

Dt.13.09.2013.

From:
Modi & Modi Constructions &
Nilgiri Estates,
5-4-187/3 &4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad – 500 003.

To,
The Metropolitan Commissioner,
Planning Department (Dev.Control)
Hyderabad Metropolitan Development Authority,
Tarnaka,
Secunderabad.



Dear Sir,

Sub: Request for re-open of our lay-out cum gated community group housing in Sy. Nos. 75, 77, 78, 79, 96 & 100/2 situated at Rampally Village, Keesara Mandal, R. R. Dist.

Ref: Your letter No. 71/MP2/Plg/HMDA/2011 dated 26.08.2013

In response to your above referred we were surprised that you have rejected our lay-out cum gated community group housing proposals. In the above said letter you have not specified the grounds for rejecting our file. You simply mentioned that the applicant has failed to submit the necessary information with in the stipulated time.

Please note our point wise reply as mentioned below:

1. We have submitted the lay-out cum gated community group housing proposals at HMDA Zonal Office, Ghatkesar vide file No. 71/BP/ZOI/GTKE/HMDA/2011 dated 15.11.2011 (Copy enclosed -I).
2. HMDA/GTKR has requested vide their letter No.71/BP/ZOI/GTKE/HMDA/2011 dated 04.02.2012 (Copy enclosed- II) to submit revised plans by earmarking 20% of the developed land for EWS/LIG as per G.O.Ms. No. 45 M.A dated 28.01.2011 to take further necessary action.
3. Meanwhile we have requested you vide our letter dated 13.02.2012 for clarification in respect of EWS/LIG (Copy enclosed -III) but we have not received any clarification from you.
4. After that the G.O.Ms.No.45 was amended by new G.O.Ms. No. 245 dated 30.06.2012 and as per the new G.O we have submitted our revised proposals on 16.10.2012 (Copy enclosed-IV).
5. On 07.01.2013 we have received a letter from you stating that you have examined our proposals and directed us to submit revised group housing scheme proposals with scale and also fulfill conditions as per G.O.Ms. No. 245 dated 30.06.2012 (Copy enclosed -V)
6. We have modified our gated community group housing proposals as per G.O.Ms. No. 245 dated 30.06.2012.and submitted to you on 21.01.2013 (Copy enclosed- VI).

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7. HMDA has requested vide their letter dated 27.05.2013 to demarcate the site with stones and fencing on the ground for clear visible and excluding owners future expansion area to the site under reference lay-out and requested to submit photographs of the same (Copy enclosed-VII).
8. We have cleared the site under reference and demarcated with stones and submitted photographs of the same to you on 19.06.2013 and the concerned JPO has inspected the site (Copy enclosed - VIII).
9. After that there is no communication from you.
10. Now we have received the above referred letter dated 26.08.2013 (Copy enclosed- IX) from you stating that you have rejected and closed our file and said that the proposals are not conformity to the lay-out rules & regulations vide G.O.Ms. No. 33 M.A &UD dated 24.01.2013 and G. O. Ms. No. 168 MA &UD dated 07.04.2012 and requested to submit as a fresh case complying the lay-out rules.

Please note that we have submitted our proposals for Ac. 5.22 gts only but you have mentioned in your above referred letter dated 26.08.2013 that we have submitted proposals for Ac.10.05 acres. We have complied all conditions and modified the plans as per the rules. We have responded to each and every letter send by you as mentioned above. In fact you have not communicated to us before rejecting and closing the file, the short falls/ modifications required in the plans, but merely mentioned that the proposals are not conformity to the lay-out rules & regulations vide G.O.Ms. No. 33 M.A &UD dated 24.01.2013 and G. O. Ms. No. 168 MA &UD dated 07.04.2012. Without any intimation/reason you have simply rejected and closed our file.

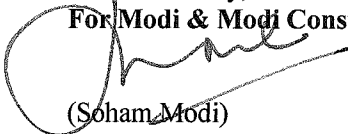
We request you to re-open our file and communicate to us what are the short falls and modifications required in the plans.

Please consider our request and re-open our lay-out cum gated community group housing file immediately.

Thank you,

Yours sincerely,

For Modi & Modi Constructions & Nilgiri Homes,



(Soham Modi)

Encl: As above