

Subject: Identifying land for development of LIG units around ORR.

1. A separate vertical to be carved out within sales & CR for managing LIG housing at a distance of 20 to 50 kms from the heart of the city. Such lands should be preferably outside the ORR.
2. One parcel of land to be purchased every quarter till all 12 radial roads are covered.
3. After developing first phase successfully, subsequent phases shall be on 2 to 5 acres of land.
4. Flats shall be developed on 5 or 6 floors. 2BHK of about 800 sft. No amenities. Sale price Rs. 2,000/- to Rs. 2,500/- per sft (++).
5. List of radial roads for identification of land parcels:
 - a. Bombay highway from Patancheru to Sangareddy.
 - b. Shankarpally road. - assigned to Nagarjuna – 9949993587.
 - c. Vikrabad road – land acquired.
 - d. Bangalore high way from Shamshabad to Shadnagar – land under acquisition.
 - e. Srisailem highway. – assigned to Sanjeeth - 9502759933
 - f. Nagarjunasagar road – assigned to Nagireddy - 9959566505.
 - g. Vijayawada road ORR to Mount Opera. – assigned to Rajkumar - 7032726321.
 - h. Warangal road Bibi Nagar to Yadagirigutta – assigned to Praveen - 9502299799.
 - i. Keesara road – assigned to Anand – 9502277099.
 - j. Shamirpet road – land acquired.
 - k. Medchal road – assigned to Ashok - 7032107065.
 - l. Medak road – assigned to Suresh - 986669768.
6. Land requirement:
 - a. 3/4 acre to 3 acres.
 - b. Less than 1 acre preferred.
 - c. Check master plan for land use under urban development authority - Dhanraj / Kanaka Rao to help.
 - d. Survey number, village name and Mandal required.
 - e. Plan of land required.
 - f. Get details of land - do not see it - take approval of Dhanraj before you see land.
 - g. BT approach road of 40 ft required. Last 200 to 300 meters can be unpaved - but atleast 30 ft wide.
 - h. Less than 1/2 kms from nearest development like houses, schools, hospitals, govt offices.
 - i. Near ORR - within 5 kms preferred.
 - j. Look for land on 12 radial roads.
 - k. One radial road to be assigned to one Manager.
 - l. Fill form smartly (copy enclosed – new properties info sheet).
 - m. Google pointer required.
 - n. Do not send price details in writing.
 - o. Brokerage can be paid – typically 1% of land value.
 - p. Land value Rs. 50 lakhs to Rs. 2cr. Preferably 1 to 1.50 cr.
 - q. Avoid main road bits. Look for 2 or 3 bits with road access.
7. Each manager to identify 3 to 5 parcels to of land for next 4 weeks.
8. Dhanraj contact details 98662 23355, email dhanraj@modiproperties.com.

Soham Modi.