

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

Dt. 19.09.2018.

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

Dear Sir,

Sub: Request for issue of Occupancy certificate for the 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.

Ref: 1. GHMC Permit No.16/44 in file No. B/303/CCP/TPS/GHMC/2010 dated 28.06.2010

- 2. Our application for Occupancy Certificate dated 1st September 2015.**
- 2. GHMC letter No. 39189/01/09/2015/HO dated 26.10.2015**
- 3. Our request letter dated 01.09.2016 for Occupancy Certificate.**
- 4. Our reminder letter dated 27.09.2017.**

5. Our reminder letter dated 30.12.2017

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 to construct 103 Nos of residential bungalows and three commercial complexes in the land admeasuring Ac. 8.37½ gts bearing Sy. Nos. 31, 40, 41, 42, 44, 45 & 55 situated at Cherlapally Village, GHMC Kapra Circle, Kapra Mandal, Medchal Malkazgiri District, Telangana.

As per G. O. Ms. No. 86 M.A dated 03.03.2006 we have mortgaged 5% of the total number of units i.e., 8 (eight) Nos. Plots bearing nos. 314, 315, 316, 317, 393 & 394 have been mortgaged to HMDA and Plot Nos.387 & 388 have been mortgaged to GHMC.

Please note that we had completed 97 bungalows along with 3 (three) commercial buildings and balance 6 nos were not completed which are under mortgage to GHMC/HMDA. We had submitted our application to GHMC for issuance of occupancy certificate for the above said project on 1st September 2015 in turn GHMC sent a reply vide its letter No.39189/01/09/2015/HO dated 26.10.2015 stating that we have not commenced construction of 6 (six) mortgaged bungalows bearing Nos. 387, 388, 393, 394, 314 & 315 and the file submitted by you for release of Occupancy Certificate was rejected.

Thereafter, we have completed the balance six (6) villas and have submitted a fresh application on 1st September 2016 and have requested to issue of Occupancy Certificate and also requested to release mortgaged bungalows. 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 and Kapra Mandal vide their letter Nos. 19/TPS/KC-1/EZ/GHMC/2016 dated 01.10.2016 and letter No.19/TPS/HO/GHMC/2016/HO/1562 dated 7.11.2016.



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The Tahsildar, Kapra Mandal replied vide his report No. B/502/2017 dated 28.06.2017 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 9 mtrs nala and 2 mtrs buffer strip on both sides of nala has been maintained as shown in the sanction plan.

After receipt of report from Tahsildar, Kapra we have requested GHMC vide our letter dated 27.09.2017 ^{and 30.12.2017} to process our occupancy certificate file for release of mortgaged plots/bungalows but there is no action.

Please note that all that correspondence done through e-office only. Once again we are submitting our application for Occupancy Certificate through DPMS.

We request you to inspect our site and process our file for issuance Occupancy Certificate to release of mortgage bungalows at the earliest.

Thank you,

Yours sincerely,
For Mehta & Modi Homes,


(Soham Modi)
Managing Partner.

Encl: As above.