



**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

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

**Letter No.001839/MP2/Plg/HMDA/2013**

**Date: 04-04-2014**

To

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

Sir,

Sub: HMDA – Plg.Dept – Proposal for Draft Gated Community Layout with Houses / Villas / Row Housing consisting of one amenity block in Sy.Nos.75, 77 to 79, 96 and 100/2 situated at Rampally Village, Keesara Mandal, Ranga Reddy District applied by M/s. Modi & Modi Construction and M/s. Nilgiri Estates to an extent of total site area 10.15 Acres or 41075.80 Sq.mtrs. the owners land kept for future expansion 4.96 Acres or 20081.74 sq.mtrs. **the net land area is 5.19 Acres or 20994.06 sq.mtrs.** – Intimation to Pay Development and Other Charges and action to meet the precedent conditions for processing the case further – Reg.

- Ref:-1.Your application dt.15-11-2011.  
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 application 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.

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With reference to your application cited, it is to inform that the proposal for development of land for Draft Layout with Row Housing consisting of Three Type Designs of A, B and C Houses as mentioned in the subject cited to an extent of **Acres 5-19 Gts. / 20994.06 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 charges are as follows:**

**I. Layout Charges**

1. For Residential Group Housing Layout Charges  
@ Rs.40/- per sq.mtrs. (20994.06 Sq.mtrs. x Rs.40/-) : Rs. 8,39,763=00
2. Processing Charges for Layout Area  
@ Rs.10/- per sq.mtrs. (20994.06 sq.mtrs. x Rs.10/-) : Rs. 2,09,941=00

**II. Group Housing Built up area charges**

3. Type design building plans development charges  
@ Rs.50/- per sq.mtrs. (12448.65 sq.mtrs. x Rs.50/-) : Rs. 6,22,433=00

P.T.O.

4. Balance Open area charges @ Rs.40/- per sq.mtrs. (for type designs) (4244.40 sq.mtrs. x Rs.40/-)	:	Rs. 1,69,776=00
5. LIG built up area 25% of DC & No charges for EWS 990.25 sq.mtrs. x 50/4	:	Rs. 12,379=00
6. Remaining open area of LIG block (426.5 Sq.mtrs. x 40/4)	:	Rs. 4,265=00
7. 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
8. Development Charges (Amenities) Remaining Open area @ Rs.50/- per sq.mtrs. (450.62 sq.mtrs. x 50/-)	:	Rs. 22,531=00
9. Processing Charges for built up area @ Rs.25/- per sq.mtrs. (15296.41 sq.mtrs. x 25/-)	:	Rs. 3,82,411=00
10. Publication Charges	:	Rs. 5,000=00
11. Capitalization Charges (for Master Plan facilities) 20994.06 x 1.5 x 3% = 944.73 sq.mtrs. or 1130 sq.yds. x 1250 M.V.	:	Rs.14,12,500=00
Total (1 to 11)	:	Rs.37,57,196=00
12. FSIDF Charges @ Rs.3/- per sq.mtrs. for (EWS block & club house) (2847.79 x 3/- = 8544.00	:	Rs. 8,544=00
Already paid is treated nil since the file No.71 is closed	:	Rs. Nil
<b>(Total Amount to be paid by applicant)</b>	:	<b>Rs.37,65,740=00</b>

**(Rupees: Thirty Seven lakhs sixty five thousand seven hundred and forty only)**

You are requested to pay the above charges within one month i.e., before **05-05-2014** and submit the challan for further necessary action.

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.

2. You are requested to fence the area to be mortgaged with barbed wire and to display a board indicating the particulars of **5% Units area** to be mortgage in favour of Metropolitan Commissioner, HMDA i.e., **Plot Nos.A1 to A4** 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% Units area**  
to be mortgage in favour of  
Metropolitan Commissioner, HMDA i.e.,  
**Plot.Nos.A1 to A4** in favour of HMDA.
5. The applicant shall pay the DC, PC and other charges.
6. The applicant shall mortgage 5.00% of the total units i.e. 4 Units from Plot Nos.A1 to A4 in favour of M.C. HMDA.
7. The buildings 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.
8. The works 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.

Contd...4/-

9. 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.
10. The applicant shall submit the structural designs before release of plans from HMDA.
11. The applicant shall submit contractors risk insurance policy before release of plans by the local authority.
12. The applicant shall submit the NOC from the neighbours layout owner / developer to use the roads as a approach (duly demolishing the compound wall at the place of obstruction) and at the time of carrying of the development activity to protect the roads without any damage.
13. To submit a 'Clearance Certificate' obtained from RDO / DRO concerned under APAL (Conversion of Non-Agriculture Purpose) Act 2006 (A.P Act No.3 of 2006) vide G.O.Ms.No.1537 Rev. (Land Revenue) dt.19-10-2006 to HMDA.
14. The applicant shall get remove ( break the compound wall to have proposed approach road before release of gated community layout.

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

You compliance on the above should reach the undersigned within one month i.e., before 05-05-2014, 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  
Chief Planning Officer(DR)

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

  
Assistant Estate Officer(VL)