

February 13, 2015

Dear Resident/Villa Owner,

Greetings from Hill County!!

Reg: Unauthorized structures and additional construction made in Independent Units in violation of HMDA approved plans.

This has reference to the captioned subject and HCPL while executing the AFS stipulated that every Villa/Bungalow Owner should comply with the Rules and Regulations of Hill County Community in general and specifically Residents the owners are expected to be disciplined in terms of keeping their units in tact without breaching / violating any of the approved Building Plans in order to main the spirit of the Group Housing Community.

But, it has come to our notice that few Residents/ few Villa/ Bungalow Owners have making additional structures and unauthorized construction in their units in spite of the facts that they have been advised to desist from carrying out these acts which are considered gross violation of Building Rules approved by HMDA and also rules of the Community. We would also like to share with the Residents / Owners that we had earlier identified those units which resorted to constructing unauthorized structures such as additional rooms and extension of the slabs etc. and we have put them on notice to remove these unauthorized constructions so as to comply with HMDA approved plans. Though few Residents/ Owners have agreed to comply with our request, some have not yet responded to our repeated reminders/notices which is causing concern amongst the residents as well as HCPL.

In order to prevent the unauthorized construction, few measures have been initiated by HCPL related to the transportation of men and material in to the community. We have provided the necessary guidelines such as submission of representation with the details of nature of work to be executed, number of workers required and the quantity of material to be furnished to HCPL so that security would be communicated to allow such things at the request of the Owners, subject to the satisfaction of HCPL on genuineness of the work to be carried out. To our utter surprise, it has come to our notice that few Residents / Villa Owners have gone to the extent of carrying/transporting the labor and the material in their own cars on the pretext that they all are known to them and secretly carrying out the unauthorized constructions

After collating the data from those units where several deviations/unauthorized constructions have been carried out, these violations have been broadly categorized as here under:

- a. Construction of extra rooms on 1st floor
- b. Construction of maids room/bathroom in back yard
- c. Front elevation modified by extending walls on both sides of units.
- d. Constructions of Under Ground Sumps(UGS)
- e. Extension of Ground Floor portico with RCC roof slabs
- f. Converting balcony area into room

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We have already sent notices as stated above to those owners who have done the above modifications/violations in their units and also requested them to demolish these additional structures/violated portion.

HMDA during their inspection before partially releasing 64 units from their mortgage also identified these units for removal of them forthwith. HCPL has already approached HMDA for release of the balance 17 units from their Mortgage and they are expected to carry out an inspection of certain works suggested and also on violations of approved plans etc.,

We therefore once again request all the Residents/Villa owners to comply with the HMDA approved plans and remove all kinds of unauthorized constructions /structures made in their units without any further loss of time failing which the following action is contemplated by HCPL.

1. Notify those units which have made violations to HMDA (Demolition squad) by giving full details of the unauthorized violations/deviations.
2. Inviting HMDA to inspect these identified units to assess the kind of violation whether it's a Gross or Major or Minor violation in nature.
3. Notifying the Bachupally Panchayat as well parallelly about these violations and requesting them to mobilize necessary resources to bring these units into original shape /form.

HCPL is advising the Residents / Villa Owners that you will be solely responsible for any kind of action that these Authorities such as HMDA and Panchayat might take against these violations which include demolition, penalties etc.

HCPL is not responsible for any kind of damage that is going to be suffered by the respective Resident / Villa owners who indulge in to these violations.

We request your co-operation and support to make the Hill County Community free from all kinds of unauthorized / additional structures.

Hill County Properties Limited



Authorized Signatory

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