

OK

KADAKIA & MODI HOUSING

Office: 5-4-187/3 & 4, II floor,
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Ph: +91 40 66335551

Dt. 28th July 2016.

To
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority,
Tarnaka,
Secunderabad - 500 003.

Dear Sir,

Sub: Request for renewal of building permission and submission of revised plans in Sy. No. 1139 (P) of Shamirpet Village & Mandal, R. R. Dist.

**Ref: 1. File No. 660 /MP2/Plg/ H/2007 dated 12.05.2008.
2. Extension letter No. 660 /MP2/Plg/ H/2007 dated 12.09.2011.**

We have obtained lay-out cum gated community group housing permission in Sy. No. 1139, Shamirpet Village and Mandal, Ranga Reddy District from HMDA vide file No. 660 /MP2/ Plg/ HMDA/2007 dated 12.05.2008 to construct 72 nos duplex houses with a Commercial complex and one Club House.

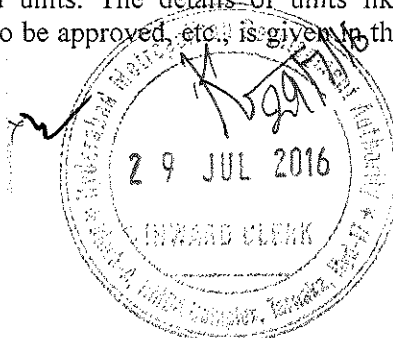
The validity of the construction permit is for a period of 3 (three) years. Due to the down turn in the real estate market we could not complete the lay-out developmental works within three (3) years time and had applied to HMDA for extension of time and at our request HMDA had extended the group housing permission and was re-validated for a further period of three (3) years i.e., up to 11.05.2014.

The market condition continues to be very poor and we have not yet been able to sell a majority of the houses.

However, we have completed all the developmental works as mentioned below:

- a. Formation of internal roads with black top/CC.
- b. Drainage lines,
- c. Internal water supply pipe lines,
- d. Assured water supply source
- e. Providing electrical supply lines along with street lights
- f. Avenue plantation
- g. Rain water harvesting pits.
- h. Compound wall and gates.
- i. Development of tot lots and open spaces.
- j. Tree plantation.

We have received several enquiries for smaller size houses and therefore we wish to revise the type design of some of the unsold units. The details of units like construction completed, extension of sanction, revised plans to be approved, etc. is given in the table which is mentioned below.



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-2-

Sl. No	Plot no	House Type as per approved plan	Status of Construction	Remarks- no change in villa type/ extend permit revise villa type to X/ construction completed & permit not required
1.	1.	A	Completed	Construction completed & permit not required
2	2.	A	Completed	Construction completed & permit not required
3	3.	A	Not completed	Extend permit period & revise villa type to F
4	4.	A	Not completed	Extend permit period & revise villa type to F
5	5.	A	Not completed	Extend permit period & revise villa type to F
6	6.	A	Not completed	Extend permit period & revise villa type to F
7	7.	A	Not completed	Extend permit period & revise villa type to F
8	8.	A	Completed	Construction completed & permit not required
9	9.	A	Completed	Construction completed & permit not required
10	10.	A	Completed	Construction completed & permit not required
11	11.	A	Completed	Construction completed & permit not required
12	12.	B	Completed	Construction completed & permit not required
13	13.	B	Not completed	No change in Villa type & extend permit period
14	14.	B	Not completed	No change in Villa type & extend permit period
15	15.	B	Not completed	No change in Villa type & extend permit period
16	16.	B	Completed	Construction completed & permit not required
17	17.	B	Not completed	No change in Villa type & extend permit period
18	18.	B	Not completed	No change in Villa type & extend permit period
19	19.	B	Completed	Construction completed & permit not required
20	20.	B	Completed	Construction completed & permit not required
21	21.	B	Completed	Construction completed & permit not required
22	22.	C	Not completed	Mortgaged to HMDA. No change in Villa type & extend permit period
23	23.	C	Not completed	Mortgaged to HMDA. No change in Villa type & extend permit period
24	24.	C	Not completed	Mortgaged to HMDA. No change in Villa type & extend permit period
25	25.	C	Not completed	Mortgaged to HMDA. No change in Villa type & extend permit period
26	26.	C	Completed	Construction completed & permit not required
27	27.	C	Completed	Construction completed & permit not required
28	28.	C	Not completed	Extend permit period & revised villa type to G
29	29.	C	Not completed	Extend permit period & revised villa type to G
30	30.	C	Not completed	Extend permit period & revised villa type to G
31	31.	C	Not completed	Extend permit period & revised villa type to G
32	32.	C	Not completed	Extend permit period & revised villa type to G
33	33.	C	Completed	Construction completed & permit not required
34	34.	C	Not completed	Extend permit period & revised villa type to G
35	35.	C	Completed	Construction completed & permit not required
36	36.	C	Completed	Construction completed & permit not required

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-3-

37	37.	A	Not completed	Extend permit period & revised villa type to F
38	38.	A	Completed	Construction completed & permit not required
39	39.	A	Completed	Construction completed & permit not required
40	40.	A	Completed	Construction completed & permit not required
41	41.	A	Not completed	Extend permit period & revised villa type to F
42	42.	A	Not completed	Extend permit period & revised villa type to F
43	43.	A	Not completed	Extend permit period & revised villa type to F
44	44.	A	Not completed	Extend permit period & revised villa type to F
45	45.	A	Not completed	Extend permit period & revised villa type to F
46	46.	A	Not completed	Extend permit period & revised villa type to F
47	47.	A	Completed	Construction completed & permit not required
48	48.	A	Completed	Construction completed & permit not required
49	49.	A	Not completed	Extend permit period & revised villa type to F
50	50.	A	Not completed	Extend permit period & revised villa type to F
51	51.	A	Not completed	Extend permit period & revised villa type to F
52	52.	A	Not completed	Extend permit period & revised villa type to F
53	53.	D	Not completed	Extend permit period & revised villa type to G
54	54.	D	Completed	Construction completed & permit not required
55	55.	D	Not completed	No change in Villa type & extend permit period
56	56.	D	Completed	Construction completed & permit not required
57	57.	D	Completed	Construction completed & permit not required
58	58.	D	Completed	Construction completed & permit not required
59	59.	D	Completed	Construction completed & permit not required
60	60.	D	Completed	Construction completed & permit not required
61	61.	D	Completed	Construction completed & permit not required
62	62.	D	Not completed	No change in Villa type & extend permit period
63	63.	D	Completed	Construction completed & permit not required
64	64.	D	Completed	Construction completed & permit not required
65	65.	D	Completed	Construction completed & permit not required
66	66.	D	Completed	Construction completed & permit not required
67	67.	D	Completed	Construction completed & permit not required
68	68.	D	Completed	Construction completed & permit not required
69	69.	D	Not completed	No change in Villa type & extend permit period
70	70.	D	Not completed	Extend permit period & revised villa type to G
71	71.	C	Not completed	Extend permit period & revised villa type to G
72	72.	E	Not Completed	No change in Villa type & extend permit period

We have completed construction of 34 no. of houses, one Club House and a Commercial Complex as per the sanction plan approved by HMDA.

Please note that we require extension of building permit for 13 no. of houses without any change of type design and for 25 no. of houses with change in type design. Also note that there is no change in plot areas. We have mortgaged 4 (four) plots (i.e., Plot Nos. 22, 23 24 & 25) to HMDA at the time of release of draft lay-out.

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-4-

We have not provided EWS/LIG units in this project. We undertake that we will pay shelter fee in lieu provision of EWS/LIG units.

Under the market scenario we request you to consider waiver of permit fees, development charges, processing charges pertaining to the layout as all development works of the layout are completed. We further request you to not charge any permit fees, development charges, processing charges pertaining to the houses for which construction has been already completed. We are willing to pay building permit fees and other charges pertaining to change in type design houses where construction work has not started.

Please find enclosed herewith the below mentioned revised plans for approval.

1. Site Plan - 1 No Cloth print + 1 ammonia print
2. Type B - 1 No Cloth print + 1 ammonia print
3. Type C - 1 No Cloth print + 1 ammonia print
4. Type D - 1 No Cloth print + 1 ammonia print
5. Type E - 1 No Cloth print + 1 ammonia print
6. Type F - 1 No Cloth print + 1 ammonia print
7. Type G - 1 No Cloth print + 1 ammonia print

Also enclosed herewith xerox copies of approved plans of Type – A, Club House and Commercial Complex which are completed.

Land use analysis of approved plan and revised plan are as under for your reference:

Particulars	As per Sanction Plan		As per revised Plan	
	Sq. mtrs	%	Sq. mtrs	%
Plotted Area	12,652.07	61.65	12,703.33	61.91
Road Area	5,020.79	24.47	4,956.11	24.15
Tot-Lot Area	2,184.90	10.65	2,197.82	10.71
Amenities Area	606.20	2.95	606.20	2.95
Parking & Shops Area	57.54	0.28	57.54	0.28
Total Area	20,521.50	100.00	20,521.00	100.00

We request you to process our revised group housing building proposals for approval at the earliest.

Thank you,

Yours faithfully,
For Kadakia & Modi Housing,

(Soham Modi)
Encl: As above