CONDITION SURVEY REPORT OF A
SIX – STOREYED BUILDING
Block I, May Flower Park, Mallapur, Hyderabad

INTRODUCTION

M/s Modi Properties & Investments Pvt. Ltd. requested for the assessment of one of the buildings of the Group Housing Scheme at Mallapur, Hyderabad. The structure developed cracks along the expansion joint in the building alarming the residents.

One of the residents filed a complaint with the Municipal Commissioner, East Zone about the wide crack / cut of some of the flats from the main block (from ground to fifth floor completely south to north). The complaint also mentioned that the sub-block was bent towards eastern side. Further, the complaint mentions that experts have opined that it was a construction and structural defect for imperfect workmanship and low quality material, and declared hazardous and dangerous to live in. However, the experts were not identified in the complaint.

The complaint adds that the hazard and danger are further multiplied by the installation of a high tower with its connected machinery over the roof, weighing in tens of tonnes.

The Deputy Commissioner, Kapra Circle GHMC responded by issuing a notice under sections 459 of the HMC Act, 1955 (vide Notice No. G2 / 884 / TPS – II / 2007 of 20. 9. 2007). The notice mentions that the said building was in dangerous and dilapidated condition / likely to collapse any moment causing danger to the inmates of the building / surrounding building and the public passing through the road / lane on the front / sides of the said building. The owners / occupiers of the said dilapidated structure were required to vacate / repair / remove the said dilapidated structures to prevent all cause of danger immediately. The owners / occupiers of the said dilapidated building were requested to vacate the building immediately, and repair / remove the dilapidated structures of the said premises, failing which they would be held responsible for any sort of danger / incident and any other problem created due to the said dilapidated structures.

THE STRUCTURE

The building is a part of the Group Housing Scheme, May Flower Park, Mallapur, Hyderabad with plan dimensions of about 17.23 X 50.29 m. The building being long in plan, an expansion joint was provided, separating the block into two segments of sizes 38.40 X 17.23 m and 11.89 X 17.23 m. The smaller segment lies on the east side of the block.

The building provides for 8 flats on each of the five upper floors each of 643.12 m^2 area, with the ground floor left open for parking. It has a staircase and a lift, and is symmetric about its north – south axis. Being a residential structure, the live load applicable is 2.0 kPa.

The structure was designed in December 2000, and completed a year later. The codes of practice then prevalent were adopted for design. The columns are grouped into C1, C2 and C3 types, and are in M20 grade concrete. The sizes of all the columns are 229 X 381 mm at the ground floor reducing to 229 X 305 mm from third floor level with reinforcement varying along the floors for structural requirements and economy.

The footings are taken to the depth of hard soil with an assumed safe bearing capacity of 300 kN / m^2. The sizes and reinforcement details vary depending up on the type of columns; the footings are of 1.83 X 1.83 m for C1 type columns, 1.75 X 1.75 m for C2 type columns, and 1.60 X 1.60 m for C3 type columns. Combined footings are provided for the columns along the corridors.

The slab panel dimensions vary depending upon the column spacings. The largest slab panel is of 3.70 X 4.31 m size while the corridors are provided with one way slab of 1.45 m spans. The thickness is generally 102 mm.

The beams are generally of over all size 152 X 406 mm; the reinforcement details vary depending up on the spans and location. The reinforcement bars are of 12 mm and 16 mm diameter.

Since the building is 50.38 m long in one direction, an expansion joint is provided to avoid cracking in the floor slabs along the shorter dimension. The expansion joint separates the two segments as mentioned above. The two segments are provided with mastic pad to avoid the joint being filled with dust and debris, and to seal against water leaking through the joint.

PREVIOUS INVESTIGATIONS

The structure was assessed for structural adequacy to install a communications tower of 15 m height on the terrace of the smaller segment. M/s Civil Aid Technoclinic (P) Limited investigated the structure in September, 2002, and found the structure suitable for installation of the tower. The report based on analytical studies and tests on the structural members such as beams and columns. Reinforced concrete members of the building were investigated using ultrasonic pulse velocity (UPV) system and profometer; the former indicates the quality of concrete, while the latter is useful in locating the reinforcement details.

The strength of concrete in the beams and columns tested was estimated as about 20 MPa, though the drawings specify concrete of M15 grade. The disposition of reinforcement in the columns and beams tested was found to be as per the drawings; the cover was also found to be adequate as per the code.

The analysis considered slab thickness as 114 mm against the specified thickness of 102 mm on the structural drawings, however, possibly based on in situ measurements. The results of theoretical analysis, and in situ tests for strength of concrete, besides reinforcement configuration in beams and columns, indicated the adequacy of the structure to support the additional loads imposed by the tower.

The report also mentions that no signs of foundation settlement, and distress features in any reinforced concrete members were found.

PRESENT INVESTIGATIONS

The investigations were intended to locate any visible signs of distress in the form of cracks, settlements, and spalling of concrete. Though several non-destructive tests are available to assess structural condition, they are generally taken up only when details are not available or distress is discernible. The investigations on the structure are summarised here.

STRUCTURAL DESIGNS AND DRAWINGS

Structural design reports were not readily available with the client. It is unlikely that the records of analysis, design and construction would be available six years after the completion of a housing project.

Nevertheless, the plans, structural layout and details of reinforcement were made available in the form of copies of drawings. All the details presented in this report are based on the drawings made available, and site inspection. The report of Civil Aid Technoclinic (P) Limited, Hyderabad was also helpful in assessing the structure.

The capacity of C3 type columns supporting the tower was found to be adequate to support an axial load of about 1.13 MN (factored) at the ground floor level, and about 0.74 MN at the sixth floor level. The capacity is adequate for the structural system of the building.

The loads imposed by the 15 m tall communication steel tower and the equipment are of the order of about 40 kN, about 3 percent of the column capacity at ground floor level or about 5 percent of the column capacity at the sixth floor level.

The mass of the15 m high communication tower is not ten of tones, but barely 3 tonnes. Considering the extreme wind conditions, the loads on each leg of the tower work out to be about 30 kN in tension or about 40 kN in compression. The tower loads are transmitted to the columns through reinforced concrete beams with anchor bolts to prevent its overturning in high winds. The capacities of anchor bolts are adequate for the tower to sustain the loads as per the code requirements.

The load capacities of footings, columns, beams and slabs are adequate for the residential structure investigated. The structural analysis did not reveal any inadequacies as per the drawings available and standard codes of practice (IS 456 : 2000, IS 875 : 1987, Part 2, and IS : 2502).

The structure may be considered adequate as per the relevant standards.

VISUAL INSPECTION

Visual inspection of structures provides valuable information on the condition and possible distress to the structure. It includes locating cracks, spalls, rust marks and any other signs of distress. Structural and non-structural cracks are identified during the inspection. While any cracks are disturbing, the latter do not affect structural performance.

Signs of distress

An inspection of the structure did not reveal any structural cracks or rust marks except at the expansion joint. No signs of excessive deflections or structural deterioration were evident.

Expansion joint

The oblong profile of the structure in plan necessitates the installation of an expansion joint to avoid contraction cracks in the floor slabs.

The building is provided with an expansion joint in the north – south direction all along the width at a distance of 11.89 m from the eastern edge as indicated in the drawings. The joint separates two flats on each floor at the eastern end from the rest of the 6 flats. It is filled with mastic pad as per the standard practice.

However, mastic pad is generally not installed correctly due to lack of trained personnel and poor workmanship. It appears that rain water seeped through the joint, possibly due to poor installation or deterioration of the pad with age. The joint on the roof was sealed with bitumen to cut off water seepage effectively.

The flooring at all the levels developed cracks that reflect the expansion joint underneath. These cracks at the joint appear to have alarmed the residents, who mistook them to be structural cracks and attributed the reasons to the tower installed on the terrace of the building.

These cracks are consequent to the expansion joint planned as per the structural requirements to prevent possible random cracks of the floors due to seasonal temperature changes. The variation of temperatures every day and seasonal variations cause the structure to expand or contract depending upon the temperatures. Expansion joint provided in structures of length more than 40 m, confines the temperature movements to these joints, and prevents the formation of random structural cracks in the floor slabs and beams.

Structural condition

The structure appears to satisfy the requirements of the relevant codes to sustain the loads applicable safely. The materials appear to satisfy the design requirements, and are of standard grade specified as per the previous investigations in 2002. The structure does not show any serious visible signs of distress in the form of structural cracks, deflections or vibrations.

It cannot be said to be dilapidated and unsafe to serve as a residential structure. The structure does not pose any hazard to the occupants in particulars, and to the neighbours in general.

SUMMARY

The drawings, previous inspection reports and other details made available of the six storeyed residential structure were scrutinised, and the design requirements of the members assessed. The structure was also inspected for any visible signs of distress or deterioration. The following conclusions may be dawn based on the drawings available, analysis, design checks and inspection.

- The structure does not show any signs of distress or abnormality.
- It may be said that the structure is not in a dilapidated condition, and does not pose hazard or danger to the residents of the structure or neighbours.
- It is a habitable structure satisfying the general design and safety specifications as per the standard codes of practice.
- The presence of the tower and the shelter housing the communication systems does not jeopardize the safety of the building in any way. The expansion joint may require regular maintenance and replacement, if necessary.

All the documents pertaining to the structure are returned with the report to Mr. G. Kanaka Rao, General Manager, Modi Properties and Investments Pvt. Ltd., Hyderabad.

22. Oct., 2007

o/c

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

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M.G.Road, Secunderabad - 500 003.
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Fax : 040-27544058
email : info@modiproperties.com
Visit us at : www.modiproperties.com

To.

Date: 15.10.2007

The Chief Commissioner
GHMC,
Tankbund,
Secunderabad.

Sub.: Structural stability certificate for Block I in the group housing scheme known as Mayflower Park situated at Sy.No. 174, Mallapur, Hyderabad.

Ref.: 1. Your notice U/s. 459 of the HMC Act, 1955 bearing no. G2/884/TPS-II/2007 dated 20.9.07.
2. Telegram dated 21.09.2007 received from Kapra Administrative Zone regarding structural drawings for Mayflower Park.

Dear Sir /Madam,

Please find herewith the structural stability certificate issued by Mr. Dattatreya Rao of M/s. Kulkarni Consultants for I Block of Mayflower Park situated at Sy.No. 174, Mallapur, Hyderabad.

Thank You.

Yours sincerely,

Soham Modi

Encl: As Above

16-10-07

R & P Design Services

Architects and Structural Engineers

F-7 Kubera Towers
Narayanaguda
Hyderabad

Tel:+91-040-3223891 Fax:+91-040-3227349

To

The Commissioner,
Kapra Municipality,
R.R.District.

C E R T I F I C A T E

This is to certify that the proposed residential apartment building consisting stilt for parking and five upper floors for residential apartments in S.No.174, situated at Mallapur, Kapra Muncipality, Uopal Revenue Mandal, belonging to Modi Properties and Investments Private Limited, is designed as per IS 456-1978 and loading calculation is done for residential use as per IS Code. This SBC of Soil is taken as 300 Kn/M^2 for designing of foundation for the proposed building.

Dated: 14.9.1999.

Station: HYDERABAD

M. Dattatreya

M. DATTATREYA
CONSULTING ENGINEER

R. & P DESIGN SERVICES
ARCHITECTS & ENGINEERS
First Floor Kubera Towers
Narayanaguda, Hyd.

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INVESTMENTS PVT. LTD.

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email : info@modiproperties.com
Visit us at : www.modiproperties.com

To,
The Deputy Commissioner,
Kapra Municipality,
GHMC.

Date: 10.10.2007

Ref.: 1. Your notice U/s. 459 of the HMC Act, 1955 bearing no. G2/884/TPS-II/2007 dated 20.9.07.
2. Telegram dated 21.09.2007 received from Kapra Administrative Zone regarding structural drawings for Mayflower Park.
3. Your notice bearing no. G2/884/2007 dated 20.9.07.

Dear Sir /Madam,

As per our request Reliance Infocomm Limited has provided the details of the permissions that have been obtained for erecting the structure. Please find herewith a copy of the memo bearing no. 2771/M1/2002 -1, M.A. dated 27.2.2002 issued by the Principal Secretary, Municipal Administration & Urban Development Department, Government of Andhra Pradesh for erecting the tower at Mayflower Park I Block. Also find herewith a copy of the letter from Reliance Infocomm Limited intimating the Kapra Municipality about the permission from MA &UD Department for erecting the tower.

Thank You.

Yours sincerely,

Soham Modi

C.C. Reliance Infocom Limited.

Office of the Deputy Commissioner
Hyderabad Municipal Corporation
Kapra Administrative Zone
10-10-07

Kind Attn:- Sri. Soham modi

Reliance Infocomm Limited
(Formerly – Reliance Communications Ltd.)
101-Lake Shore Towers, 6-3-1090/B/1, Rajbhavan Road, Somajiguda, Hyderabad-500082(India)
Phone: 91-40-6564636, Fax : 91-40-3376609

RIL/HYD/MPL/PH-II/025

27/11/2002

The Commissioner,
Kapra Municipality
Hyderabad.

Dear Sir,

Sub: Information regarding construction of Base Transceiver Station / Small Automatic Exchange etc.

Ref: Memo No. 2771 / M1 / 2002-1, MA, dated 27-2-2002 issued by the Prinicipal Secretary, Municipal Administration & Urban Development Department, Govt. of Andhra Pradesh.

We are pleased to inform you that we are putting up a project for provision of basic telephone services in the State of Andhra Pradesh and have obtained the requisite licence therefor from the Department of Telecommunications, Ministry of Information Technology, Govt. of India.

As you may be aware, the network creation involves setting up of Base Transceiver Station (BTS) towers & equipment at certain technically suitable locations. We would like to inform you that building in Mayflower park, D.No 3-4-106, Mallapur, Hyderabad under your jurisdiction is one such location. This site has been taken on lease by us.

We are enclosing the layout drawing depicting the tower,equipment etc. in the said site for your records and kind information . This is as per the guidelines issued by the Prinicipal Secretary, Municipal Administration & Urban Development Department, Govt. of Andhra Pradesh . Copy of the above referred memo is also enclosed.

We solicit your kind co-operation to enable us complete the tower works in the above location and facilitate service roll-out as per schedule.

Thanking you

Yours faithfully,
For Reliance Infocomm Limited

Authorised Signatory

Regd.Office : Brindavan [illegible] Floor, Shree Ram Mills Premises, Ganpatrao Kadam Marg, Worli, Mumbai -400013, India
Phone : [illegible] 6000, Fax : (+91 22) 491 6112

MEMBER
RELIANCE GROUP

GOVERNMENT OF ANDHRA PRADESH
MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

Memo. No.2771/M1/2002-1, MA, Dt.27.02.2002

Sub: Installation of temporary equipment over the terrace of the buildings and installation of ground based towers by M/s. Reliance Communications Limited -- Permission accorded – Reg

Ref: 1)Govt. Memo No:8436/M1/98-1, MA., dt:16-4-1998.
2)Govt. Memo No:5763/M1/2001, MA., dt:10-5-2001.
3)Govt. Memo No:20754//M1/01-1, MA., dt:11-2-2002.
4)Representation from M/s. Reliance Communications Limited, dt:8- 2-2002.

-oOo-

In the reference 1st cited, Government have issued orders exempting the JT Mobile Limited and M/s. Tata Communications Limited from the requirements of building permit for installation of cellular mobile network equipment and exclusion of roof top shelters and antenna for telecom operations subject to certain conditions.

In the reference 2nd cited, orders have been issued permitting the Tata Teleservices and Cellular Limited to install land based installations i.e., towers, base trans receiving stations etc., in Residential, Commercial, industrial, Institutional and Agricultural/Conservation Zones except in tank bed lands, parks, Layout open spaces, recreational uses, alignment of Master Plan roads.

In the reference 3rd cited, orders have been issued extending the orders issued in the reference 1st and 2nd cited to M/s. Bharati Mobile Limited and M/s. Barakamba Sales and Services Ltd., a Hutchison Telecom Essar JV to install Cellular Mobile Network equipment for telecom operations.

In their representation 4th cited, M/s. Reliance Communications Limited have requested the Government to exempt the Cellular installations including land based towers from requirements of building permits and land use stipulations by extending the orders issued in the reference 1st and 2nd cited to them.

Government after careful examination of the matter considers the request of M/s. Reliance Communications Limited and decided to extend the orders issued in the reference 1st and 2nd cited to M/s. Reliance Communications Limited also subject to following conditions.

1) that they should obtain approval of Air Traffic Controller, Airport Authority of India for exemption of roof top antenna from height restriction, in case such exemption is required.

2) that they should inform the local Authority concerned i.e., Municipal Commissioner / Vice-Chairman of the concerned Development Authority etc., along with necessary drawings and consent letter of the building owner before installation.

3) that they are solely responsible for any damage to the building and for public safety.

Contd...P.2/-

4) that they should take special precautions for fire safety and lightening etc.,

Further, the Government hereby exempts all telecom operators recognized by the Government of Andhra Pradesh from obtaining building permits for installation of land based communication towers in Residential, Commercial, Industrial, Institutional and Agriculture/Conservation Zones except in Tank Bed lands, Parks, Layout open spaces, Recreational uses, alignment of Master Plan roads subject to following additional conditions.

1) They should intimate to the local authority concerned with proper drawings/documents before installation.

2) They should provide i) sufficient circulating area/setback all around the land based tower for free movement of vehicles and equipment and ii) a proper access.

3) They should take adequate precautionary measures to avoid any possible inconvenience to the neighbours.

4) They are solely responsible for any damage to the public safety.

A.K.GOYAL
PRL.SECRETARY TO GOVERNMENT

To
The Reliance Communication Ltd.,
101-Lake Shore Towers, 6-3-1090/B/1,
Rajbhavan Road, Somajiguda,
Hyderabad 500 082.
The Director of Municipal Administration, Hyderabad.
The Director of Town and Country Planning, Hyderabad
The Commissioner & SO, Municipal Corpn. of Hyderabad
The Vice Chairman, HUDA/VUDA/VGTMUDA/TUDA/KUDA/SSSUDA
All Commissioners of Municipal Corporations and Municipalities through DMA.

Copy to the :

P.S. to C.M.
P.S. to M (MA).
P.S. to Prl.Secretary/Secretary, MA&UD
Prl. Secretary to Govt. Inds. &Commerce Dept.
MA&UD (H) Dept.
P.A. to OSD&DS(N)
SF/SC

//FORWARDED BY ORDER//

SECTION OFFICER

KULAKARNI CONSULTANTS
STRUCTURAL ENGINEERS,PROJECT CONSULTANTS & ARCHITECTS

To,

Date: 01.10.2007

The Modi Properties and Investments Pvt. Ltd.

M.G. Road,

Secunderabad.

Sub.: Structural stability certificate for the group housing scheme known as

Mayflower Park situated at Sy.No. 174, Mallapur, Hyderabad.

Dear Sir / Madam,

With reference to above please note that we have designed the structures consisting of stilt + upper five floors. We have taken all loadings pertaing to the residential building and designed the structure as per IS 456-1978 and other relavant IS Codes norms. we have also been inspected the reinforcement details as per the drawings issued by us before concreting of structural elements.

We have further inspected the site after receiving the GHMC notices to you . After thorough inspection, we have found no cracks in the structural elements . The structure is neither dilapidated, nor is there any threat of collapse.

The I block length has more than 40m . As per the IS 456 An expansion joint has been built into the structure and the cracks seen are at the expansion joints. They pose no threat to the structural stability of the building.This joint has to be treated as a seperation of block for lengthy building .

We are already submitted the one set of the drawings and if required willing to provide any further information, plans or calculations upon request in support of the above.

Thank You.

Yours sincerely

F-216,Kubera Towers, Narayanaguda, Hyderabad-500029. Ph.23223891,56643724.

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E-mail : info@modiproperties.com
Visit us at : www.modiproperties.com

Dt:27/09/2007

To
The Manager,
Reliance communications,
Lakeshore Towers,
Somajiguda, Hyderabad.

Dear Sir,

Sub: - Notice received formGHMC, Kapra circle- Removal of tower at Mayflower Park, Mallapur notice issued-reg.

Ref:-Notice no G2/884/2007 Dt.20-09-2007.

With reference to the above please find a notice received form office of the Deputy Commissioner, Kapra circle GHMC, Videno.42/884/2007, DT: 20/09/2007. This is for your reference and early action at your end.

Thanking you.

Yours truly,

For Modi Properties &Investments Pvt.Ltd.

Manager-Admin
(A.Shankar Reddy)

ENCL:- NOTICE RECEIVED FROM KAPRA MUNCIPALITY

Mr. Shankar
9398654512
1 pm
Kapra

Received
Bhaskar
27/9/07
Mr. Vijay Bhaskar
Call 9396632144

VICE President
30331610 PD

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To,
The Deputy Commissioner
Kapra Municipality
GHMC.

Date: 24.09.2007

Sub.: Your telegram dated 21.09.2007 regarding structural drawings for Mayflower Park.

Dear Sir / Madam,

We have received your above referred telegram on 23.09.2007. In that connection please note the following:

1. Please find enclosed the copies of sanction plan, structural stability certificate and structural drawings of Block –I for your reference.

2. We would once again reiterate that the complaint made by Smt. P. Vara Lakshmi is with ulterior motives and is misleading the GHMC. The sole purpose of the complaint is to get the Reliance tower removed from I Block.

3. The Reliance tower possess no threat to the structure. It may be noted that the weight of the tower is negligible and not tens of tons as stated by Mrs. P. Vara Lakhsmi. Further the columns of I Block have been designed to easily take the weight of structures like water tank and lift room which weigh more than 100 tons.

We request you to grant us 15 days in order to provide an expert opinion from a reputed structural engineer regarding the soundness and structural stability of I Block. In the meantime we request you not to take any coercive action against the said tower.

Thank You.

Yours sincerely,

Soham Modi

26-9-07

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Soham Modi

O/C

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To,
The Deputy Commissioner
Kapra Municipality
GHMC.

Date: 22.09.2007

Ref.: Your notice U/s. 459 of the HMC Act, 1955 bearing no. G2/884/TPS-II/2007 dated 20.9.07

Dear Sir / Madam,

We have received your above referred notice. In that connection please note the following:

1. Mayflower Park and in particular I Block have been built to the highest quality standards. The construction was completed in about 2002. There is no question of any structure being dilapidated or in the danger of collapse.

2. I Block has been structurally build as 2 separate buildings and an expansion joint has been provided between the 2 flats on the eastern side and rest of the building on the western side. The expansion joint falls in the corridor of the building. The very purpose of expansion joint is to let the structures within I Block to expand and contract independent of each other. The gap which has been provided at the expansion joints has been appropriately sealed for the purpose of stopping seepage and for aesthetic looks.

3. We have handed over the building about 5 years ago to the owners of the building. The maintenance of the building is being undertaken by the Mayflower Park Owners Association. The sealant for the expansion joint must be repaired/replaced every few years. Mayflower Park Owners Association is well aware of it and at their request we have given them a list of recommended contractors who will undertake the job. The responsibility of maintenance of the buildings at Mayflower Park is entirely of Mayflower Park Owners Association.

4. Even if the expansion joints are not replaced or repaired it is unlikely to cause any harm to the building (structurally).

5. Reliance communications has put up a tower on I Block after obtaining all necessary permissions from all statutory authorities. You are well aware that hundreds of such towers have been put up through out the city and rules for erection of towers have been framed by appropriate authorities. From our side the structure has been suitably built to support the tower.

Office of the Deputy Commissioner
Municipal Corporation
Kapra Administrative Zone
GHMC

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6. GHMC. Kapra Circle has simply jumped to the conclusion that the building is dilapidated and is likely to collapse merely on the complaint of one Mrs. P. Vara Lakshmi a resident of that building. GHMC has neither made a spot inspection. checked any structural plans. consulted the builder or made any effort to understand the nature of the problem.

7. The Deputy Commissioner may please take note that the sole purpose of complaint made by Smt. P. Vara Lakshmi is to get the tower above her flat removed. At several instances some residents of I Block and May Flower Park Owners Association have requested the builder to remove the tower or hand it over to the Owners Association so that they can enjoy the rent from the tower. This complaint has been now instituted as they have failed in all their attempts over the last few years. The complaint is frivolous in nature and has been made to misguide GHMC.

8. The Reliance tower possess no threat to the structure. It may be noted that the weight of the tower is negligible and not tens of tons as stated by Mrs. P. Vara Lakhsmi. Further the columns of I Block have been designed to easily take the weight of structures like water tank and lift room which weigh more than 100 tons.

9. GHMC has issued notices to the residents of I Block to vacate the premises. It is very clear from the response of the GHMC that the officers have issued notices only to save their skin. They only wish to absolve themselves of any responsibility. By issuing such notices they are creating panic among the residents of Mayflower Park.

I request the Deputy Commissioner. Kapra Circle. GHMC to withdraw the said notice as it is highly arbitrary and issued without obtaining appropriate inspection report or expert opinion. Further no show cause notice has been issued to the builder as required under law. The builder has not been given any opportunity to represent to GHMC the true facts of the case.

Thank You.

Yours sincerely,

Soham Modi

C.C.: The Chief Commissioner. GHMC.

IOOM

TELEGRAM

DEPARTMENT OF TELECOMMUNICATIONS

Telegram : Ordinary
Booked At : SECUNDERABAD-ECIL
Booked On : 21
Booked Time : 1300

Office : SDB-SECUNDERABA
Ref : AHDSDB -AHDSDB00063
Received On : 21 09
Received Time : 13:52

-----DELIVERY INSTRUCTIONS-----
-----NIL-----

BSNL

To,

M/S MODI PROPERITIES AND
INVESTMENTS (P) LIMITED
H#D 5-4-187/3 M G ROAD
SECUNDERABAD

39

MODI PROPERTIES & INVESTMENTS LTD. SECBAD

M/S MODI PROPERITIES AND INVESTMENTS (P) LIMITED IS
HEREBY DIRECTED TO PRODUCE COPIES OF SANCTIONED PLANS
STRUCTURAL DRAWINGS AD STRUCTURAL STABILITY CERTIFICATE
OF ALL BLOCKS RELEASED BY THIS OFFICE VIDE PROC NO
BA/236/99-2000 DATED 22-09-1999 AND HUDA LR 4549/04/
/HUDA/99 DT 07-09-1999 OF MAY FLOWER APARTMETS IN
SURVEY NO 174 OF MALLAPUR VILLAGE TO DAY IT SELF
DEPUTY COMMISSIONER
KAPRA CIRCLE GHMC
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OFFICE OF THE DEPUTY COMMISSIONER
KAPRA CIRCLE, G.H.M.C.

No.G2/884/2007 **Date: 20-09-2007**

NOTICE

Sub: GHMC – Kapra Circle – Town Planning – Unauthorized errection of Tower over the Block-I of May Flower Park, Mallapur (V) – Remove the Tower – Notice – Issued – Regarding.

Ref: Grievance Petition of Smt P. Vara Laxmi, dated: 15-08-2007 R/o. Block- I - 402, May Flower Park, Mallapur (V).

* * * *

Whereas it has been brought to my notice that you have erected a telecommunication signal tower (Reliance) over the terrace of 5th floor of Block-I on May Flower Park apartment in Sy.No.174 of Mallapur (V) unauthorizedly with out taking prior permission from the competent authorities.

The flat owners of the Block also lodged a complaint that due to heavy load of the machinery and tower established over the terrace of the block-I causing damage to the building and some wide cracks also developed due to which there is a danger to their life.

During inspection it is also observed that some cracks are developed in all floors of the Block at the tower erected location.

Therefore you are hereby directed to remove the tower erected illegally with in ten days from the date of receipt of this notice. Failing which necessary action will be initiated by the GHMC as per the provisions of the HMC Act 1955, for the consequences of which you will be held liable if any untoward incident takes place.

Deputy Commissioner,
Kapra Circle, GHMC.

To,

M/s. Modi Properties & Investments (P) Ltd.,
M.G. Road,
Secunderabad.

Copy to the President, May Flower Park Residents Welfare Association.
Copy to the Manager, Reliance Communication.
Copy to the Smt Vara Laxmi, for information.
Copy to the Station House Officer, Nacharam Police Station.

OFFICE OF THE DEPUTY COMMISSIONER
KAPRA CIRCLE, G.H.M.C.

No.G2/884/TPS-II/2007 **Date: 20-09-2007**

Notice under sections 459 of the HMC Act, 1955

To

M/s. Modi Properties & Investments Pvt Ltd.,
Premises No. 5-4-187/3&4, IIIrd Floor,
M.G.Road, Secunderabad.

Sir / Madam,

It is reported that the building situated at Block-I of May Flower Park at Mallapur(V) is in dangerous & dilapidated condition / is likely to collapse at any moment causing danger to the inmates of the building / surrounding building and the public passing through the road/lane on the front/sides of the said building.

You as the owner / occupier of the said dilapidated structures are hereby required to vacate / repair / remove the said dilapidated structures to prevent all cause of danger immediately. Therefore you are hereby requested to vacate / repair / remove the dilapidated structure immediately.

Your attention is invited to Sections 459 of HMC Act, 1955 and you the owner / occupier of the said dilapidated building are hereby requested to vacate the building immediately and repair/ remove the dilapidated structures of the said premises, failing which you will be held responsible for any sort of danger / incident and any other problem created due to the said dilapidated structures.

Deputy Commissioner,
Kapra Circle, GHMC.

Copy to :

Smt. P. Varalaxmi,
Block-I, Flat.No.402,
May Flower Park Apartment,
Mallapur (V),
GHMC.

'unicipal Commissioner,

'ast Zone.

'reat of 5 floors' building falling down – instant danger and
'zard to human lives - Reg.

'lats in I-Block of 'May Flower Park' at Mallapur in 2003, and living
; 01 and 02 numbers in this five floors' block. The 'May Flower Park'
and constructed by M/s Modi Properties & Investments Pvt. Ltd. MG Road, Secunderabad. We noticed a wide crack/cut of our flats from the main block (from ground to fifth floors completely south to north), bending our sub-block to eastern side. The experts have 'pined it construction and structural defect for imperfect workmanship & low quality material, and declared hazardous and dangerous to live in.

The hazard and danger is further multiplied by the installation of a high tower with its connected machinery over our roof, which weighs in tens of tonnes. It is erected by the Reliance Communications, probably with the consent of said M/S Modi. We have brought these facts to the knowledge of the Developers/Promoters/Builders and our Flat Owners' Association, but in vain.

Please take urgent action to safeguard our lives against the danger and hazard or else our flats may fall down at any time causing heavy causalities.

MALLAPUR, HYD.

Date: 15-08-2007.

P. VARA LAXMI
R/o I-402,
May Flower Park, Mallapur.
Ph:27158888, 9490641188
c/o M.Zafarullah, advocate,
Ph:9247173741,9246283363

Copy with similar request to:

1. The Commissioner & Special Officer, GHMC, Hyderabad.
2. The Addl. Zonal Commissioner, GHMC East Zone.
3. The Chief City Planner, GHMC, Hyderabad.
4. The Commissioner of Police, Cyberabad.
5. The SHO, Police Station: Nacharam, Cyberabad.