



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
(G.H.M.C. Building) 3rd Floor,
West Marredpally, Secunderabad – 500 026.

PLANNING DEPARTMENT [Dev.Control]

Letter.No.2698/MP2/Plg/HMDA/2007

Dated: 04-08-2009

To
Sri.Soham Modi,
M/s.Mehta & Modi Homes & others,
5-4-187/3-4, IInd Floor,
Soham Mansion, M.G.Road,
SECUNDERABAD - 5000 03.

Sir,

Sub:- HMDA - Plg. (DC) - Application for Permission for development of Land under Revised Group Housing Layout in Sy.No.31, 40(P), 41(P), 42, 44, 45 and 55 of Chengicherla (V), Ghatkesar (M), R.R.District-for residential purposes - Intimation of Development Charges, Processing Charges & other Miscellaneous charges Demarcation of Plots fencing of Mortgaged Plots & Submission of E.C, - Affidavit - Mortgaged Deed & after Mortgage plots - Submission of E.C. - Reg.

- Ref:-1. Your application dated. 26-2-2007.
2. This office letter even No. dt.25-3-2008 draft layout.
3. Your application dated. 2-4-2008.

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With reference to your application 3rd cited, it is to state that, your proposal for construction of Housing Units (Detached) has been examined under the provisions of Section-19 of HMDA Act 2008. In this regard, you are requested to comply the following.

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.

Contd.....2/-

	Amount Rs.
a. DEVELOPMENT CHARGES: (Under Section 45 (1) of HMDA Act, 2008) and G.O.Ms.No.439, M.A, Dt.13-6-2007 @ Rs.45/- per sq.mtrs, (11329.02 sq.mtrs.).	8,49,690=00
b. Processing Charges for layout area @ Rs.2/- per sq.mtrs., (11329.02 sq.mtrs.)	22,659=00
c. D.C for built up area @ Rs.100/- per sq.mtrs. (4944.00 sq.mtrs. x 100/-)	4,94,400=00
d. Commercial built up area @ Rs.125/- per sq.mtrs. (376.35 sq.mtrs. x 125/-)	47,044=00
e. Processing for total built up area @ Rs.5/- per sqmtrs. (5320.35 sq.mtrs. x 5/-)	26,602=00
f. Balance open area @ Rs.100/- per sq.mtrs. (4635.100/-)	4,63,580=00
g. Publication Charges	5,000=00
Total	19,08,975=00

(Rupees: Nineteen Lakhs eight thousand nine hundred and seventy five only)

Further you are requested to pay the above D.C. after payment of D.C. The receipt of challan to be produced in the HMDA Office within one month with the following procedure:

1. You are advised to demarcate block of plots and open spaces on the ground as per the plan submitted / enclosed. If there is any difference in the land area you have to approach HMDA for further clarification. If layout area is tallying with the approved layout plan then you have to proceed with fencing the Mortgaged plots.
2. You are requested to fence the area to be mortgaged with barbed wire and to display a board indicating the particulars of **Plot.No.393 and 394 to an extent of 357 sq.mtrs., i.e. 5% of units** that have to be / have been mortgaged to HMDA and also area not fore 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.

Contd....3/-

4. A copy of unsigned layout plan is enclosed while showing plots to be mortgaged.
5. 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 Non-Judicial stamp paper in the enclosed
(Under Article-48 of Schedule format duly registered by the Registration
1-A of Indian Stamps Act). Department Mortgaging 5% units
Plot.No.393 and 394 to an extent of 357
sq.mtrs., favour of HMDA, as per the plan
annexed to this letter.

Further you are advised to indicate the date of execution of Mortgage Deed, so as to depute the concerned JPO to the Sub-Registrar Office.

In view of the above, you are requested to complete the above 1 to 3 items and payment of fees and charges as indicated above. Your compliance should reach the undersigned within one month from the date of receipt of this letter failing which action will be taken to close this file.

Subject to the Following Conditions:

1. The applicant has filed W.P.No.3893 of 2009 in the Hon'ble High Court regarding NOC for Non-Agriculture Purpose High Court has issued orders dt.27-2-2009 for release of the draft layout, applicant shall comply court orders.
2. To submit the National Savings Certificate to an amount of Rs.3,00,000/- before release of the draft layout by HMDA.
3. To demarcate the roads and open spaces etc as on the ground.
4. To mortgage the 5% of land as shown in the layout and to fence and display the board to the mortgage plots after confirmation as on the ground.
5. Draft Layout is considered basing on the affidavit submitted by the applicant with reference to RDO Certificate.

Yours faithfully,
Sd/-
Metropolitan Commissioner

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


Divl. Admn. Officer (Plg).

