



Forum for Good Governance

Regd. No. 653/2009

Hyderabad
1st July, 2022

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(Retd. High Court Judge)

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L. No. FGG/REV/REP/ 97 /2022

To
The Chief Secretary
Government of Telangana
Hyderabad

Sir,

Sub : Government lands – Hyderabad District – Shaikpet Village – Allotment of 9.518 Ac. of land to Padmalaya studios for establishment of cine studio - Violation of conditions of alienation – Request to take action - Reg.

Ref : 1. G.O. Ms. No. 1512 Revenue (Q) Department, dated 3-11-1983
2. District Collector Hyderabad letter No. E6/11/10823/2005, dated 5-02-2014
3. C.S & CCLA letter No. Assn 1 (1)/BBB2/537/2007, dated 9-5-2015

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M/s Padmalaya Studios was allotted 9.518 Ac. of land in Sy. No. 403 in Shaikpet village exclusively for the purpose of establishment of cine studio at the rate of Rs 8,500 / Ac as against the existing cost of Rs.20 lakhs per Ac (as per sub-registrar). The basic motive behind allotment of land at throw away price was to encourage the film industry in Hyderabad. In the transfer deed, it was clearly stated that the land alienated can be resumed if the conditions of alienation are violated.

After taking possession of the land, out of 9.518 Ac. the Padmalaya studios has sold 5.53 Ac. to Zee Telefilms for commercial purpose much against the conditions of alienation Zee Telefilms inturn sold it to M/s Phoenix residencies Pvt. Ltd and got building permission from GHMC and started commercial complexes. On the orders of Collector Hyderabad, Thasildar Shaikpet stopped construction but after sometime work continued and today multistoried buildings have come up.

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District Collector Hyderabad has submitted a detailed report on 5-2-2014 requesting the Government for cancelling the allotment made to Padmalaya studios. Surprisingly no action was taken on the report of District Collector. The District Collector also addressed GHMC to cancel the building permission on alienated land but there is no response from GHMC.

Again, CCLA Telangana in his letter No. Assn (1)/BBB2/537/2007, dated 9-5-2015 has submitted a detailed report requesting the Government stating that the land is given to the Padmalaya studios on certain conditions which were violated. CCLA requested the Government take suitable action against M/s Padmalaya studios as per law as they have utilized the land for the purpose other than the one for which it was allotted, again no action was taken on CCLA report also.

Forum for Good Governance has a reason to believe that some officials sitting in Revenue department have soft corner to M/s Padmalaya studios. Not taking action on Collector and CCLA reports is the proof of it. M/s Phoenix residencies have constructed multi storied buildings worth hundreds of crores on alienated land is a sad reflection of administration.

The following points need examination

1. Officials responsible for not taking action on the reports of Collector and CCLA
2. When the 5.53 Ac. land is a disputed land (alienated land) how it was registered in the name of the builder.
3. How GHMC gave permission to construct multistoried flats on alienated land.

We request the Chief Secretary to kindly order GHMC to take steps to stop further construction till the issue is sorted out by Government. Further the case may be entrusted to D.G. (V&E) for detailed inquiry and fixing responsibility on the officials involved in this case. It is also requested to take action on the report of Collector R.R. and CCLA.

Yours Sincerely



M. Padmanabha Reddy

Secretary

Forum for Good Governance

Encl : Photos of multistoried buildings on the alienated land