

SILVER OAK REALTY

5-4-187/3 &4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad – 500 003.
Ph. Nos. 040-66 33 5551/2/3/7.

Dt. 30th October 2018.

To
The Commissioner/CCP,
Town Planning Section (H.O),
Greater Hyderabad Municipal Corporation,
Tank Bund Road,
Hyderabad.

Dear Sir,

Sub: Reply to your shortfall letter of the proposed gated community lay-out cum group housing in Sy. Nos. 11, 12, 14 to 18 & 294 (P), situated at Cherlapally Village, GHMC Kapra Circle, Kapra Mandal, Medchal District, Telangana.

- Ref: 1. Our application No. 1/C1/06389/2018 dated 31.03.2018.
2. Your shortfall letter No. 1/C1/06389/2018 dated 06.04.2018.
3. Our reply dated 17.04.2018.
3. Your shortfall letter No. 1/C1/06389/2018 dated 13.05.2018**

In response to your above referred shortfall letter No.3 in the above reference please note our point wise reply.

Objections (Documents) Related:-

I. Self declaration by the Architect:

1. Please note that there no compound wall constructed along the 12.0 mtrs peripheral road.
2. The peripheral road of 12.0 mtrs C.C. Road has already formed which will be handed over to GHMC through gift deed after approval by the GHMC Building Committee. The photographs of the peripheral road have been uploaded in GHMC DPMS file.
3. As the site situated near Water Body the file is referred to Irrigation Department for NOC and Irrigation department has inspected our site and has forwarded a report directly to you through e-office duly marking the NALA position, buffer strip in our proposed land.
4. GHMC has forwarded our file to Tahsildar, Kapra Mandal for confirmation of boundaries of the Government land (i.e., grave yard) in Sy. No. 13 and the Tahsildar, Kapra Mandal has inspected our site and fixed the boundaries of Government land in Sy. No.13 and accordingly we have modified the proposed site plan which is enclosed herein.
5. Open space areas have been worked on the gross area of the site only.
6. We have removed owners land in the proposed gated community lay-out and in its place we have provided additional bungalow bearing plot no. 114.



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II. Remarks:

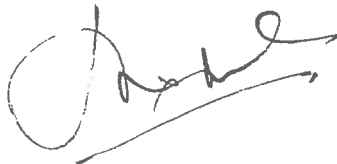
- 1) Please note that there no compound wall constructed along the 12.0 mtrs peripheral road.
- 2) The peripheral road of 12.0 mtrs C.C. road has already been formed which will be handed over to GHMC through gift deed after approval by the GHMC Building Committee.
- 3) As the site situated near Water Body our file is referred to Irrigation Department for NOC and Irrigation department has inspected our site and has forwarded a report directly to you through e-office duly marking the NALA position, buffer strip in our proposed land.
- 4) GHMC has forwarded the file to Tahsildar, Kapra Mandal for confirmation of boundaries of the Government land (i.e., grave yard) in Sy. No. 13 and the Tahsildar, Kapra Mandal has inspected our site and fixed the boundaries of Government land in Sy. No.13 and accordingly we have modified the proposed site plan which is enclosed herein.
- 5) Open space areas have been worked on the gross area of the site only.
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Objections (/Drawing Plan Related):

1. Mortgage area – Ours is a gated community lay-out cum group housing. As per the G.O.Ms. No. 171 dated 19.04.2006 clause No.16 “in respect of gated development schemes like row houses/independent houses/cluster housing/residential enclaves 5% of the units shall be handed over to the sanctioning authority”. In our group housing the total number of bungalows proposed are 114 nos. Out of that 5% mortgage is 5.70 Nos whereas we have marked six bungalows bearing Nos. 208 to 213 Nos along with built up of 842.76 Sq. mtrs as mortgage for which mortgage deed is to be executed after GHMC building committee approval.

We will have to mortgage 5% of total no. of dwelling units. The total plotted area is 16,325.47 Sq. mtrs. We have marked 842.76 Sq. mtrs as mortgage of plot Nos. 208 to 213 (6 Plots) along with a built up area of 1,320.60 Sq. mtrs..

2. The total built up area of 114 bungalows is 19,410.60 Sq. mtrs. Out of that we have marked 1,320.60 Sq. mtrs of built up area of bungalow Nos. 208 to 213 (6 bungalows built up area) as mortgage.
3. The total no.of dwelling units mortgaged are 6 (six) nos i.e., Plot Nos. 208 to 213 and the 6 (six) built up area of six (6) dwelling units is 1,320.60 Sq.mtrs.
4. Proposed Internal Road: We have maintained internal road width as 9 mtrs accurately. Once again we have re-checked all internal roads width and confirmed that all internal roads are 9 mtrs only.



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5. The above reply i.e. point 4 will apply to this point also.
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7. Plot Miscellanies Details: Please note that the plot area of amenities block is 346.35 Sq.mtrs. As per G. O. No. 168 dated 07.04.2012 the height of the building is 12 mtrs permissible by providing setbacks of front 3 mtrs, rear and sides 2 mtrs. Whereas we have provided 4 mtrs front set back, 2 mtrs rear set back and sides set backs are 2 mtrs and 5.16 mtrs. The height of the proposed amenities block is 11.80 mtrs which is with in the permissible limit only.
8. Parking: Amenities Block: The total built up area of amenities block is 576 Sq. mtrs (1st, 2nd, 3rd & 4th Floors). As per the rules 44% on the total built up area of amenities block i.e., 254 Sq. mtrs parking area is to be provided.

Where as we have provided parking in the stilt floor 102.48 Sq. mtrs and in open area parking 157.07 Sq. mtrs both together 259.55 Sq. mtrs. Please note that there is no short fall of parking area.
9. Building Height: As per G. O. No. 168 dated 07.04.2012 the height of the building is 12 mtrs permissible in the plot area between 300 to 400 Sq. mtrs. The plot area of the proposed amenities block is 346.35 Sq. mtrs. The height of the proposed amenities block is 11.80 mtrs which is with in the permissible limit only.
- 10 Stair Details: You have mentioned that stair case thread width is to be maintained as 0.30 mtrs and accordingly we have modified the same. This reply will be applicable from point No. 10 to 25.

As per the GHMC shortfall letter we have fulfilled all conditions. Please process our file to building committee for approval.

Thank you,

Yours sincerely,
For Silver Oak Realty,


(Soham-Modi)