

# KADAKIA AND MODI HOUSING

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

27<sup>th</sup> April 2017.

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

Dear Sir,

**Sub: Request for extension of building permit for 3 (three) more years to complete the construction of all bungalows in Sy. No. 1139, Shamirpet Village & Mandal, Medchal – Malkazgiri Dist.**

**Ref: HMDA File No. 660/MP2/Plg/H/2007 dated 12.05.2008.**

We have obtained group housing building permission from HUDA vide file No. 660/MP2/Plg/H/2007 dated 12.05.2008 (copy enclosed) to construct 72 Nos of residential bungalows and One Amenities Block in Sy. No. 1139 Shamirpet Village, Shamirpet Mandal, Medchal - Malkazgiri Dist. The building construction permit was lapsed on 12.05.2011.

Due to the down turn in the real estate market in Shamirpet area we have not been able to sell all bungalows, which has made it very difficult for us to complete the entire project simultaneously. In this situation we have requested you to grant us extension of building permit for another three years from 12.05.2011 to 11.05.2014 and the same has been granted by you vide your letter No. 660/MP2/Plg/H/2007 dated 12.09.2011 (Copy enclosed).

Recently you have requested us to pay a sum of Rs.3,79,558/- (Rupees Three Lakhs Seventy Nine Thousand Five Hundred and Fifty Eight only) vide your letter No. 660/MP2/Plg/HMDA/2008 dated 09.01.2017 (copy enclosed) towards revalidation charges of building permit fee for a further period of 3 (three) years from 12.05.2014 to 11.05.2017 and the same has been paid on 11.01.2017 (copy enclosed) at IOB Extension Counter, HMDA Premises, Tarnaka, Hyderabad.

Even after obtaining extension of building permit twice, we could not complete the construction of the entire project. We once again requesting you to extend our building permit for another 3 (three) years from 12.05.2017 to 11.05.2020 to complete all bungalows. The necessary fee will be paid.

Please do the needful at the earliest.

Thanking you,

Yours faithfully,  
For Kadakia & Modi Housing

(Soham Modi)  
Partner.





**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.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.

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It is to inform that, in the reference 2<sup>nd</sup> 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 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.
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,  
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. 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

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.

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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 submit Final GHS proposals for approval.

Your's faithfully,

  
for Metropolitan Commissioner

HMDA.



**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**  
District Commercial Complex, Administrative 'L' - Block,  
Tarnaka, Hyderabad -500007.

Letter.No.660/MP2/Plg/HMDA/2008

Date:09-01-2017

To  
M/s Kadakia & Modi Housing,  
# 5-4-187/3 & 4, 2<sup>nd</sup> floor,  
Soham Mansion, M G Road,  
Secunderabad – 500 003.

Sir,

Sub: HMDA – Plg. Dept. – Request for Extension of time for completion of works for the Draft Layout cum Gated Community GHS in Sy.nos. 1139 of Shamirpet Village & Mandal, Medchal District to an extent of Ac. 5-86 Gts. is considered – Payment of Revalidation charges- Required – Reg.

- Ref: 1. Your application Dt. 10-01-2008.  
2. T/o Lr.No. 660/MP2/Plg./HMDA/2008, Dt. 12-05-2008 Draft layout Approval.  
3. Your application Letter, Dt. 19-10-2016 & 01-11-2016

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With reference to your application, in the reference 3<sup>th</sup> cited regarding Revision and Extension of time for completion of developmental works of draft Layout with houses (Group Development) for construction of 72 individual residential duplex(detached) houses, commercial building and proposed Club house in amenities block in Sy.nos. 1139 of Shamirpet Village & Mandal, Medchal District to an extent of Ac. 5-86 Gts, is examined for extension of time under provisions of Section 21 of HMDA Act, 2008 from 12-05-2014 to 11-05-2017, you are required to pay the revalidation charges Rs.3,79,558/- , the revision of draft layout proposal will be examined after revalidation of Draft layout.

Therefore, you are directed to pay the revalidation charges Rs.3,79,558/- within 7days from date of receipt this letter for taking further necessary action.

Yours faithfully,  
Sd/-  
for Metropolitan Commissioner  
Director (Planning)-I

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

*[Signature]*  
Junior Planning Officer

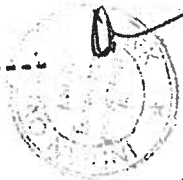
Hyderabad Metropolitan Development Authority  
**CHALLAN FOR PAYMENT OF CASH/CHEQUE** (BANK/PARTY COPY)  
 Indian Overseas Bank(7376) IOB - Himayath Nagar - CD/Development Charges

Challan No .....12930/2016-17 Challan Date 11-JAN-17

Paid Into the Credit of M.C HUDA A/C Rs/- 3,79,558.00.....  
 (In Words) Three Lakh Seventy Nine Thousand Five Hundred Fifty Eight Only...

Party .....  
 Pay mode M/s.Kadakia & Modi Housing. 189254..... DATE 10/01/2017.  
 DEMAND DRAFT.....BC/CHEQ/ DD No  
 Department ..... Bank Name HOFC Secunderabad  
 Reference Li.No.660/MP2/Plg.HMDA/2008 Dt.09-01-2017.....  
 Purpose Towards Payment of Revalidation Charges of Sy.No.1139 of.....  
 Shamirpet(V)&(M)

| Head of A/c.                  | Amount                | Denomination! | Amount Rs |
|-------------------------------|-----------------------|---------------|-----------|
| RR-<br>DEVELOPMENT<br>CHARGES | 3,79,558.00           | 1000 X        | !         |
|                               |                       | 500 X         | !         |
|                               |                       | 100 X         | !         |
|                               |                       | 50 X          | !         |
|                               |                       | 20 X          | !         |
|                               |                       | 10 X          | !         |
| Deposited by                  | M/s.Kadakia & Modi H. | 5 X           | !         |



Total :

Signature  
 Cell No .

PAN NO :

# 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. 11<sup>th</sup> January 2017.

To  
The Director,  
Hyderabad Metropolitan Development Authority,  
Tarnaka,  
Hyderabad.

Dear Sir,

**Sub: Payment of fees for re-validation of development permission in Sy. No.1139,  
situated at Shamirpet Village & Mandal, Medchal Dist.**

**Ref: Your letter No. 660/MP2/Plg/H/2008 dated 09.01.2017.**

We have submitted to HMDA revised type design proposals for 23 plots in our approved lay-out cum group housing bearing Sy. No. 1139, situated at Shamirpet Village, and Mandal, Medchal District vide our letters dated 19.10.2016 & 01.11.2016.

In response to our letters you have requested us to pay a sum of Rs.3,79,558/- vide your letter dated 09.01.2017 towards re-validation charges to process our revised type design proposals in 23 plots for approval.

Please find enclosed herewith original challan for Rs. 3,79,558/- (Rupees Three Lakhs Seventy Nine Thousand Five Hundred and Fifty Eight only) bearing No. ~~12750/16~~ dated 11.01.2017 paid at Indian Overseas Bank, HMDA Extension Counter, Tarnaka, Hyderabad paid through Bank Managers' cheque No. 189254 dated 10.01.2017 drawn on HDFC Bank towards fee for re-validation of development permission up to 11.05.2017 of our lay-out cum group housing permission in Sy. No.1139, situated at Shamirpet Village & Mandal, Medchal Dist.

We request you to revalidate our lay-out cum group housing permission and process our revised type design proposals for approval at the earliest.

Thanking you,

Yours faithfully,  
For Kadakia & Modi Housing,

  
(Soham Modi)  
Managing Partner.

**Encl: Original challan for Rs. 3,79,558/-.**