BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY
[Under the Real Estate (Regulation and Development) Act, 2016]

SUO MOTU CASE NO. D6/5053/2024
Date: 10th November 2026

Quorum: **Sri. K.S. Sreenivasa Raju, I.A.S., (Retd.), Hon'ble Chairman**
Sri Laxmi Narayana Jannu, Hon'ble Member
Sri K. Srinivasa Rao, Hon'ble Member

1. **M/s Vajram Constructions Pvt. Ltd.**
2. **The Commissioner, GHMC**
3. **The District Collector, Ranga Reddy District**

… **RESPONDENTS**

ORDER

The present Suo motu proceedings have been initiated by the Telangana Real Estate Regulatory Authority (hereinafter referred to as "the Authority"), in exercise of the powers conferred under Section 35(1) of the Real Estate (Regulation and Development) Act, 2016 (hereinafter "RE(R&D) Act, 2016"), in respect of the project "Vajram Ixora", undertaken by M/s Vajram Constructions Pvt. Ltd., situated in Survey Nos.28, 29 and 30 of Gopanapally Village, Serilingampally Mandal, Ranga Reddy District, and registered with the Authority under Registration No. P02400005098.

2. A representation dated 07.12.2024 was received from Sri Katipally Venkata Ramana Reddy, Hon'ble MLA - Kamareddy, raising allegations concerning the development of the subject project. It was alleged that the project involved encroachment of approximately 1.5 acres of lake area in and around Survey No.29 of Gopanapally Village and that the said area forms part of or is situated within the protected water body known as "Medla Kunta (Devuni Kunta)".

3. The Informant submitted that the subject project falls within the Full Tank Level (FTL) and buffer zone of Medla Kunta and that construction activities were being undertaken over the said area in violation of the statutory and environmental requirements applicable to the protection of water bodies. It was alleged that the alleged encroachment resulted in the lake area being utilised for the development of the subject project. It was further alleged that the survey and village maps, and the No Objection Certificates relied upon by the promoter to obtain the requisite permissions and approvals, were incorrect. It was alleged that the village maps and records had been manipulated or misrepresented, and that such manipulation

facilitated the grant of building permission by GHMC and the subsequent registration of the project with TG RERA.

4. Upon receipt of the aforesaid representation, the matter was taken up for examination by the Authority. In view of the allegations raised therein, particularly with regard to the alleged lake encroachment, FTL and buffer zone of Medla Kunta and the permissions obtained by the promoter, the Secretary, TG RERA, vide Letter No.5053/TGRERA/2024 dated 23.12.2024, forwarded the matter to the Commissioner, GHMC and the District Collector, Ranga Reddy District, requesting them to examine the allegations and furnish a factual report to the Authority. Once again, the Secretary, TG RERA, vide Letter No.5053/TGRERA/2024 dated 28.01.2025, addressed a further communication to the Commissioner, GHMC and the District Collector, Ranga Reddy District, requesting them to examine the matter and furnish their factual reports at the earliest. The matter thereafter continued before the Authority and was taken up on various dates for further proceedings.

5. While the aforesaid proceedings were pending, a further representation dated 28.11.2025 was received from Sri Mohd. Shamshuddin, Vice Chairman, TPCC (Minority Department), raising objections in respect of the same project and alleging encroachment of the lake area, construction within the FTL and buffer zone of Medla Kunta and irregularities in the permissions and approvals obtained by the promoter. Upon examination of the subsequent representation, it was observed that the allegations and particulars contained therein substantially corresponded with and reproduced the allegations already raised in the earlier representation submitted by Sri Katipally Venkata Ramana Reddy. The said representation was accordingly considered in the context of the pending proceedings concerning the subject project.

6. During the pendency of the proceedings, Respondent No.1, M/s Vajram Constructions Pvt. Ltd., through its counsel, submitted its Counter dated 09.12.2025, denying the allegations raised in the representations. The Respondent No.1 submitted that the subject property, admeasuring Ac.4.00 guntas, situated in Survey Nos.28, 29 and 30 of Gopanpally Village, is lawfully held by the concerned landowners and that the Respondent has valid development rights over the said property by virtue of the registered Development Agreement-cum-General Power of Attorney dated 27.07.2019 and subsequent registered instruments.

7. The Respondent No.1 submitted that the title and development chain in respect of the subject property is supported by the registered Sale Deed dated 21.12.2002 bearing Document No.11319/2002, mutation proceedings dated 18.08.2003, registered Partition Deed dated

23.04.2016, Development Agreement-cum-General Power of Attorney dated 27.07.2019, registered Gift Deeds dated 19.06.2023 bearing Document Nos.5860/2023 and 5861/2023, and Supplementary Ratification Deed dated 30.06.2023. The Respondent No.1 submitted that the aforesaid documents establish its lawful authority to develop the subject property. The Respondent No.1 submitted that it had applied for building permission before GHMC on 28.09.2021 and that GHMC, upon verification of the requisite statutory requirements, granted Building Permit No.2565/GHMC/SLP/2022-BP dated 17.08.2022. It was submitted that the requisite mortgage deeds were executed in favour of GHMC and that the conditions imposed therein were complied with. The Respondent No.1 also submitted that the requisite statutory approvals and clearances had been obtained from the concerned authorities, including Fire Services, Airport Authority, Environmental Authorities, Pollution Control Board, HMWSSB and HMDA.

8. Respondent No.1, with regard to the specific allegation concerning the FTL and buffer zone of Medla Kunta, the Respondent No.1 submitted that the issue had been examined by the concerned authorities prior to the grant of the building permission. It was submitted that, pursuant to verification by the Mandal Surveyor and the communication issued by the Deputy Collector and Tahsildar dated 25.11.2021, the Schedule Property does not fall within the FTL or buffer zone of Medla Kunta. The Respondent No.1 further relied upon the Irrigation Department letter dated 07.12.2021, whereby the said position was communicated to GHMC. The Respondent No.1 submitted that the project was thereafter duly registered with the Authority under Registration No. P02400005098 on 29.09.2022, after obtaining the requisite permissions and approvals, and that construction was commenced in accordance with the law. It was further submitted that the project is substantially completed except for minor finishing works. The Respondent No.1 accordingly denied the allegations raised in the representations and prayed that the proceedings be closed.

Observations of the Authority:

9. This Authority, upon examination of the material available on record, has considered the allegations raised in the present Suo motu proceedings. At the outset, this Authority notes that the project “Vajram Ixora” was duly registered with the Authority under Registration No. P02400005098 on 29.09.2022, and the registration remains valid up to 17.08.2028.

10. The principal allegation requiring consideration is whether the project was developed upon or within the FTL or buffer zone of Medla Kunta (Devuni Kunta). The said allegation, though serious in nature, has to be examined on the basis of the material placed before this

Authority and the official permissions and communications issued by the competent statutory authorities. Respondent No.1 has specifically denied the allegation and has placed on record the GHMC Building Permit No.2565/GHMC/SLP/2022-BP dated 17.08.2022, together with the communication of the Deputy Collector/Tahsildar dated 25.11.2021 and the Irrigation Department letter dated 07.12.2021 concerning the FTL and buffer zone of Medla Kunta.

11. This Authority further notes that the issue relating to the location of the Schedule Property in the FTL and buffer zone of Medla Kunta was considered by the concerned authorities prior to the grant of the building permission. The communication of the Deputy Collector/Tahsildar dated 25.11.2021 and the subsequent communication of the Irrigation Department dated 07.12.2021, relied upon by Respondent No.1, record that the Schedule Property does not fall within the FTL or buffer zone of Medla Kunta. The record therefore demonstrates that the project was proceeded with on the basis of permissions and clearances issued by the competent authorities and not in disregard of the statutory approval mechanism.

12. This Authority observes that the building permission was granted by GHMC, being the competent planning authority, after consideration of the relevant documents and statutory clearances. The material on record shows that the issue concerning the FTL and buffer zone had been examined by the concerned authorities before the grant of the said permission. The project was thereafter registered with TG RERA on 29.09.2022. There is no material before this Authority demonstrating that the registration was obtained by furnishing false particulars or by suppressing any material fact in violation of Section 4 of the RE(R&D) Act, 2016. The subsisting registration of the project, therefore, does not support the allegation of any contravention of the RE(R&D) Act, 2016, by Respondent No.1.

13. This Authority notes that the allegations concerning lake encroachment, FTL, buffer zone, survey boundaries and the authenticity of revenue or village records may involve questions of fact and technical determination falling within the statutory domain of the concerned revenue, irrigation, planning or environmental authorities. The jurisdiction of this Authority under Section 35 of the RE(R&D) Act, 2016 is to call for information, conduct an inquiry and examine compliance with the provisions of the Act, Rules and Regulations made thereunder. Such jurisdiction cannot be extended to conclusively determine questions that must be adjudicated or technically determined by another competent statutory authority under the applicable law. In the present case, the material placed before this Authority includes the official communications of the concerned authorities specifically addressing the FTL and

buffer zone issue, and no subsequent competent determination displacing the same has been placed on record.

14. The Authority further observes that the object of Section 35 of the RE(R&D) Act, 2016, is to ensure compliance with the statutory framework and to protect the interests of allottees and stakeholders by examining violations falling within the jurisdiction of the Authority. Having undertaken such examination in the present case, and upon consideration of the documents and statutory permissions placed on record, this Authority finds that the allegations raised against Respondent No.1, insofar as they relate to violation of the provisions of the RE(R&D) Act, 2016, are not established. The continuation of Suo motu proceedings in the absence of material establishing any statutory contravention under the Act would serve no further purpose.

15. Upon a comprehensive consideration by this Authority, this Authority notes that the subject project has been undertaken pursuant to the permissions and approvals placed on record and that no contravention of the provisions of the RE(R&D) Act, 2016 is established against Respondent No.1. Consequently, no penalty or adverse regulatory action under the said Act is warranted against Respondent No.1. It is, however, clarified that the findings recorded herein are confined to the jurisdiction of this Authority under the RE(R&D) Act, 2016 and shall not be construed as an adjudication upon any independent issue relating to title, survey, revenue records, environmental compliance, lake protection or FTL/buffer zone demarcation, which may fall within the statutory jurisdiction of the competent authorities under the respective laws.

16. Accordingly, the present Suo motu Case No. 5053/2024 is hereby disposed of.

Sd/-	**Sd/-**	**Sd/-**
Sri K. Srinivasa Rao,	**Sri Laxminarayana Jannu,**	**Sri. K.S. Sreenivasa Raju, I.A.S., (Retd.),**
Hon'ble Member,	**Hon’ble Member,**	**Hon'ble Chairperson,**
TG RERA	**TG RERA**	**TG RERA**