

O/C

KADAKIA AND MODI HOUSING



5-4-187/3 &4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad – 500 003.
Ph. Nos. 040- 66 33 5551/2/3

Dt. 13.10.2014

To,
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority,
Tarnaka,
Secunderabad.

Dear Sir,

Sub.: Request for release of final layout.

Ref.: 1. HUDA Proceedings No. 660/MP2/Plg/HUDA/2007 dated 12.05.2008.
2. HMDA letter No. 660/MP2/Plg/HUDA/2007 dated 12.09.2011 for extension of period for 3 more years.

We have obtained permit for development of layout and construction of 72 independent houses on the layout along with a commercial building and amenities block in the land admeasuring Ac. 5-8.6 gts (21,112 Sq. mtrs) in Sy. No. 1139 situated at Shamirpet Village and Mandal, Ranga Reddy District as per reference 1 cited above. The permit for layout and construction was revalidated for three more years by payment of appropriate fees as per reference 2 cited above.

As per the terms of permit for construction and development of layout 5% of plots i.e., plot nos. 22 to 25 were mortgaged to HUDA to ensure that the layout is developed as per rules given in bye-laws. Accordingly, we have completed the development work of the layout by formation of roads, drainage lines, septic tank, water tank, sumps, water supply lines, electric power supply, street lights, avenue plantation, rain water harvesting pits, etc.

Out of the 72 houses, we have been sold 30 houses to intending purchasers since 2008 and the construction of the same is also completed. The details of which are attached herein as Annexure -A. As a result of bifurcation of the state there is a very poor demand of plots/constructed houses in that area. We are unable to sell any further plots/independent houses.

In light of the above we request you to release the final layout for the said project as all layout development works have been completed. We further request you to release the mortgage of the 4 plots.

We undertake to obtain approval for construction on the 42 vacant plots from the appropriate statutory authorities by payment of appropriate fees and further undertake to not start construction on the said plots without such permit for construction.

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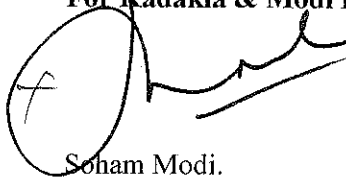
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The detailed final lay-out site plan with actual measurements along with type design plans, Amenities block plan and Shops plan are enclosed herewith.

Also enclosed herewith other relevant documents (i.e., HUDA proceedings) for release of final layout.

Thank You.

Yours sincerely,
For Kadakia & Modi Housing.



Soham Modi.
Partner.

- Encl: 1. Detailed statement of finished/semi-finished bungalows and open plots.
2. Final lay-out site plan 1cloth print + 5 ammonia prints.
3. Type A Plan - 1cloth print + 5 ammonia prints.
4. Type B Plan - 1cloth print + 5 ammonia prints.
5. Type C Plan - 1cloth print + 5 ammonia prints.
6. Type D Plan - 1cloth print + 5 ammonia prints.
7. Type E Plan - 1cloth prints + 5 ammonia prints.
8. Amemnities Block Plan - 1cloth print + 5 ammonia prints.
9. Shops Plan - 1cloth print + 5 ammonia prints.
10. Xerox copy of HUDA proceedings.
11. Xerox copy of letter of re-validation.

KADAKIA & MODI HOUSING, Sy. No. 1139, Shamirpet Village & Mandal, R.R.Dist

ANNEXURE -A

Statement showing the details of bungalows which are completed

S.No	Bungalow No	Type	Description
1	1	A	Completed
2	9	A	Completed
3	10	A	Completed
4	11	A	Completed
5	12	B	Completed
6	16	B	Completed
7	19	B	Completed
8	20	B	Completed
9	21	B	Completed
10	26	C	Completed
11	27	C	Completed
12	33	C	Completed
13	35	C	Completed
14	36	C	Completed
15	38	A	Completed
16	39	A	Completed
17	40	A	Completed
18	47	A	Completed
19	48	A	Completed
20	54	D	Completed
21	56	D	Completed
22	57	D	Completed
23	58	D	Completed
24	59	D	Completed
25	60	D	Completed
26	63	D	Completed
27	64	D	Completed
28	66	D	Completed
29	67	D	Completed
30	68	D	Completed

Total 30 Completed Bungalows

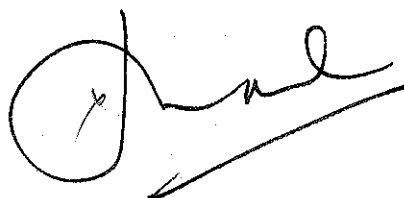
Statement showing the details of semi-finished bungalows.

S.No	Bungalow No	Type	Description	Remarks
1	2	A	Semi-finished	RCC Columns raised
2	61	D	Semi-finished	Civil Work Completed

Total 2 Nos Semi-finished Bungalows

KADAKIA & MODI HOUSING, Sy. No. 1139, Shamirpet Village & Mandal, R.R.Dist**ANNEXURE -A****Statement showing the details of Open plots**

S.No	Plot No	Type	Remarks
1	3	A	Open Plot
2	4	A	Open Plot
3	5	A	Open Plot
4	6	A	Open Plot
5	7	A	Open Plot
6	8	A	Open Plot
7	13	B	Open Plot
8	14	B	Open Plot
9	15	B	Open Plot
10	17	B	Open Plot
11	18	B	Open Plot
12	22	C	Open Plot
13	23	C	Open Plot
14	24	C	Open Plot
15	25	C	Open Plot
16	28	C	Open Plot
17	29	C	Open Plot
18	30	C	Open Plot
19	31	C	Open Plot
20	32	C	Open Plot
21	34	C	Open Plot
22	37	A	Open Plot
23	41	A	Open Plot
24	42	A	Open Plot
25	43	A	Open Plot
26	44	A	Open Plot
27	45	A	Open Plot
28	46	A	Open Plot
29	49	A	Open Plot
30	50	A	Open Plot
31	51	A	Open Plot
32	52	A	Open Plot
33	53	D	Open Plot
34	55	D	Open Plot
35	62	D	Open Plot
36	65	D	Open Plot
37	69	D	Open Plot
38	70	D	Open Plot
39	71	C	Open Plot
40	72	E	Open Plot
	Total		40 Nos Open Plots





HYDERABAD URBAN DEVELOPMENT AUTHORITY
(G.H.M.C. Building) 3rd Floor.
West Marredpally, Secunderabad.

PLANNING DEPARTMENT [Dev.Control]

Letter.No.660/MP2/Plg/H/2007

Dated: 12-05-2008.

To
The Executive Authority,
Shameerpet Gram Panchayat,
Shameerpet Mandal,
RANGA REDDY DISTRICT.

Sir,

Sub:- HUDA - Plg. Application for development of land in Gated Community (Group Housing Scheme) in Sy.No.1139 of Shameerpet (V), Shameerpet (M), Ranga Reddy District - Approval - Accorded - Reg.

Ref:-1. This office Lr.No.7576/MP2/HUDA/99, dated.1-5-2001.
2. Application of M/s.Kadokia & Modi Housing, dated. 10-01-2008.
3. This office Letter of even No. dt. 27-3-2008.
4. Letter dated. 26-4-2008 received from the applicant.

It is to inform that, in the reference 2nd cited, M/s.Kadokia & Modi Housing have applied to HUDA for development of residential / commercial / Industrial Layout in the land in Sy.No.1139 of Shameerpet (V), Shameerpet (M), Ranga Reddy District to an extent of extent 21112.00 Sq.Mtrs. (or) 5 Ac. 8.6 gts.

The above proposals submitted by the applicant(s) has been examined with the provisions of A.P.Urban Area (Dev) Act, 1975 and also in accordance with the Statutory Master Plan / Zonal Development Plans along with existing G.Os and rules and Regulations, which are inforce.

The said applicant has submitted the layout plan vide letter 4th cited duly demarcating on ground and showing the proposed road net work, plotted area and open spaces in the said land to an extent of 21112.00 Sq.Mtrs. (or) 5 Ac. 8.6 gts. along with existing measurements of the plotted area on ground. The same is hereby approved in L.P.No.09/MP2/Plg/H/2008, Dated: 12-05-2008 and hereby communicated subject to the following conditions:

1. The applicant / layout owner / developer is hereby permitted to sale the Plot.Nos.1 to 21 and 26 to 72 from area mortgaged 5% Type C Plot.Nos.22 23, 24, 25 Units to an extent of 635.97 Sq.Mtrs. in favour of Vice-Chairman, HUDA.
2. That the layout now issue does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976.
3. This permission of developing the land shall not be used as proof of the title of the land.
4. The applicant shall solely be responsible for the development of layout and in no way HUDA will take up development works.

5. The Deed of mortgage by conditions sale executed by the applicant in favour of HUDA is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant / developer and HUDA is no way accountable to the plot purchaser in the event of default by the applicant / developer.
6. In case the applicant / developer fails to develop the layout area with the infrastructure facilities as specified by HUDA the area so mortgaged in favour of HUDA shall be forfeited and also HUDA to liable to take criminal action against such applicant / developers as per provisions of A.P.U.A (D) Act, 1975.
7. The layout development work consist of road formation with Black top, providing of common septic tank drainage lines, internal water supply pipe lines, assured water supply source, providing electrical supply, lines along with street lights and avenue plantation and Water Harvesting Pits.
8. The applicant shall provide space for garbage hut, bus shelter space for electric transformer and milk booth as earmarked in the layout plan.
9. The layout applicant is directed to complete the above developmental works within a period of **3 YEARS** and submit a requisition letter for releasing of mortgage plots / area which is in favour of Vice-Chairman, HUDA duly enclosing letter of Executive Authority in regard to roads, open spaces taken over by the Municipality.
10. The applicant shall not be permitted to sale the plots / area which is mortgaged in favour of HUDA 5% i.e., from Plot.Nos.Type C Plot.Nos.22 23, 24, 25 Units to an extent of 635.97 Sq.Mtrs and the Executive Authority shall ensure that, no development like buildings authorisedly or unauthorisedly should come up in the site.
11. The applicant is permitted to sale the plots, other than mortgaged plots as mentioned in item No.10 above.
12. The Executive Authority shall not approved and release any building permission or allow any unauthorized developments in the area under mortgaged to HUDA in particular, and in other plots of the layout in general until and unless the applicant has completed the developmental works and then got released the mortgaged land from HUDA.
13. The layout applicant shall display a board at a prominent place in the above site showing the layout pattern with permit L.P.No., and with full details of the layout specifications and conditions to facilitate the public in the matter.
14. The Executive Authority should ensure that the open space shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned layout plan.
15. The Executive Authority shall ensure that area covered by roads and open spaced of the layout shall take over from the applicant, by way of notarized affidavit, before release of layout to the applicant, after collecting the necessary charges and fees as per their rules in force.

Contd.....3/-

16. The Executive Authority shall also ensure that all the open spaced shown in the layout must be developed with greenery by the applicant before it is taken over by the Municipality
17. The permission does not bar any public agency including HUDA / HADA / CDA to acquire the lands for any public purpose as per law.
18. The applicant has submitted NOC from the Special Grate Deputy Collector and Revenue Division Officer, Ranga Reddy East Division vide Proc.No.L/1568/08, dt.16-04-2008 conversion purpose from Agriculture to Non-Agriculture as per A.P.A.L Act Rules 2006 notified vide G.O.Ms.No.1537 MA dt.19-10-2006.

**Yours faithfully,
Sd/-
Vice-Chairman.**

Copy to :

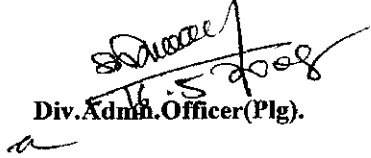
M/s.Kadokia & Modi Housing,
5-4-187/3 & 4,
IInd Floor, Soham Mansion,
M.G.Road, Secunderabad.

The Dist. Registrar, R.R.District, Moosapet, Hyderabad....
for information and necessary action.

The Spl.Officer & Comp. Authority, Urban Land Ceilings,
3rd floor, Chandra Vihar Complex, M.J.Road, Hyderabad.

The Collector, R.R.District, 177-Khairtabad, Lakdikapool, Hyderabad.

//t.c.f.b.o//


Div. Adm. Officer (Plg.)



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

(Medchal Zonal Office)

Opp: Mukund Theatre N.H. 7 Road, Medchal, R.R. Dist – 501 401

Ph. 08418 220169

Lr.No. 660/MP2/Plg/H/2007

Dated. 12-09-2011

To,

M/s. Kadakia & Modi Housing
H.No. 5-4-187/3 & 4
2nd floor, Sohan Mansion,
MG Road, Secunderabad – 500 003

Sir,

Sub: HMDA – ZOM – Layout (GHS –Gated Community) in Sy. No. 1139 of Shamirpet (V) & (M), R R Dist. – Approval Accorded - Development of works - Extension of time – Granted - Reg.

- Ref: 1) Draft Layout approved in Lr. No. 660/MP2/Plg/H/2007 Dt. 12-05-2008
2) Your application for extension of time Dt. 11-07-2011
3) This office letter of even no dt. 01-08-2011
4) Your letter dt. 19-08-2011.

With reference to your letter 2nd cited, your request for extension of time for completing the Housing project along with Layout Developmental Works is considered as per the provision under Section 21 of HMDA Act, 2008 and the draft GHS permission is revalidated for a further period of 3 years i.e., from 12-05-2011 to 11-05-2014. Further you are informed that the Housing project along with layout developmental works should be completed before **11-05-2014** and submit Final GHS proposals for approval.

Your's faithfully,


for Metropolitan Commissioner
HMDA.