

# KADAKIA AND MODI HOUSING

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

Dt. 12<sup>th</sup> January 2021

To  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority,  
7<sup>th</sup> Floor, Swarna Jayanthi Complex,  
Ameerpet,  
Hyderabad.

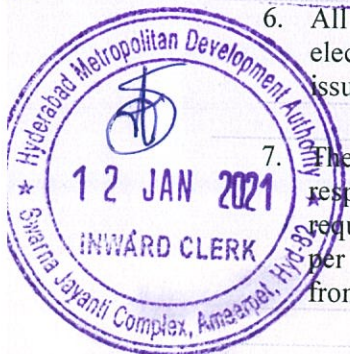
**Subject: Reply to the Complainants letter dated 19-12-2020.**

**Reference: 1. Notice for personal hearing dated 22.12.2020.**  
**2. Personal hearing on 05-12-2020.**  
**3. Reply by Complainants dated 19-12-2020.**

Sir,

In reply to your notice, please note the following:

1. The jurisdiction of HMDA is limited to enforcing bye-laws with respect to the development being undertaken at site.
2. The rules related to issuing of occupancy certificate are laid out in clause no. 26 of GO no. 168 dated 7-4-2012. In the instant case the clauses applicable for issuing of occupancy certificate are limited to clause 26(a) and 26(b) and the sanctioning authority is bound to only act based on these rules.
3. In particular, sanctioning authority must check whether the development is as per building permit and basic facilities like water supply, sanitation, drainage, roads, common lighting, etc., have been provided. In the instant case these works were completed in about 2013.
4. The complainants are making false allegations with respect to provision of basic facilities. Some of the complainants are in occupation of their villa since 2011-2014. It is inconceivable that some of the complainants are residing in the project without basic facilities like water, sanitation, drainage, common lighting, etc., for a period of more than 6 years. They have raised their first complaint in March, 2020.
5. A chartered engineer certificate along with photographs showing that the basic facilities are completed is attached herein. HMDA is requested to verify the position on ground.
6. All other issues raised by the complainants regarding accounts of the Association, elections to the Association, day to day running of the Association and other irrelevant issues are matters which are beyond the jurisdiction of HMDA.
7. The water board along with the local administrator i.e., the Grampanchayat are responsible for providing adequate water to the project. As per NBC norms the water requirement per person is 135 ltrs per day x 72 villas x 4 persons per villa = 38,880 ltrs per day. The Grampanchayat had already obtained permit for 200KLD of water supply from board in 2007 and it may have enhanced the capacity from time to time.



*[Handwritten signature]*

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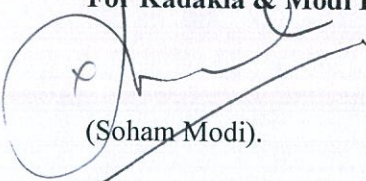
8. The complainants have already approached the consumer forum, police station and high court and have failed to get any relief from them.

Accordingly, you are requested to dismiss their complaint on the grounds of being false, baseless and without any merit.

You are also requested to direct the complainants to seek appropriate remedy from the water board/ grampanchayat for provision of adequate water to the project.

Thank You.

Yours sincerely,  
**For Kadakia & Modi Housing,**



(Soham Modi).

Encl: As above

C.C to the Secretary, HMDA.