

zone(130*9mts) encroachment. HMDA officials also supported this illegal construction contrary to norms without NOC from Irrigation Department.

4. He further submitted when Bachupally revenue officials accorded land conversion permissions (proceeding no: L/558/2017, Dt24-7-2017), permission was given without mentioning the pond even though there is "Chandranna Kunta" pond on the eastern boundary. That similarly, 2 acres of land belonging to Gandra family in industrial zone was converted into multipurpose zone (GO.No:80,30-5-2020) HMDA officials also cooperated against rules. This 2.0 acre plot (3903/2001,SRO-1504) in Survey No. 479/p of Bachupalli village belonging to the family and presence of Gandra Jyoti along with her husband and other family members is the root cause of all these irregularities. By occupying/encroaching the Chandranna Kunta FTL/ Buffer zone with the undue cooperation of the Municipal, Revenue, Irrigation and especially the HMDA officials and obtaining permits is 100% against the rules.

5. Accordingly, he requested this Authority to investigate this entire incident, suspend Assistant Planning Officer (APO) Sudhir Kumar and Planning Officer (PO) Yashwant Rao and Director Planning department (PD) who committed wrongdoings in favour of MLA Gandra's family (Sterling Homes) and to take departmental action against HMDA, Municipal, Revenue and Irrigation officials, immediately cancel HMDA & RERA permits to stop the construction and save the Chandranna ponds.

6. After considering the facts of the case, this Authority issued a Notice on 03.01.2023 directing the Complainant to approach the appropriate authority for raising such disputes and submit an action taken report in this regard. However, no response is received. As the Complainant is not an aggrieved party and neither

has he portrayed any instance to show any violation of the Act or Rules thereunder on part of the Respondent Builder, nothing remains for adjudication before this Authority.

7. The matter is disposed of on the above terms.

8. If aggrieved by this Order, the parties may approach the TS Real Estate Appellate Tribunal (vide G.O.Ms.No.8, Dt.11-01-2018, the Telangana State Value Added Tax Appellate Tribunal has been designated as TS Real Estate Appellate Tribunal to manage the affairs under the Act till the regular Tribunal is established) within 60 days from the date of receipt of this Order

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

 **TS RERA**
TELANGANA STATE REAL ESTATE REGULATORY AUTHORITY

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

Sd/-
Dr. N. Satyanarayana, IAS (Retd.), Hon'ble Chairperson
TS RERA