

Waseem

Fw: Nextopolis- Approval /Technical DD on FTL

From soham modi <sohammodi@modiproperties.com>

Date Sun 15-Dec-24 07:41 PM

To Ashaiya U Admin <ashaiya@modiproperties.com>

BA (HKK)

PRINT

Regards,

Soham Modi

From: Phani Ramakrishna <phani.ramakrishna@rxpropellant.com>

Sent: Wednesday, December 11, 2024 11:59 AM

To: waseem@modiproperties.com <waseem@modiproperties.com>

Cc: Vishal Goel <vishal.goel@rxpropellant.com>; Milind Ravi <milind.ravi@rxpropellant.com>; Soham Modi <sohammodi@modiproperties.com>

Subject: Re: Nextopolis- Approval /Technical DD on FTL

Dear Waseem,

Sharing the summary of the responses obtained from DD consultants for our discussions.

1. We have mapped the google earth coordinates available on HMDA website. A copy of the area affected under buffer zone has been marked out. Note that only a small part of the main building is affected under the buffer zone. No part of the solvent store is affected under the buffer zone. –
Response: Please note that the Google Earth images and pictorial representations of the buffer zone areas in this report are approximate and intended for illustrative purposes only. They should not be considered exact or accurate. Ideally a land survey should be undertaken to determine exact buffer zone.
2. Please note that no part of the site or the buildings fall in the FTL boundaries of Malaka Cheruvu.
Response: Please note that the Google Earth images and pictorial representations of the buffer zone areas in this report are approximate and intended for illustrative purposes only. They should not be considered exact or accurate. Ideally a land survey should be undertaken to determine exact buffer zone.
3. The layout of Genome Valley phase I was approved by DTCP in 2003. The building bye-laws i.e., G.O. no. 423/1998 was in force in 2003. There is no mention of buffer zone in the said G.O. The concept of buffer zone was introduced in 2006 (G.O. no. 86/2006). The land was purchased by NRK Bio-tech in 2005. Rules framed on subsequent date with reference to the buffer zone cannot be applicable to approved layouts. This point must be highlighted in the report of CBRE/Team Labs. –
Response: Although the layout of Genome Valley Phase I was approved in 2003, however the buffer zones have to be maintained for each building as and when they apply for approvals. Since the subject building applied and received approvals in 2021, and since buffer norms of 30 m were applicable that time, the buffer zone had to be maintained. These Building Rules 2012 restrict

building activities near water bodies, stating that no construction is allowed within 30 meters of the Full Tank Level (FTL) boundary of lakes, tanks, or kuntas of 10 hectares and above.

4. Government officials including Chief Minister and the head of HYDRA have categorically stated that buildings with approved permits will not be touched. NRK has received building permit and occupancy certificate. This point also must be highlighted in their report. –

Response: However, it's crucial to note that, despite these public assurances, no official government order has been released to confirm this stance. Furthermore, the definition of "valid permissions" remains unclear, potentially encompassing requirements like irrigation NOC.

5. To mitigate the issue of the small area of the main block that is affected under the buffer zone, a part of the main block has been designated as refuge area so that no potential occupant is affected.

Response: According to building byelaws, no construction is permitted within 30 meters of the Full Tank Level (FTL) boundary of lake areas exceeding 10 hectares. Following discussions with authorities, we believe that no remedial actions (such as paying penalties or obtaining retrospective irrigation NOCs) are available to mitigate issues already present within buffer zones. Also, even if its refuge areas are there, that portion of the building has risk of demolition.

Regards,
Phani



From: waseem@modiproperties.com <waseem@modiproperties.com>

Sent: Friday, November 29, 2024 3:23 PM

To: Phani Ramakrishna <phani.ramakrishna@rxpropellant.com>

Cc: Vishal Goel <vishal.goel@rxpropellant.com>; Milind Ravi <milind.ravi@rxpropellant.com>; Soham Modi <sohammodi@modiproperties.com>

Subject: Re: Nextopolis- Approval /Technical DD on FTL

Dear Phani,

The report made by CBRE and Team Labs is factually incorrect and needs to be corrected. In that connection, please note the following:

1. We have mapped the google earth coordinates available on HMDA website. A copy of the area affected under buffer zone has been marked out. Note that only a small part of the main building is affected under the buffer zone. No part of the solvent store is affected under the buffer zone.
2. Please note that no part of the site or the buildings fall in the FTL boundaries of Malaka Cheruvu.
3. The layout of Genome Valley phase I was approved by DTCP in 2003. The building bye-laws i.e., G.O. no. 423/1998 was in force in 2003. There is no mention of buffer zone in the said G.O. The concept of buffer zone was introduced in 2006 (G.O. no. 86/2006). The land was purchased by NRK Bio-tech in 2005. Rules framed on subsequent date with reference to the buffer zone cannot be applicable to approved layouts. This point must be highlighted in the report of CBRE/Team Labs.
4. Government officials including Chief Minister and the head of HYDRA have categorically stated that buildings with approved permits will not be touched. NRK has received building permit and occupancy certificate. This point also must be highlighted in their report.
5. To mitigate the issue of the small area of the main block that is affected under the buffer zone, a part of the main block has been designated as refuge area so that no potential occupant is affected.

Please correct the report on the above lines.

Enclosed:

1. Malaka Cheruvu cadastral plan + geo coordinates.
2. Buffer zone marking plan.
3. DTCP layout.
4. G.O. no. 423/1998.
5. G.O. No. 86/2006.
6. Sale deed of 2006.
7. Plan of refuge area.

Regards,

Sayed Waseem Akhtar

Vice President - Cluster Development

+91 93475 76914 | waseem@modiproperties.com

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From: Phani Ramakrishna <phani.ramakrishna@rxpropellant.com>

Sent: Friday, November 22, 2024 12:36 AM

To: Soham Modi <sohammodi@modiproperties.com>

Cc: Vishal Goel <vishal.goel@rxpropellant.com>; Milind Ravi <milind.ravi@rxpropellant.com>

Subject: Nextopolis- Approval /Technical DD on FTL

Dear Sir,

Greetings....!

You may recall your discussion with Vishal & Milind that we should undertake Approval/Technical DD on the FTL issue as the prospective tenants were insistent for it.

The draft reports from two independent consultants (CBRE & Team Labs) are annexed for your perusal. They were of the same opinion aligning with a specific area of the completed building falling within the boundary of FTL.

We haven't shared any of these reports with prospective clients yet as the current understanding is that if the building has approvals from IALA, we may not have to look into this. However, all the prospects so far were insistent that we give them proof that this building is clear since they are going to invest heavily for their operations.

We continue to market & are confident of leasing it. We have assured all the prospective tenants that all the approvals (Construction, Provisional Fire NoC, CTE & Partial OC) are in place for the facility, however clients are looking for comfort since they are looking for operations within the facility for a long term.

Please let us know your thoughts as we have to communicate to prospective clients the way forward, since the facility is falling in the FTL of the existing lake and there is no official G.O position in place.

Regards,
Phani



aruna@modiproperties.com

From: soham modi <sohammodi@modiproperties.com>
Sent: 24 February 2025 09:41
To: Aruna K Admin
Subject: Fw: NRK Coordinates marking using dgps
Attachments: NRK Building coordinates marking 1-2-2024.csv; Site Plan of NRK.pdf

print

Regards,

Soham Modi

From: prashanth . <prashanth@modiproperties.com>
Sent: Thursday, February 13, 2025 5:07 PM
To: Soham Modi <sohammodi@modiproperties.com>
Cc: Sujith . <sujith@modiproperties.com>
Subject: NRK Coordinates marking using dgps

Soham Sir,

Please find the attached excel coordinates marked for NRK site.

Regards,

Prashanth Azmera
Urban Planner
+91 9666860157 | prashanth@modiproperties.com
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Modi Properties Pvt. Ltd. | www.modiproperties.com
5-4-187/ 3 & 4, M G Road, Sec'bad -03 | Ph: +91 8069045551.

Point name	Latitude	Longitude
1	N17:39:41.3569	E78:36:13.1349
2	N17:39:40.0919	E78:36:12.9343
3	N17:39:38.7363	E78:36:11.4383
4	N17:39:38.9715	E78:36:09.1536
5	N17:39:39.5115	E78:36:08.8372
6	N17:39:41.7745	E78:36:09.0598
7	N17:39:41.5040	E78:36:09.3837
8	N17:39:40.7022	E78:36:09.2973
9	N17:39:39.8797	E78:36:09.7822
10	N17:39:39.7052	E78:36:11.5364
11	N17:39:40.1529	E78:36:12.0115
12	N17:39:41.2285	E78:36:12.1283
13	N17:39:41.1080	E78:36:12.3506
14	N17:39:41.0746	E78:36:12.6861
15	N17:39:40.8126	E78:36:12.6596
16	N17:39:40.8404	E78:36:12.3272
17	N17:39:40.6268	E78:36:12.2998
18	N17:39:40.5892	E78:36:12.6352
19	N17:39:40.3277	E78:36:12.6059
20	N17:39:40.3640	E78:36:12.2687
21	N17:39:39.2123	E78:36:11.5407
22	N17:39:39.2037	E78:36:11.6060
23	N17:39:39.0303	E78:36:11.5796
24	N17:39:39.0373	E78:36:11.5116
25	N17:39:38.7046	E78:36:11.3098

South - Sat Lab Coordinates		
Points	Latitude	Longitude
A1	0.13126	0.02686
A2	0.1279	0.05062
A3	0.11465	0.02471
A4	0.12322	0.01426
A5	0.13548	0.00829
A6	0.11937	0.00239
A7	0.13578	0.02976
A8	0.13427	0.0303
A9	0.13664	0.02614
A10	0.13085	0.02966
A11	0.13376	0.02761
A12	0.13297	0.02997
A13	0.13175	0.02763
A14	0.13154	0.02641
A15	0.13222	0.03016
A16	0.13026	0.03325
A17	0.11434	0.07733
A18	0.13171	0.02784
A19	0.13181	0.02811
A20	0.13321	0.03038
A21	0.13111	0.0278
A22	0.13208	0.02923
A23	0.13403	0.02904
A24	0.13181	0.0246
A25	0.132	0.0295

Points	Latitude (meters)	Longitude (meters)
A1	4.0519962	0.7912956
A2	3.948273	1.4912652
A3	3.5392455	0.7279566
A4	3.8038014	0.4200996
A5	4.1822676	0.2442234
A6	3.6849519	0.0704094
A7	4.1915286	0.8767296
A8	4.1449149	0.892638
A9	4.2180768	0.7700844
A10	4.0393395	0.8737836
A11	4.1291712	0.8133906
A12	4.1047839	0.8829162
A13	4.0671225	0.8139798
A14	4.0606398	0.7780386
A15	4.0816314	0.8885136
A16	4.0211262	0.979545
A17	3.5296758	2.2781418
A18	4.0658877	0.8201664
A19	4.0689747	0.8281206
A20	4.1121927	0.8949948
A21	4.0473657	0.818988
A22	4.0773096	0.8611158
A23	4.1375061	0.8555184
A24	4.0689747	0.724716
A25	4.07484	0.86907

Handwritten notes: H_2O and H_2O

Regards
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South - Sat Lab Coordinates		
Points	Latitude	Longitude
A1	0.13126	0.02686
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A22	0.13208	0.02923
A23	0.13403	0.02904
A24	0.13181	0.0246
A25	0.132	0.0295

Sat lab Co-ordinates		
Points	Latitude	Longitude
A1	N17:39:41.22564	E78:36:13.10804
A2	N17:39:39.96400	E78:36:12.88368
A3	N17:39:38.62165	E78:36:11.41359
A4	N17:39:38.84828	E78:36:09.13934
A5	N17:39:39.37602	E78:36:08.82891
A6	N17:39:41.65513	E78:36:09.05741
A7	N17:39:41.36822	E78:36:09.35394
A8	N17:39:40.56793	E78:36:09.26700
A9	N17:39:39.74306	E78:36:09.75606
A10	N17:39:39.57435	E78:36:11.50674
A11	N17:39:40.01914	E78:36:11.98389
A12	N17:39:41.09553	E78:36:12.09833
A13	N17:39:40.97625	E78:36:12.32297
A14	N17:39:40.94306	E78:36:12.65969
A15	N17:39:40.68038	E78:36:12.62944
A16	N17:39:40.71014	E78:36:12.29395
A17	N17:39:40.51246	E78:36:12.22247
A18	N17:39:40.45749	E78:36:12.60736
A19	N17:39:40.19589	E78:36:12.57779
A20	N17:39:40.23079	E78:36:12.23832
A21	N17:39:39.08119	E78:36:11.51290
A22	N17:39:39.07162	E78:36:11.57677
A23	N17:39:38.89627	E78:36:11.55056
A24	N17:39:38.90549	E78:36:11.48700
A25	N17:39:38.57260	E78:36:11.28030

South Co-ordinates		
Points	Latitude	Longitude
A1	N17:39:41.3569	E78:36:13.1349
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A4	N17:39:38.9715	E78:36:09.1536
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A23	N17:39:39.0303	E78:36:11.5796
A24	N17:39:39.0373	E78:36:11.5116
A25	N17:39:38.7046	E78:36:11.3098

Wan
BAD

Action to be taken	Latest Comment	Task Completed	Priority	Project	Consultant	Description of Plan	GFC Plan ID /SCAN ID
Pending with MD for approval			Medium	Nextopolis	JS Architects	1. Revised electrical room and cafeteria, 2. Revised elevation plan, 3. Revised floor plan with partitions , etc,	
Awaiting for plans			Low	Nextopolis	Kulkarni Consultants	OHT plan above chemical stores – structural plan	
Awaiting for the plans from consultant			Low	Nextopolis	K. P Consultants	Landscape plan.	
Pending with MD for approval			Low	Nextopolis	E & D	Revised STP plan	