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## KADAKIA & MODI HOUSING

Office: 5-4-187/3 & 4, II floor, Soham Mansion, M G Road, Secunderabad – 500 003. Ph: +91 40 66335551

Dt. 17<sup>th</sup> January 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.
- 3. Our letter dated 29.10.2015.

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.



Office: 5-4-187/3 & 4, II Floor, Soham Mansion, M G Road, Secunderabad – 500 003. Ph: +91 40 66335551

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Sl. No	Plot no	Approved House	Status of Construction	Remarks- no change in villa type/ extend permit revise villa type to X/ construction
		Туре	0 1 1	completed & permit not required
1	1.	A	Completed	Construction completed & permit not required
2	2.	A	Completed	Construction completed & permit not required
3	3.	<u>A</u>	Not completed	Extend permit & revise villa type to F
4	4.	<u>A</u>	Not completed	Extend permit & revise villa type to F
5	5.	A	Not completed	Extend permit & revise villa type to F
6	6.	A	Not completed	Extend permit & revise villa type to F
7	7.	<u>A</u>	Not completed	Extend permit & revise villa type to F
8	8.	<u>A</u>	Completed	Construction completed & permit not required
9	9.	A	Completed	Construction completed & permit not required
1.0	10.	A	Completed	Construction completed & permit not required
11	11.	A	Completed	Construction completed & permit not required
12	12.	В	Completed	Construction completed & permit not required
13	13.	В	Not completed	No change in Villa type & extend permit
14	14.	В	Not completed	No change in Villa type & extend permit
15	15.	В	Not completed	No change in Villa type & extend permit
16	16.	В	Completed	Construction completed & permit not required
17	17.	В	Not completed	No change in Villa type & extend permit
18	18.	В	Not completed	No change in Villa type & extend permit
19	19.	В	Completed	Construction completed & permit not required
20	20.	В	Completed	Construction completed & permit not required
21	21.	В	Completed	Construction completed & permit not required
22	22.	С	Not completed	Mortgaged to HMDA. No change in Villa
23	23.	С	Not completed	type & extend permit  Mortgaged to HMDA. No change in Villa type & extend permit
24	24.	С	Not completed	Mortgaged to HMDA. No change in Villa type & extend permit
25	25.	С	Not completed	Mortgaged to HMDA. No change in Villa type & extend permit
26	26.	С	Completed	Construction completed & permit not required
27	27.	С	Completed	Construction completed & permit not required
23	28.	С	Not completed	Extend permit & revise villa type to G
29	29.	С	Not completed	Extend permit & revise villa type to G
30	30.	С	Not completed	Extend permit & revise villa type to G
31	31.	C	Not completed	Extend permit & revise villa type to G
32	32.	C	Not completed	Extend permit & revise villa type to G
33	33.	C	Completed	Construction completed & permit not required
34	34.	C	Not completed	Extend permit & revise villa type to G
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We have completed construction of 34 no. of houses. 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.

Please note that we have completed construction of Club House and Commercial Complex as per the sanction plan approved by HMDA.



Office: 5-4-187/3 & 4, II Floor, Soham Mansion, M G Road, Secunderabad – 500 003. Ph: +91 40 66335551

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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 charges 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.

We have filed the below mentioned revised plans on 30.10.2015 but the same bunch was misplaced in HMDA. Once again we are submitting herewith the same revised plans as mentioned below (7 nos original plans + 35 Nos of Ammonia prints of Site Plan, Type- B,C,D,E,F & G) for approval.

- 1. Site Plan 1 No Cloth print + 5 ammonia prints
- 2. Type A Construction completed Xerox copy of HMDA approved plan
- 3. Type B 1 No Cloth print + 5 ammonia prints
- 4. Type C 1 No Cloth print + 5 ammonia prints
- 5. Type D 1 No Cloth print + 5 ammonia prints
- 6. Type E 1 No Cloth print + 5 ammonia prints
- 7. Type F 1 No Cloth print + 5 ammonia prints
- 8. Type G 1 No Cloth print + 5 ammonia prints
- 9. Commercial Complex construction completed Xerox copy of HMDA approved plan
- 10. Club House Construction completed Xerox copy of HMDA approved plan

Please note that there is no change in plot areas. Also note that we have mortgaged Plot Nos. 22, 23 24 & 25 to HMDA at the time of release of draft lay-out.

We request you to process our revised group housing building permission plans in the balance open plots for approval at the earliest.

Thank you,

Yours faithfully,

For Kadakia & Modi Housing,

(<del>S</del>oham Modi)

Encl: As above

Malopolitan Developmen

Complex.

# KADAKIA & MODI HOUSING

Office: 5-4-187/3 & 4, II floor, Soham Mansion, M G Road, Secunderabad - 500 003. Ph: +91 40 66335551

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,
- internal water supply pipe lines,
- d. assured water supply source
- providing electrical supply lines along with street lights
- avenue plantation f.
- rain water harvesting pits.
- Compound wall and gates.
- Development of tot lots and open spaces. i.
- 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.

Dt. 29.10.2015.

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SI. No	Plot no	Approved	Status of	Remarks- no change in villa type/ extend
227110		House	Construction	permit revise villa type to X/ construction
		Туре		completed & permit not required
1	1.	A	Completed	Construction completed & permit not required
2	2.	Α	Completed	Construction completed & permit not required
3	3.	A	Not completed	Extend permit & revise villa type to F
4	4.	A	Not completed	Extend permit & revise villa type to F
5	5.	A	Not completed	Extend permit & revise villa type to F
б	6.	A	Not completed	Extend permit & revise villa type to F
7	7.	A	Not completed	Extend permit & revise villa type to F
8	8.	Α -	Completed	Construction completed & permit not required
9	9.	A	Completed	Construction completed & permit not required
10	10.	Α .	Completed	Construction completed & permit not required
11	11.	A	Completed	Construction completed & permit not required
12	12.	В	Completed	Construction completed & permit not required
13	13.	В	Not completed	No change in Villa type & extend permit
14	14.	В	Not completed	No change in Villa type & extend permit
15	15.	В.	Not completed	No change in Villa type & extend permit
16	16.	В	Completed	Construction completed & permit not required
17	17.	В	Not completed	No change in Villa type & extend permit
18	18.	В	Not completed	No change in Villa type & extend permit
· 19	19.	В	Completed	Construction completed & permit not required
20	20.	В	Completed	Construction completed & permit not required
21	21.	В	Completed	Construction completed & permit not required
22	22.	С	Not completed	Mortgaged to HMDA. No change in Villa
				type & extend permit
23	23.	С	Not completed	Mortgaged to HMDA. No change in Villa
				type & extend permit
24	24.	C	Not completed	Mortgaged to HMDA. No change in Villa
				type & extend permit
25	25.	С	Not completed	Mortgaged to HMDA. No change in Villa
				type & extend permit
26	26.	С	Completed	Construction completed & permit not required
27	27.	C	Completed	Construction completed & permit not required
28	28.	С	Not completed	Extend permit & revise villa type to G
29.	29.	C	Not completed	Extend permit & revise villa type to G
30	30.	С	Not completed	Extend permit & revise villa type to G
31	31.	С	Not completed	Extend permit & revise villa type to G
32	32.	С	Not completed	Extend permit & revise villa type to G
33	33,	C	Completed	Construction completed & permit not required
34	34.	С	Not completed	Extend permit & revise villa type to G
35	35.	C	Completed	Construction completed & permit not required



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36	36.	C	Completed	Construction completed & permit not required
37	37.	A	Not completed	Extend permit & revise 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 & revise villa type to F
42	42.	A	Not completed	Extend permit & revise villa type to F
43	43.	A	Not completed	Extend permit & revise villa type to F
44	44,	A	Not completed	Extend permit & revise villa type to F
45	45.	A	Not completed	Extend permit & revise villa type to F
46	46.	A	Not completed	Extend permit & revise villa type to F
47	47.	A	Completed	Construction completed & permit not required
48	48.	Α	Completed	Construction completed & permit not required
49	49.	A	Not completed	Extend permit & revise villa type to F
50	50.	A	Not completed	Extend permit & revise villa type to F
51	51.	А	Not completed	Area for future development
52	52.	A	Not completed	Area for future development
53	53.	D	Not completed	Extend permit & revise 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
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
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
70	70.	D	Not completed	Extend permit & revise villa type to G
71	71.	С	Not completed	Extend permit & revise villa type to G
72	72.	Ε	Not Completed	No change in Villa type & extend permit

We have completed construction of 34 no. of houses. 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.

Please note that we have completed construction of Club House and Commercial Complex as per the sanction plan approved by HMDA.

Mind

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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 charges 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 (7 nos original plans + 35 Nos of Ammonia prints of Site Plan, Type-B,C,D,E,F & G) for approval.

- 1. Site Plan 1 No Cloth print + \$ ammonia prints
- 2. Type A Xerox copy of HMDA approved plan
- 3. Type B 1 No Cloth print + ≰ ammonia prints
- 4. Type C 1 No Cloth print + \$\frac{4}{3}\$ ammonia prints
- 5. Type D 1 No Cloth print + 1 ammonia prints
- 6. Type E 1 No Cloth print + \$ ammonia prints
- 7. Type F 1 No Cloth print + 5 ammonia prints
- 8. Type G 1 No Cloth print + 3 ammonia prints
- 9. Commercial Complex Xerox copy of HMDA approved plan
- 10. Club House Xerox copy of HMDA approved plan

Please note that there is no change in plot areas. Also note that we have mortgaged Plot Nos. 22, 23 24 & 25 to HMDA at the time of release of draft lay-out.

We request you to process our revised group housing building permission plans in the balance open plots for approval at the earliest.

Thank you,

Yours faithfully,

For Kadakia & Modi Housing,

(Soham/Modi)

Encl: As above



## HYDERABAD URBAN DEVELOPMENT AUTHORITY

(G.H.M.C. Building) 3<sup>rd</sup> 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.Kadakia & 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.

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It is to inform that, in the reference 2<sup>nd</sup> cited, M/s.Kadakia & 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 4<sup>th</sup> 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.
- That the layout now issue does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976.
- 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.

- 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.Kadakia & 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, 3<sup>rd</sup> floor, Chandra Vihar Complex, M.J.Road, Hyderabad.

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

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

Div.Adma.Officer(Plg).



(Medchal Zonal Office) Opp: Mukund Theatre N.H. 7 Road, Medchal, R.R. Dist - 501 401

Ph.08418 220169

## Lr.No. 660/MP2/PIg/H/2007

Dated. 12-09-2011

To,

M/s. Kadakia & Modi Housing H.No. 5-4-187/3 & 4 2<sup>nd</sup> 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 2<sup>nd</sup> 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 submitt Final GHS proposals for approval.

Your's faithfully

for Metropolitan Commissioner

HMDA.