

14.08.2025

To,
Er. P. Santhosh Kumar,
General Manager,
O&M Division-XIV,
Hyderabad Metropolitan Water Supply
And Sewerage Board, Uppal, Hyderabad.

Sir,

Sub: Reply to your letter dated 04.08.2025 regarding non-payment of connection charges and non-submission of Occupancy Certificates for CAN: 619449673.

The undersigned, M/s Vista Homes, having its registered office at 5-4-187/3 & 4, IIInd Floor, Soham Mansion, M.G.Road, Secunderabad is the developer of the Vista Homes project. We have been handed over the letter dated 04.08.2025, issued by you to the Vista Homes Association. With reference to your letter dated 04.08.2025, the undersigned submits as hereunder:

The undersigned filed an application bearing file no. 2017-2-1787 dated 17.02.2017 for the supply of water connection to the Vista Homes project which is a group housing complex consisting of 377 flats and a club house. The water connection was sought for the entire Vista Homes project based on the total extent of Land admeasuring 27225 Sq.yards) and not based on the number of flats built. The Application was accepted for the entire Vista Homes project and all the flats continue to be supplied with water.

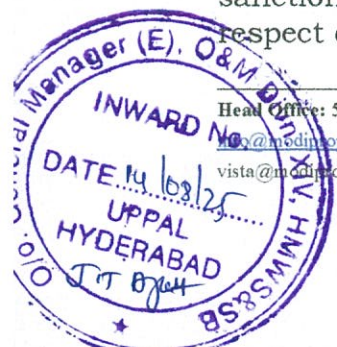
It is submitted that at the time of filing the Application, 164 flats were completed and thus it is for the said reason that the Occupancy Certificate for 164 flats was procured and mentioned in the Application. The same is however of no relevance as the connection was obtained for the entire project and not on the basis of the number of flats. Be that as it may, as sought by you, we are attaching the copies of the Occupancy Certificates of the entire project.

Further, as you are aware that for water supply, the capacity of connection is based on the diameter of the pipe supplying water to the Vista Homes project. In Vista Homes the water is supplied from a 150 mm diameter pipe, which is sufficient for 377 flats. The actual consumption can be higher or lower than the 82 KLD which is sanctioned. Minimum charges have to be paid for 82KLD irrespective of consumption. In case consumption is more than 82KLD, charges have to be paid on the consumed water. Thus, in view of fixed sanctioned consumption, the only charges that can be imposed by you are in respect of any increased consumption only.

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Thus, the payment of Rs. 46,05,060/- for connection charges and the bill of Rs. 23,42,655/- and any infrastructure charges sought for in the letter dated 04.08.2025 does not arise.

Moreover, the demand for monies under the letter dated 04.08.2025, having been raised after lapse of more than 8 years from the date of issuance of installation of water connection, is time-barred. The water connection was installed on 02.12.2017 for the entire extent of Vista Homes Project and the agreement for supply of water commenced on 20.04.2019. The present demand, issued in August 2025, pertains to the said connection installed on 02.12.2017 and is being raised well beyond the statutory period of three years from the date of installation and commencement of supply. Consequently, the said demand is hopelessly time-barred and unenforceable in law.

The undersigned has been and remains steadfast in its resolve to be compliant with all applicable laws and regulations. In furtherance of the same, the undersigned has filed an application under RTI Act, 2005 dated 05.08.2025 seeking information regarding the basis of water connection sanction for Group Housing Scheme and is currently awaiting the reply of the Public Information Officer of the Hyderabad Metropolitan Water Supply and Sewerage Board.

For M/s Vista Homes

G.Kanaka Rao
(General Manager)



Annexures:

1. Copy of Occupancy Certificates for all blocks of the project.
2. Copy of RTI Application