



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,
Tarnaka, Hyderabad – 500 007.

Planning Department (Unit-II)

Letter No.1839/MP2/Plg/HMDA/2013

Date: 31-01-2015

To
M/s. Modi & Modi Construction &
M/s. Nilgiri Estates,
5-4-187/3 & 4, IInd Floor,
Soham Mansion, M.G.Road,
Secunderabad.

Sir,

Sub:- HMDA – Plg.Dept – Approval of Gated Community Layout with Houses i.e. Ground + 1st Upper Floor consisting two type designs of one amenity block and EWS / LIG blocks in Sy.Nos.75, 77 to 79, 96 and 100/2 of Rampally Village, Keesara Mandal, R.R.District to an extent of area 10.15 Acres or 41075.80 Sq.mtrs. – Intimation for payment of Development and Other Charges and action to meet the precedent conditions for processing the case further – Reg.

Ref:-1.Application dt.15-11-2011 of M/s. Modi & Modi Construction & M/s.Nilgiri Estates.

2. This office letter of even No. dt.04-01-2012.
3. Your letter dt.13-10-2012.
4. This office letter of even No. dt.5-1-2013.
5. This office letter of even No. dt.27-05-2013 addressed to the applicant.
6. Your letter dt.19-06-2013.
7. This office letter No.71/MP2/Plg/H/2011, dt.26-08-2013.
8. Your letter dt.13-09-2013.
9. This office letter dt.04-04-2014 releasing of DC letter.
10. This office final reminder letter of even No. dt.09-07-2014.
11. This office final reminder letter of even No. dt.8-10-2014.
12. Your letter dt.11-11-2014.
13. Your application dt.19-11-2014 for approval of draft layout with housing.

With reference to your application 13th cited, it is to inform that the proposal for development of land for Gated Community Layout with Houses i.e. Ground + 1st Upper Floor consisting two type designs of one amenity block and EWS / LIG blocks as mentioned in the subject cited to an extent of 10.15 Acres or 41075.80 Sq.mtrs. is under process as per provisions of Section 19 of HMDA Act, 2008 and rules and regulations.

To process the application further, the following charges are to be remitted through separate challans in favour of Metropolitan Commissioner, HMDA at Cash Collection Counter, I.O.B., Extension Counter, HMDA premises, Secunderabad.

The details of development charges are calculated are as follows:

I. Layout Charges

- | | | |
|--|---|-----------------|
| a. For Residential Group Housing Layout Charges
@ Rs.40/- per sq.mtrs. (20994.06 sq.mtrs. x 40/-) | - | Rs. 8,39,763=00 |
| b. Processing charges for layout area @ Rs.10/- per sq.mtrs.
(20994.06 sq.mtrs. x 10/-) | - | Rs. 2,09,941=00 |

P.T.O.

II. Group Housing Built up area Charges

a. Type design's built up area development charges @ Rs.50/- per sq.mtrs. (14260.58 sq.mtrs. x 50/-)	-	Rs. 7,13,029=00
b. Balance open area charges @ Rs.40/- per sq.mtrs. (for type designs) (3598.23 sq.mtrs. x Rs.40/-)	-	Rs. 1,43,930=00
c. LIG built up area 25% of DC & No charges for EWS 990.25 sq.mtrs. x 50/4	-	Rs. 12,379=00
d. Remaining open area of LIG block 426.5 sq.mtrs. x 40/4	-	Rs. 4,265=00
e. Development charges for amenities building amenities Building plot area = 648.85 sq.mtrs. for built up area @ Rs.60/- per sq.mtrs. (1269.94 sq.mtrs. x Rs.60/-)	-	Rs. 76,197=00
f. Development charges (amenities) remaining open area @ Rs.50/- per sq.mtrs. (450.62 sq.mtrs. x 50/-)	-	Rs. 22,531=00
g. Processing charges for built up area @ Rs.25/- per sq.mtrs. (17108.32 sq.mtrs. x 25/-)	-	Rs. 4,27,708=00
h. Publication Charges	-	Rs. 5,000=00
i. Capitalization charges (for Master Plan facilities) 20994.06 x 1.5 x 3% = 944.73 sq.mtrs. or 1130 sq.yards x 1250 M.V.	-	Rs. 14,12,500=00

Total Charges	-	Rs. 38,67,243=00

Already paid is treated nil since the file No.71 is closed	-	Rs. Nil

Balance amount to be paid by the applicant	-	Rs. 38,67,243=00

(Rupees: Thirty Eight Lakhs sixty seven thousand two hundred & forty three only)

Since you have not paid the DC & PC charges as intimated in earlier approval dt:04-04-2014 and now asking for revision. You are requested to pay the above charges with 10% interest from 04-05-2014 within one month i.e., before **01-03-2015** and submit the challan for further necessary action.

You are also requested to remit an amount of **Rs.8,544=00 (Rupees: Eight thousand five hundred and forty four only)** towards Fire Service Infrastructure Development Fund through separate Challan in A/c. No.14198 at Indian Overseas Bank, Himayathnagar, Extension Counter, HMDA, Tarnaka, Secunderabad and produce the same on or before **01-03-2015**.

You are also requested to take further action to meet the following precedent conditions for processing the development permission further and produce documentary proof / evidence of meeting the precedent conditions:

1. You are advised to demarcate block of plots and open spaces on the ground as per the plan submitted. If there is any difference in the land area you have to approach HMDA for further clarification. If layout area is tallying with the submitted layout plan you have to proceed with fencing the plots to be mortgaged.

Contd...3/-

2. You are requested to fence the area to be mortgaged with barbed wire and to display a board indicating the particulars of **5.00% of the Units** to be mortgage in favour of Metropolitan Commissioner, HMDA i.e., **Plot No.A34 to A37** that have to be mortgaged to HMDA and also area not for sale. A photograph of this has to be submitted to HMDA.
3. You are requested to obtain and produce the Certificate of Encumbrance on property one day prior to mortgage and one day after the mortgage from the Sub-Registrar, indicating that the area under mortgage is not sold to any other persons and vests with the developers only.
4. Further you are advised to comply with the following:
 - i. INDEMINITY BOND -- On Rs.100/- (Rs.One hundred only)
Non-Judicial stamp paper as per format enclosed.
 - ii. DEED of MORTGAGE -- On Rs.100/- (Rs. One hundred only)
BY CONDITIONAL SALE
(Under Article – 48 of Schedule
1-A of Indian Stamps Act).
Non-Judicial stamp paper in the enclosed
format duly registered by the Registration
Department Mortgaging **5.00% of the Units**
to be mortgage in favour of Metropolitan
Commissioner, HMDA i.e., **Plot No.A34 to
A37** in favour of HMDA.
5. The applicant shall mortgage 5.00% of the total units i.e. 4 units from Plot Nos.A34 to A37 in favour of M.C. HMDA.
6. The building shall be undertaken by owners by engaging registered architect, licensed builders/ developers and licensed structural engineers. The designs and building plans shall be countersigned by the owner, licensed developer, registered architect, licensed engineer and a qualified and licensed structural engineer who shall be responsible for the supervision, structural safety and specifications compliance of building.
7. The work of the building services like sanitation, plumbing, fire safety requirements, lifts, electrical installations, and other utility services shall be executed under the planning, design and supervision of qualified and competent technical personnel.
8. Building shall be designed for compliance with earth quake resistance and resisting other natural hazards. The Completion Certificate shall mention that the norms have been followed in the design and construction of building for making the building resistant to earth quake, compliance with structural safety and fire safety requirements.
9. The applicant shall submit the structural designs before release of plans from HMDA.
10. The applicant shall submit contractors risk insurance policy before release of plans by the local authority.
11. The applicant shall submit the NOC from the neighbours layout to use the roads as a approach (duly demolishing the compound wall at the place of obstructing) and at the time of carrying of the development activity to protect the roads without any damage.

After fulfilling the above, you will be advised to indicate the date of execution of Mortgage Deed.

Your compliance on the above should reach the undersigned within one month i.e., before **01-03-2015** failing which further action will be taken as per the law / rules in vogue.

This shall not be construed as approval of the proposal and permission for development.

Yours faithfully,
Sd/-
for Metropolitan Commissioner
Chief Planning Officer(DR)

//t.c.f.b.o//

R.V.
31/1/15
Assistant Estate Officer(VL)