

Four handwritten signatures, each enclosed in a hand-drawn circle, are arranged horizontally at the top of the page. The signatures are in dark ink and appear to be initials or names written in a cursive style.

Dt. 20.07.2021

Sir,

Yesterday you have dictated one letter to GHMC for Solar Power System for our Mayflower Platinum project.

Please note that we have not given any Bank guarantee for Mayflower Platinum for Solar Power System and there is not specific condition in GHMC proceedings.

Accordingly I made some corrections in that letter. I have enclosed the draft which you have dictated herein.

This is for your information.

Kanaka Rao

To,
The Chief City Planner,
GHMC,
Hyderabad

*Left dictated
by M.D. Sir*

Date: __-0_-2021

Subject: Clarification about provision of solar power/ ____.

Reference:

1. Building permit ____.
2. BG ____.

Sir,

We have provided a bank guarantee for provision of solar power as per reference 2 above. However, there is no clarity or policy of HMDA/GHMC/MA&UD about providing solar power and other such facilities.

On earlier occasions we have made an RTI application to HMDA/GHMC/MA&UD and have not received any clarity in the matter.

Therefore, we propose to install a 20KVA solar panels in the said housing project. Our estimate of approximate power consumption for common areas, lifts, pumps, etc., is approximately equal to solar power generated using 20KVA solar panels. The power generated would be connected to the Electricity Board's grid and credit to the extent to power generated would be given in the billing of the electric power connection of common amenities.

We request you to permit us to install the said 20KVA solar panels to meet our obligation.

Thank you.

Yours sincerely,

Soham Modi.

Thank You.

Yours sincerely.

Soham Modi.

Enclosed:

- 1.
- 2.
- 3.

Copy to:



Site Office : Sy. No. 82/1, Mallapur Main Road,
Hyderabad- 500 076, ☎ : +91- 91213 10555
✉ : mpl@modiproperties.com
Developed by : Modi Properties Pvt. Ltd.

DRAFT



**MODI
PROPERTIES**

Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40 66335551,
✉ info@modiproperties.com www.modiproperties.com

Date: 22.07.2021.

To
The Chief City Planner,
Greater Hyderabad Municipal Corporation,
Tankbund Road,,
Hyderabad.

Subject: Clarification about provision of solar power system

**Reference: Building permit 1/C1/02082/2019 in DPMS file No. 1/C1/ 03199/ 2018
dated 04.02.2019.**

Sir,

Mr. Bhavesh Mehta & Mehul V.Mehta have obtained multi-storied building permission from GHMC vide building permit No. Building permit 1/C1/02082/2019 in DPMS file No. 1/C1/03199/2018 dated 04.02.2019 to construct residential apartments in Sy. No. 82/1, Mallapur, Beside Noma Function Hall, Uppal Mandal, Hyderabad, Medchal Malkajgiri District, Telangana.

We (Modi Properties Pvt Ltd) are the developers of this project. The project is under completion. We have proposed to provide Solar Power System in our Multi-storied building but we have no clarity about providing solar power system and other such facilities.

Our legal officer has made an application under RTI Act to GHMC asking for guidelines framed by the Government for provision of Solar Lighting System/Solar Water Heating System in turn GHMC replied as under:

“ it is to submit that as A.P.Building rules 2012 issued in G.O.Ms.No.168 M.A dated 07.04.2012 under rule 15(a)(xi) is indicated that case of Group Housing where there are 100 units and above, building proposed for Nurshing, Homes, Hospitals & Hotels provision of Solar Water Heating system and Solar Lighting System in the building and in the site for out door lighting, etc shall be made and applicant shall give a bank guarantee to this effect to the sanctioning authority for compliance of the same, there is no specific guidelines framed by the Government.” Copy enclosed.

On earlier occasions we have made an RTI application to HMDA/ GHMC/ MA&UD and have not received any clarity in the matter.

There is no specific condition laid down by GHMC in their proceedings in respect of installation of Solar Power System in the above said multi-storied project.

We propose to install a 20KVA solar panels in the said housing project. Our estimate of approximate power consumption for common areas, lifts, pumps, etc., is approximately equal to solar power generated using 20KVA solar panels. The power generated would be connected to the Electricity Board's grid and credit to the extent to power generated would be given in the billing of the electric power connection of common amenities.

We request you to permit us to install the said 20KVA solar panels to meet our obligation.

Thank you.

Yours sincerely,

Soham Modi.

Enclosed:

1. Building Permit Order
2. Letter to GHMC under RTI Act
3. RTI reply from GHMC.

Dt.09.03.2017

From
L. Ramacharyulu,
Advocate,
5-4-187/3 &4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad – 500 003.

To
The Commissioner, */p/o*
Greater Hyderabad Municipal Corporation,
Tankbund Road,
Hyderabad.

Dear Sir,

Sub: Information required under RTI Act.

GHMC is collecting Bank Guarantee towards security deposit against provision of Solar Lighting System/ Solar Water Heating System in group housing as per clause No. 15 (a) (xi) of G.O.Ms. No. 168 dated 07.04.2012.

Are there any guidelines framed by the Government for provision of Solar Lighting System/ Solar Water Heating System. If so please provide me a copy of the same. The necessary fee/charges will be paid.

Enclosed herewith Rs. 10/- postal order.

Thank you,

Yours sincerely,


(L. Ramacharyulu)

Encl: Postal Order. No - 069888

GREATER HYDERBAD MUNICIPAL CORPORATION

Office of the Chief City Planner
Town Planning Section (H.O)
Tank bund, Hyderabad

✓ Lt.No: R/393/TPS/HO/GHMC/2017/236

Dt. 18.4.2017

04.05.

To
L.Ramacharyulu
Advocate
5-4-187/3&4, 2nd floor, Soham Mansion,
M.G.Road, Secunderabad

Sub:- GHMC-TPS-HO-Certain information sought for under RTI act with regards
to the solar system / solar lighting system

Ref:- 1.Representation of L.Ramacharyulu filed under section 6(1) of RTI act
dated 9.3.2017
2. Letter No. 1285/SE(Electrical)/GHMC/RTI/2016-17 dated 24.3.2017
transmitted by SE(Electrical)GHMC.

The information sought for by the applicant in the reference cited is furnished as under

Sl.No	Question	Reply
1	The information with regards to the guidelines framed by Government for provision of solar system / solar lighting system / Solar water heating system Kindly furnish if so.	In this regard it is to submit that as A.P. building rules 2012 issued in G.O.Ms.No. 168 MA dated 7.4.2012 under rule 15(a)(xi) is indicated that case of Group Housing where there are 100 units and above, building proposed for Nurfishing Homes, Hospitals & Hotels provision for Solar Water Heating system and solar lighting system in the building and in the site for out door lighting, etc shall be made and applicant shall give a bank guarantee to this effect to the sanctioning authority for compliance of the same, there is no specific guidelines framed by the Government. Further the government in the frequently asked questions / clarifications it is indicated the arise value of existing bank guarantee it is stated that the amount mentioned in the "invoice" of the authorized dealer can be considered for insisting the bank guarantee

Hence this is for your information under RTI act.

Yours faithfully


Chief City Planner
GHMC
22/4



GREATER HYDERABAD MUNICIPAL CORPORATION
TOWN PLANNING SECTION
BUILDING PERMIT ORDER

To,

Sri/Smt.
 Bhavesh V. Mehta & Mehul V. Mehta
 Plot No. 21, Babubagh Colony, , 1st Floor, Prenderghast Road, Secunderabad, telangana

FILE No.	: 1/C1/03199/2018
PERMIT No.	: 1/C1/02082/2019
DATE	: 04 February, 2019

Sir / Madam,

Sub: Building Permission - sanctioned - Reg

Ref: Your Application dated: 16 February, 2018 u/s 388, 428 & 433 of HMC Act, 1955 & A.P. Urban Areas (Dev), Act, 1975 and A.P. Building Rules 2012.

Your application submitted in the reference has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A APPLICANT AND LICENSED PERSONNEL DETAILS:								
1	Applicant	Bhavesh V. Mehta & Mehul V. Mehta						
2	Developer / Builder	Modi Properties Pvt Ltd				Lic.No.	BL/1171/2008 valid up to 16.10.2018	
3	Licensed Technical Person	M DATTATRI RAO (Structural Engineer)				Lic.No.	134/STR-ENG/TP10/GHMC	
4	Structural Engineer	M Dattatri Rao				Lic.No.	GHMC Licence No. 134	
5	Others	NA						
B SITE DETAILS								
1	T.S. No./Survey no./Gram khantam/Abadi	82/1						
2	Premises No.	4						
3	Plot No./Door No./House No.	NA						
4	Layout / Sub Divn. No.	NA						
5	Road/Street	Mallapur Main Road						
6	Locality	Mallapur Main Road						
7	Town/ City	Hyderabad						
C DETAILS OF PERMISSION SANCTIONED								
Building - BLDG (RESIDENTIAL) (Height (m): 29.1)								
1	Floors	Ground		Upper floors		Parking floors		
2	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)
a	Residential	1	3,028.26	9	27,779.78	Cellar	2	10,211.99
b	Commercial	0	0.00	0	0.00	G/U Floors	0	0.00
c	Others	0	0.00	0	0.00	Stilt	0	0.00
d	No. of floors	2Cellar + Ground + 9						
e	Compound Wall	625.84 RM						
f	Set backs (m)	Front		Rear		Side I		Side II
		10.12		10.17		10		10
3	Site Area (m2)	9092.23						
4	Road affected area (m2)	586.04						
5	Nala affected area (m2)	0						
6	Net Area(m2)	8506.19						
7	Tot-lot (m2)	970.55						
8	Height (m)	29.10						
9	No. of RWHPs	16						
10	No. of Tree	450 Trees						
11	Others	NA						
D DETAILS OF FEES (RS.) :								
1	Building Permit Fees : Proposed compound wall	12,517.00		2	Building Permit Fees : Proposed Covered builtup area		3,254,200.00	
3	B.C. & E.B.C. on built up area,	4,881,300.00		4	Building Permit Fees : Advertismnt & Postage Charges		5,000.00	
5	Development Charges : Proposed built up area	5,068,150.00		6	B.C. & E.B.C. on site area,		1,063,275.00	
7	Sub Division Charges,	127,595.00		8	Rain Water Harvesting Charges,		256,310.00	
9	Vacant Land tax,	230,750.00		10	Shelter Fees,		1,275,930.00	
11	Environmental Impact Fees,	1,427,050.00		12	City Level Infrastructure Impact Fees,		8,350,075.00	
13	Proportionate Layout Charges,	1,063,275.00						
								TOTAL: 27,015,427.00

E	OTHER DETAILS :					
1	Contractor's all Risk Policy No.	61240444170300000005	Date	22 December, 2017	Valid Upto	22 December, 2023
2	Notarised Affidavit No.	4	Date	10/10/2018	Area (m2)	3635.71
3	Enter Sr. No. in prohibitory Property Watch Register	4	Date			19 October, 2018
4	Floor handed over	Ground & First Floor	S.R.O.	Kapra		
F	Construction to be Commenced Before		04 August, 2020			
G	Construction to be Completed Before		04 February, 2025			

The Building permission is sanctioned subject to following conditions:

The applicant should follow the clause 5.f (xi) (iii) (iv) (v) & (vii) of G.O.Ms.No.168, MA dt:07.04.2012.

The Building permission is sanctioned subject to following conditions:

1. The permission accorded does not confer any ownership rights, At a later stage if it is found that the documents are false and fabricated the permission will be revoked U/s 450 of HMC Act 1955.
2. If construction is not commenced within 18 months, building application shall be submitted afresh duly paying required fees.
3. Sanctioned Plan shall be followed strictly while making the construction.
4. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
5. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
6. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
7. Occupancy Certificate is compulsory before occupying any building.
8. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
9. Prior Approval should be obtained separately for any modification in the construction.
10. Tree Plantation shall be done along the periphery and also in front of the premises.
11. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
12. Rain Water Harvesting Structure (percolation pit) shall be constructed.
13. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
14. Garbage House shall be made within the premises.
15. Cellar and stilts approved for parking in the plan should be used exclusively for parking of vehicles without partition walls & rolling shutters and the same should not be converted or misused for any other purpose at any time in future as per undertaking submitted.
16. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
17. This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of cost without claiming any compensation at any time as per the undertaking submitted.
18. Strip of greenery on periphery of the site shall be maintained as per rules.
19. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
20. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
21. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
22. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
23. No front compound wall for the site abutting 18 mt. road widths shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.
24. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
25. All Public and Semi Public buildings above 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
26. The mortgaged built-up area shall be allowed for registration only after an Occupancy Certificate is produced.
27. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
28. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan.
29. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
30. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
31. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
32. As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2000 (wherever applicable),
 - a. The construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.
 - b. The owner, builder, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.
 - c. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severely held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O.
 - d. The Owner / Builder should not deliver the possession of any part of built up area of the building, by way of Sale / Lease unless and until Occupancy Certificate is obtained from GHMC after providing all the regular service connections to each portion of the building and duly submitting the following.
 - i. Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
 - ii. Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
 - iii. An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
 - iv. Insurance Policy for the completed building for a minimum period of three years.
33. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and St. Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 like;
 - a. To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts.
 - b. Provide Fire resistant swing door for the collapsible lifts in all floors.
 - c. Provide Generator, as alternate source of electric supply.
 - d. Emergency Lighting in the Corridor / Common passages and stair case.
 - e. Two numbers water type fire extinguishers for every 600 Sq.mts. of floor area with minimum of four numbers fire extinguishers per floor and 5k DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. specification No.2190-1992.
 - f. Manually operated and alarm system in the entire buildings;
 - g. Separate Underground static water storage tank capacity of 25, 000 lts. Capacity.
 - h. Separate Terrace Tank of 25,000 lts. Capacity for Residential buildings.
 - i. Hose Reel, Down Corner.
 - j. Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts.
 - k. Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
 - l. Transformers shall be protected with 4 hours rating fire resist constructions.
 - m. To create a joint open spaces with the neighbors building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

Special Conditions for Proceeding Letter

1. The GHMC reserve the right to cancel the permission it is falls that the permission is obtained by framed misrepresentation OR by mistake of fact.

By order

Name : S DEVENDER REDDY
Designation : ~~COMMISSIONER~~ ~~GHMC~~
Date : 04-Feb-2019 11: 21:01

Copy To :-

1. The Manager Director, HMWS&SB.
2. The Director, T.S. TRANSCO, Hyderabad.
3. The Director General, Stamps and Registration Department, Hyderabad.
4. The Director General, Telangana State Disaster Response and Fire Services, Hyderabad.
5. The Neighbors (side1, side2 & rear).
6. The Licensed Technical Personnel / Structural Engineer / Builder.

This is computer generated letter, doesn't require any signatures.