



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

M/s. Modi & Modi Constructions &  
M/s. Nilgiri Estates,  
5-4-1873 & 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/II/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, L.A.B., Extension Counter, HMDA premises, Secunderabad.

The details of charges are as follows:

**I. Layout Charges**

- |                                                                                                         |   |                 |
|---------------------------------------------------------------------------------------------------------|---|-----------------|
| 1. For Residential Group Housing Layout Charges<br>@ Rs.40/- per sq.mtrs. (20994.06 Sq.mtrs. x Rs.40/-) | : | Rs. 8,39,763=00 |
| 2. Processing Charges for Layout Area<br>@ 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<br>@ Rs.50/- per sq.mtrs. (12448.65 sq.mtrs. x Rs.50/-) | : | Rs. 6,22,433=00 |
|-----------------------------------------------------------------------------------------------------------|---|-----------------|

P.T.O.

1. 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.
2. 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.
3. Further you are advised to comply with the following:
  - i. INDEMNITY 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  
I-A of Indian Stamps Act). 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.
4. The applicant shall pay the DC, PC and other charges.
5. 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.
6. 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.
7. 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.