

MEHTA AND MODI HOMES

o/c

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

Dt. 27.09.2017.

To,
The Commissioner/Chief City Planner,
Town Planning Section (H.O),
Greater Hyderabad Municipal Corporation,
Tankbund Road,
Hyderabad.

Dear Sir,

Subject: Occupancy certificate for our gated community group housing project viz., Silveroak Bungalows bearing Sy. Nos.31, 40, 41, 42, 44, 45 & 55 situated at Cherlapally Village, Kapra Mandal, GHMC Kapra Circle, Medchal Malkazgiri District.

- Reference:**
1. Our application for Occupancy Certificate dated 1st September 2015.
 2. GHMC letter No. 39189/01/09/2015/HO dated 26.10.2015
 3. Our application for Occupancy Certificate dated 1st September 2016.
 4. GHMC Permit No.16/44 in file No. B/303/CCP/TPS/GHMC/2010 dated 28.06.2010
 5. Letter No. 19/TPS/KC-1/EZ/GHMC/2016 dated 01.10.2016 by Dy. Commissioner, GHMC Kapra Circle to Tahsildar, Ghatkesar Mandal.
 6. Reminder No. 19/TPS/KC-1/EZ/GHMC/2016 dated 06.10.2016 by Dy. Commissioner, GHMC Kapra Circle to Tahsildar Ghatkesar Mandal
 7. Reminder No. 19/TPS/HO/GHMC/2016/HO/1562 dt. 07.11.2016. by GHMC, H.O to Tahsildar, Kapra Mandal.
 8. Observation sent to GHMC by Tahsildar, Kapra Mandal Lt. No. B/502/2017 dt. 28.6.2017
 9. RTI application by our legal council to irrigation department dt. 20.7.2017.
 10. Reply to RTI application from irrigation department to our legal council dt. 06.09.2017

We have obtained gated community group housing permission from GHMC vide permit No. 16/44 in file No. B/303/CCP/TPS/GHMC/2010 dated 28.06.2010 (Enclosure - I) to construct 103 Nos residential bungalows in the land admeasuring Ac. 8.37 ½ gts bearing Sy. Nos. 31, 40, 41, 42, 44, 45 & 55 situated at Cherlapally Village, GHMC Kapra Circle, Kapra Mandal, Medchal Malkazgiri District, Telangana.

Out of the total bungalows of 103 Nos we have completed 97 bungalows and balance 6 nos are not completed which are under mortgage to GHMC/HMDA. We have submitted our application to GHMC for issuance of occupancy certificate for the above said project on 1st September 2015 (Enclosure - II). GHMC replied to our application vide its letter No. 39189/01/09/2015/HO dated 26.10.2015 (Enclosure - III) stating that we have not commenced construction of bungalow Nos. 387, 388, 393, 394, 314 & 315 (6 Nos) and the file submitted by you for release of Occupancy Certificate was rejected.

✓

MEHTA AND MODI HOMES

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

-2-

Thereafter, we have completed the balance six (6) villas and have submitted a fresh application on 1st September 2016 (Enclosure - IV) for issue of Occupancy Certificate and requested to release mortgaged bungalows (i.e., 1 year ago). We have not received any communication from GHMC since then.

However, based on the complaints received from the local residents GHMC had sought a report from the Tahsildar, Ghatkesar Mandal vide their letter No. 19/TPS/KC-1/EZ/GHMC/2016 dated 01.10.2016 and a reminder dated 06.10.2016. GHMC addressed another reminder to The Tahsildar, Kapra Mandal vide letter No.19/TPS/HO/GHMC/2016/HO/1562 dated 7.11.2016. (Enclosures – V, VI & VII)

The Tahsildar, Kapra Mandal replied vide his report No. B/502/2017 dated 28.06.2017 9 (Enclosure – VIII) clearly states that there is no encroachment into the nala, but it has been pointed out a small portion of land was effected in the 2 mtrs buffer zone on either side of the nala.

Please note that a buffer zone has been maintained as per sanction plan on either side of the nala, however the buffer zone is maintained within our compound wall. As an accepted practice the greenbelt is maintained within our premises and there has never been a request from any authority to surrender that area. If necessary, we are willing to handover the buffer zone to the relevant authority.

Further there is an error in the report of the Tahsildar, Kapra Mandal. It has stated that the nala is 10 mtrs wide. The nala was always been 9 mtrs wide and our sanction plan clearly shows the nala as 9 mtrs wide. We have maintained the same along with 2 mtrs buffer zone on either side. The claim of the Tahsildar, Kapra Mandal is without any basis. This can be clearly seen from the reply given by the Irrigation Department to our legal council against his RTI application (Enclosure - IX). We request you to treat the nala as 9 mtrs wide in place of 10 mtrs suggested by the Tahsildar, Kapra Mandal.

We request you to process our Occupancy Certificate file for release the mortgage and issue of occupancy certificate at the earliest.

Thank you,

Yours sincerely,

For Mehta & Modi Homes,


(Soham Modi)
Managing Partner.

Encl: As above.