

Dt. 08. 08.2013

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

To  
The Commissioner,  
Town Planning Section, H.O,  
GHMC, Tank Bund Road,  
Hyderabad.

Dear Sir,

**Sub: Submission of corrected building proposals as per multi-storied building rules for construction of group housing residential flats in Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur Village, GHMC Kapra Circle, Hyderabad.**

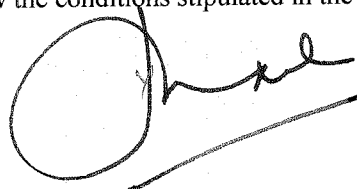
**Ref: Your letter No. 3915/18/01/2013/HO dated 03.08.2013**

We have submitted building proposals for construction of residential apartments in the land bearing Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur, GHMC Kapra Circle, Uppal Mandal, Hyderabad, R. R. Dist.

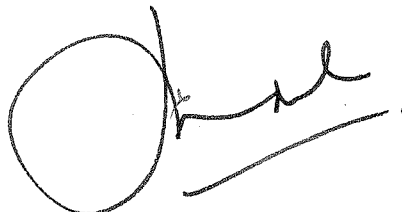
The above proposals have been placed before the multi-storied building committee on 22.06.2013 and the committee has examined those proposals and recommended and approved our proposals subject to some changes in the plans and requested us to submit additional documents.

In response to the above referred letter our point wise reply is as follows.

1. Structural drawings and analysis (STAAD FILE) of the proposed plans is under process. We submit the same shortly.
2. We have already submitted to you the following undertakings on 30.05.2013 as per the provisions of 15 (a) of G.O.Ms. No. 168 M.A dated 07.40.2012.
  - i. Road Widening Undertaking
  - ii. Declaration – cum – undertaking by the Owner
  - iii. Declaration – cum – Undertaking by the Owner and Builder.
  - iv. Undertaking by Owner and Builder.
  - v. Undertaking to be Given by Owners and Licenced Technical Personnel.
  - vi. General Undertaking.
  - vii. Undertaking with reference to quality of material/workmanship and supervision as per NBC.
  - viii. Form for Supervision of building work.
  - ix. Undertaking as per G. O. Ms. No. 541 M.A Dated 17.11.2000.We will comply National Building Code provisions for amenities and facilities and also comply conditions laid as per provision of 15 (a&b) of G.O.Ms. No. 168 M. A dt. 7.4.2012.
3. Complied with the condition stipulated in G.O.Ms. No. 168 dt. 07.04.2012 as per rule 25 (d) and handed over 10% total built-up area on the first floor to GHMC under notarized affidavit - Annexure-II and the same is enclosed herewith.
4. We will comply the requirements prescribed under 5(f) - (xi), (iii), (iv) and (vii) of G.O.Ms. No. 168 M.A dt. 7.04.2012.
5. We will follow the conditions stipulated in the NOC issued by the Fire Dept and NAAI.



6. We assure that we will pay the necessary charges including City Level Infrastructure Impact Fee, Lay-out proportionate charges etc and adhoc betterment charges.
7. We have maintained 7mtrs open space in front i.e., on the northern side and the same has been shown in the enclosed site plan.
8. We have maintained 7mtrs open space in rear i.e., on the southern side and the same has been shown in the site plan
9. We have maintained 7mtrs open space on the eastern side and the same has been incorporated in the site plan
10. We have maintained 7mtrs open space on the western side and the same has been shown in the site plan
11. Road widening affidavit has been submitted to you on 30.05.2013 handing over the portion of the land admeasuring 1711.98 Sq. mtrs to GHMC at free cost.
12. Enclosed herewith copy of NOC issued by the Airports Authority of India duly attested.
13. Water Feasibility Report issued by HMWS &SB will be submitted shortly.
14. We have complied the following conditions which are insisted in the building committee held on 12.06.2012.
  - a. 10% mortgage affidavit already mentioned in the above point No.3.
  - b. We assure you that we will comply the requirement prescribed under 7.2 (i), (iii), (iv), (v) & (vii) of G. O. Ms. No. 86 dt.3.3.2006.
    - 7.2 (i) We have complied the building requirement and standards other than heights and setbacks specified in the N. B. C of India, 2005.
    - (iii) We shall comply the work of the building services like sanitation, plumbing, fire safety requirements, lifts, electrical installations, and other utility services shall be executed under the planning, design and supervision of qualified and competent technical personnel.
    - (iv) We have complied the parking requirements as per the rules. The parking facilities and vehicles driveways etc., shall be maintained to the satisfaction of the sanctioning authority.
    - (v) We are not familiar with the process of providing bank guarantee for solar water heating system and lighting system. We request you to advise us regarding the quantum and terms and conditions of the bank guarantee and we shall provide the same at the earliest.
    - (vii) The designs of parts of the building like size and area requirements of habitable rooms, kitchen, bathrooms and water closets, other areas, corridor and staircase widths, service ducts etc., are as per N.B.C of India.
  - c. We assure that we will pay the necessary charges including adhoc betterment charges and Lay-out proportionate charges. The same has been mentioned in the above point No.6
  - d. Contractor's All Risk Policy for a period of three years will be submitted shortly.
  - e. Replied in the above mentioned point No.11.
  - f. Provided sprinklers in the basement floors and the same plans have been approved by the Fire Dept.
  - g. Provided 2.5 mtrs setback for the cellar floors after leaving the buffer strip on the eastern side.
  - h. We have already shown a 24' wide slip road in the site plan on the northern side and near burial ground.
  - i. Irrigation Department has already certified the site plan showing the nala widening proposals.
  - j. Please note that 2 mtr wide Nala is passing from northern end to southern end through our proposed site. We assure that we will widen and construct the nala as per the drawings/designs issued by the Irrigation Dept.
  - k. We have already provided toilets and shown in basement floor -I plan.

A handwritten signature in black ink, consisting of a large circular initial followed by a cursive name, with a horizontal line underneath.

- l. Waste disposal points have been shown at the northern side of the proposed site and the same has been incorporated in the site plan.
  - m. Environmental impact study report will be submitted shortly.
  - n. Please note that the proposed Transformer and other structures are shown after nala widening portion only and also out side of the buffer strip area and the same has been shown in the site plan. Hence there is no need to re-locate the transformer and other structures.
  - o. We have already provided and shown 2 sets of in and out ramps.
  - p. Provided steps from ground to plinth level and the same has been indicated in the section.
  - q. We have already indicated doors and windows schedule in the text of each plan.
  - r. Enclosed detailed designs of STP.
  - s. Expansion joints are provided and indicated in Site Plan, Basement and Ground Floor plans.
15. Maintained 7 mts set back from security kiosk to building line and shown in site plan.
  16. We are not familiar with the process of providing bank guarantee for solar water heating system and lighting system. We request you to advise us regarding the quantum and terms and conditions of the bank guarantee and we shall provide the same at the earliest.
  17. We assure you that we will hand over organized open spaces to GHMC through a registered gift deed before applying for Occupancy Certificate.
  18. Ramp near south-east side has been corrected uniformly to 5.4 mtrs.
  19. We have provided 3% of the total built up area for amenities block and indicated first floor for health centre.
  20. Deleted portico and plotter box in inside setback of amenities block which is enclosed hereunder along with other plans.

We have fulfilled all the conditions as per your above referred letter. We have enclosed herewith the following plans duly corrected in accordance as per zoning regulations.

a. Site Plan	- 1 No
b. Basement Floor -I	- 1 No
c. Basement Floor -II	- 1 No
d. Ground floor plan - (in three parts)	- 3 Nos
e. First Floor Plan (Mortgage Plan) – in two parts	- 2 Nos
f. Typical Floor (Second to Ninth Floor) plans (in two parts)	- 2 Nos
g. Terrace Floor Plans – (in two parts)	- 2 Nos
h. Section XX plan	- 1 No
i. Section YY Plan	- 1 No
j. Elevation plan	- 1 No
k. Amenities Block (Club House) plan – (in three parts)	- 3 Nos
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Total	18 Nos
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(Also enclosed a soft copy of above said plans of 18 nos)

We request you to process our file to issue fee letter at the earliest.

Thanking you,

For B & C Estates,

(Soham Modi)

Encl: As above