



**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

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

**Letter No.1839/MP2/Plg/H/2013**

**Date:13-04-2016**

To

M/s. Modi & Modi Constructions & M/s. Nilgiri Estates,  
5-4-187/3, II Floor, Soham Mansion,  
M.G.Road, Secunderabad-03.

Sir,

Sub: HMDA - Plg. Department - Application for approval of extension of Group Housing in Sy.Nos.75, 77,78,79,96 & 100/2 of Rampally (V),Keesara (M),Ranga Reddy Distr – Intimation to Pay Development and Other Charges for processing the case further – Reg.

- Ref: 1. Your application dt: 15-11-2011.  
2. This office Letter dt: 16-03-2015.  
3. Your application Letter date dt: 13-02-2016.

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With reference to your application 1<sup>st</sup> cited you were given approval for the Layout with Housing vide reference 2<sup>nd</sup> cited. Vide reference 3<sup>rd</sup> cited you have requested for extension of earlier approved Group housing layout. In this regard it is to inform that the proposal for the extension of approval of Layout with Housing in Sy. Nos. 75, 77,78,79,96 & 100/2 of Rampally (V), Keesara (M), Ranga Reddy District 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 Challan in favor of Metropolitan Commissioner, HMDA at Cash Collection Counter, I.O.B., Extension Counter, HMDA premises, Tarnaka, Secunderabad.

**The details of charges are as follows:**

**1. Layout charges**

- i. For Residential Group Housing Layout Charges -Rs. 8,03,270=00  
ii. Processing charges for layout area -Rs. 2,00,817=00

**2. Group Housing Built up area Charges**

- iii. Type design's built up area development -Rs. 8,56,853=00  
iv. Balance open area -Rs. 1,78,216=00  
v. Development charges for amenities building  
Amenities Building plot area - Already calculate during earlier approval  
vi. Development charges (Amenities)  
Remaining open area - Already calculated during earlier approval  
vii. Processing charges for built-up area -Rs. 4, 28,352=00

viii. Publication charges	-Rs. 5,000=00
ix. Capitalization charges	-Rs. 13,50,975=00
x. Shelter fee	-Rs. 16, 06,539=00
	-Rs. 54,30,022=00
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3. Initial fee paid in file no:204884/Plg/LO/HMDA/2015 Vide challan no:7674/2015-16 dt:30-12-2015 If agreed to adjust the amount paid in new file no:- 204884/Plg/LO/H/2015 Mentioned at para no. 170.	-Rs. 2,00,000=00
4. Balance charges to be paid by the applicant	-Rs. 52,30,022=00
5. Environmental impact fee 184429.48sft X 3	-Rs. 5,53,288=00

**Environment impact fee ( as per G.O.Ms No.34 Dated 17.06.2015)**

Total Built-up area = (184429.48sft X 3/-) = Rs. 5,53,288=00

The Environmental impact fee shall be remitted to the Head of account 0853 –Non- Ferrous mining and metallurgical industry, 102- mineral concessions, fee, rent , royalties etc., SH(03) – Royalty on Environment impact fee

You are requested to remit the above said amount of **Rs. 52,30,022=00** through a Challan in Indian Overseas Bank, HMDA, Extension Counter, Tarnaka, Secunderabad in favor of the Metropolitan Commissioner, HMDA on or before **13-05-2016** and submit duplicate Challan with application for taking necessary action. You are also requested to submit an undertaking in terms of G.O.Ms.No.541 MA dt:17-11-2000 as per the enclosed format.

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:

- i. The applicant shall mortgage 5.00% of the total units i.e., 6 units from plot no's B1- 127 to 132 in favour of M.C, HMDA.
- ii. The applicant has to submit Environmental Clearance from SEIAA before release of plans from HMDA.
- iii. In case there is any misrepresentation submitted to HMDA (or) found in the file, the draft layout will get automatically cancelled.
- iv. The applicant is solely responsible for any discrepancy (or) dispute in respect of owners ship of the land aspects.
- v. If there is any court case is (or) any litigation, the applicant shall be responsible for settlement of the same.
- vi. If any dispute litigation arises in future, regarding the ownership of a land, schedule of boundaries etc., the applicant shall responsible for the settlement of the same, and HMDA or its employees shall not be a part to any such settlement or dispute / litigations.
- vii. Payment of D.C, P.C etc.,

- viii. Levelling with suitable gradient and formation of all roads with proper sub-surface and camber, kerbed stones, metal lining of the carriage way, side drains/gutters and central medians (for roads 18mts and above).
- ix. Black topping or developing the carriageway with cement concrete (as per BIS Code of practice) of all roads including the main approach road up to the nearest existing public road.
- x. Development of drainage and channelization of Nalas for allowing storm water runoff.
- xi. These may be channelized in accordance with the drainage and width requirements and in such a way as to conserve or harvest the water in nearest water body or public open space, etc.
- xii. Undertake street lighting and electricity facilities;
- xiii. Provision of independent sewerage disposal system with STP and protected water supply system including OHT and sumps.
- xiv. Undertake underground ducting of all utilities and services lines either under the footpaths or central median of the roads as the case may be with proper provisions at junctions and crossings etc.
- xv. Undertake greenery in the Scheme/ layout including avenue plantation, in public open space as per norms prescribed with a view to enhancing the environmental quality;
- xvi. Construction of low height compound wall iron grills to the open spaces and handing over the open spaces along with other spaces at free of cost and through registered Gift Deed to the local body.
- xvii. If the site is part of an open space / park area of any other layouts the technical approval issued shall be withdrawn automatically without any intimation. The charges paid shall be forfeited and cannot claim for refund.
- xviii. The applicant shall construct the sump, septic tank and water harvesting pits as per the standard specifications.
- xix. The building requirements and standards other than heights and setbacks specified, the National Building Code – 2005 shall be complied with.
- xx. The building shall be undertaken by owners by engaging registered architect, licensed buildings/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 & licensed Structural Engineer who shall be responsible for the supervision, structural safety and specifications compliance of building.
- xxi. 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.
- xxii. 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, compliances with structural safety and fire safety requirements.

- xxiii. The applicant shall submit the structural designs before release of plans from HMDA.
- xxiv. The applicant shall submit contractors risk insurance policy before release of plans by the local authority

Your compliance on the above should reach the undersigned within one month i.e., before 13-05-2016 failing which further action will be taken as per the extant law.

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

Yours faithfully,

Sd/-

**for Metropolitan Commissioner, HMDA  
Director -Planning-I**

/t.c.f.b.o/

  
13-04-16  
APO(DK)