

**GOVERNMENT OF TELANGANA  
YOUTH ADVANCEMENT TOURISM & CULTURE DEPARTMENT  
TELANGANA STATE TOURISM DEVELOPMENT CORPORATION  
(TSTDTC)**

APPENDIX  
(See Rule 6)

**FORM-'A'**

**Form for seeking prior approval under section 2 of the proposals  
by the state Government and other authorities.**

**PART-1**

**(TO BE FILLED BY USER AGENCY)**

**A. GENERAL DETAILS**

<b>A.1</b>	<b>Project Details</b>	<b>:</b>	<b>Integrated Eco-Tourism Project at Ranga Reddy District.</b>
i)	Short Narrative of the Proposal for Project	:	<b>Diversion of 1859.77 HA of Forest Land for "Integrated Eco- Tourism Project at Ranga Reddy District"</b>
ii)	Map showing the required forest land and Boundary of adjoining forest on a 1 in 50,000 scale topo map	:	Enclosed
iii)	Cost of the Project	:	Rs. 1,010.00 Crores Period of development: 5 years
iv)	Justification for locating the project in forest area	:	Alternative sites have been considered in government owned non-forest lands in Rangareddy district in Yelimitedu and Kongara Kalan villages of Ibrahimpatnam Mandal, Kappapahad village of Kandukur Mandal, Lemuru

and Kongara Kurdu villages of Maheswaram Mandal, and Anajpur village of Hayatnagar mandal. (Survey numbers of the available government owned non-forest lands are provided in detail in the enclosed note on Alternative Sites.) However, these are non-contiguous, small land parcels distributed across various villages. As the Integrated Eco-Tourism project is conceptualized as spread over a contiguous area of over 1800 hectares, the available government owned non-forest lands are not suitable for development of the project.

Privately owned lands in Rangareddy district have also been considered as alternative sites. (Survey numbers of the privately owned lands are provided in detail in the enclosed note on Alternative Sites.) However, most of the land parcels are small in size and not suitable for development of the project. In addition, due to the existing and upcoming industrial development in Rangareddy district, the private land owners are not inclined to sell their lands currently. Market value of land is also very high for this reason. Therefore, acquiring privately owned land would not be suited for development of the proposed Integrated Eco-Tourism project.

The proposed area of 1859.77 hectares in Reserve Forest lands in Kongarakalan, Kongarakhurd, Guttalankancha, Eliminedu and Salonidubba, is suitable for the Integrated Eco-Tourism project as the forest growth in the identified project site is of the Scrub Jungle variety with very minimal plantation areas. This can be replaced through compensatory afforestation as required in other substitute lands. The area is also well-suited for the project concept which



requires large contiguous areas showcasing natural features, while being easily accessible to tourists from across the entire Hyderabad region as well as well connected with the airport.

While there are some other forest lands available around the city of Hyderabad, contiguous area of such large size is not available for development of an EcoTourism project.

It may also be noted that the GO Ms. No 111, MA&UD (II) Dept. (dated 08.03.1996), restricts development in the catchment of lakes of Himayathsagar and Osmansagar upto 10 km radius from their full-tank level. Most other available sites fall in this catchment area. These alternate sites include Domnair RF, Majidgadda RF, Gurramguda RF.

Therefore, the proposed area of 1859.77 hectares in Reserve Forest lands in Kongarakalan, Kongarakhurd, Guttalankancha, Eliminedu and Salonidubba is very appropriate to the objective of Eco Tourism projects and is the barest minimum required.

v) Cost benefit analysis (to be enclosed)

Cost-benefit ratio is as presented below:

During development period of first 5 years	<b>6.3 : 1</b>
After 5 <sup>th</sup> Year	<b>0.57:1</b>

After 5<sup>th</sup> year, the Cost-benefit ratio reduces progressively at 15% p.a. due to annual growth in revenues.

Detailed analysis is presented in DPR.

vi) Employment : Total of 12.6 lacs persons will get likely to be employed from the estimated generated investment of Rs 1,010 crores on the project.

- 7.9 lacs will be direct jobs and
- 4.7 lacs indirect jobs.

## 2. Purpose wise breakup of the total Land required Extent:

### 2.1. Block-wise total forest land area required in Hyderabad Division

Sl.No.	Block / Village	Forest Land (ha.)
1	Salonidubba	462.60
2	Kongara Kalan	310.41
3	Guttalakancha	105.11
4	Kongara Khurd	223.55
5	Eliminedu	758.10
	<b>Total</b>	<b>1859.77 ha</b>

### 2.2 Component wise and block wise breakup (refer map attached for locations)

Sl.No	Block	Component	Description	Land area (Ha)
1	Kongarakhurdh	Entry Zone	Built Up area	0.13
			Paved area	0.81
2	Kongarakhurdh	Education Zone	Built up area	2.23
			Paved plaza	0.07
3	Kongarakhurdh & Eliminedu. Saloni dubba	Lake Zone	Built up area	0.07
			Site development area	41.12
4	Saloni dubba	Cottages zone	Built up area	0.18
			Site development area	20.86
5	Kongarakalan	Adventure Zone	Built up area	0.05
			Paved plaza	6.47
6	Kongarakhurdh	Arts and Crafts Zone	Built up area	0.43
			Site development	1.23
7	Saloni dubba	Luxury tents zone	Built up area	0.17



8	Salinidubba, Kongarakalan, Elimanedu	Nature trail	Spread across entire area, 10 km long	2.40
9	Kongarakhurdh, Salanidubba, Kongarakalan, Elimanedu, Guttalakancha	Pathways for battery operated vehicles	Only till activities zone, for 5.5 km long	3.85
10	..do..	Cycling Track / pedestrian path	Spread across entire area, 20 km long	5.00
11	..do..	Toy train track	Spread across entire area, 20 km long	7.00
12	..do..	Development of Conservation Zone	Spread across entire area	1761.70
13	Elimanedu	Landscaping	Around lake in Elimanedu zone	6.00
			<b>Total</b>	<b>1859.77</b>

### 2.3 Major civil works to be taken up on the project site:

S.No.	Component	Description	Land area (Ha)
1	Flower dome	Site development area	2
2	Pathways along lake	Site development area	1.2
3	Cottages and tents	Built up area	0.3
4	Administrative office space, cafeterias, etc.	Built up area	0.2
5	Lake development	Site development area	41.12

### 3. Details of displacement of people due to the project if any:

i) Number of families

ii) Number of Schedule Caste / Schedule Tribal families.

:

iii) Rehabilitation Plan

:

Nil

4. Whether Clearance under  
:  
Environment (Protection) Act,  
1986 Required? (Yes/No)

Yes.

5. Undertaking to bear the cost  
of raising and maintenance of  
compensatory Afforestation and  
/or penal compensatory  
Afforestation as well as cost for  
protection and regeneration of  
Safety zone, etc., as per the  
Scheme prepared by the state  
Government (under taking to be  
enclosed).

: Enclosed. The Details of non-Forest  
CA Lands shall be furnished.

6. Details of Certificates /  
Documents Enclosed as required :  
under the instructions.

Enclosed

  
Superintending Engineer  
TSTDC, Hyderabad

Counter Signed  
  
Managing Director  
TSTDC  
Hyderabad