan and were made without the consent required under Section 14 of the Act.

19. The Complainants also allege that portions of common open spaces have been enclosed or treated as exclusive yards for individual villas, amounting to unlawful privatization/alienation of common areas in violation of Section 17.

20. With regard to Sy. Nos. 321 and 322, the Complainants allege that the Respondent is undertaking earthworks, leveling and promotional activities for "Urban Greens Phase-III" without obtaining the required RERA registration under Section 3, and contend that such activities affect the existing phases because the development forms part of the same integrated gated-community ecosystem.

21. The Complainants further contend that the modification of the main entrance is not merely a minor site adjustment but a significant departure from the sanctioned plans and promotional representations. They also allege that the promised 100% electrical power backup remains incomplete and non-functional.

22. The Complainants reject the Respondent's objection regarding the pending W.P. No. 10483 of 2025, asserting that the Authority's jurisdiction under Section 31 is independent and that the High Court's directions concerning preservation of open/green spaces support, rather than prevent, regulatory intervention.

23. Finally, the Complainants allege that the Respondent is carrying out interior works in mortgaged villas, which they claim indicates an intention to market or create third-party interests in such units contrary to RERA and planning requirements. They therefore request that the rejoinder and supporting documents be taken on record and appropriate orders be passed.

E. Observations of the Authority

24. This Authority has heard the Complainants and the Respondent and perused the material on record.

25. The principal grievance of the Complainants pertains to the non-completion of the amenities and infrastructure in Urban Greens Phases I and II, including the clubhouse, swimming pool, children's play areas, internal roads, underground drainage, drinking-water pipelines, power backup and landscaping.

26. However, on 28.10.2026, the Respondent appeared before this Authority and submitted the final layout plan of the project bearing Permit No. 2492/HMDA/SWFL/2026 dated 08.09.2026. The Complainants counsel also agreed to the said final layout plan placed on record and submitted there is no further grievance.

27. This Authority has taken the final layout plan on record. The grievances of the Complainants relating to the layout and the deviations from the sanctioned plan have been resolved with the consent of both parties. Therefore, the reliefs sought by the Complainants have become infructuous and no further adjudication is required

28. Therefore, the Complaint stands disposed of in the above terms. There shall be no order as to costs.

Sd/-
Sri K. Srinivasa Rao,
Hon'ble Member,
TG RERA

Sd/-
Sri Laxmi Narayana Jannu,
Hon'ble Member,
TG RERA