

Letter.N.9339/LO/ORRGC/HMDA/2012.

Date:30 -03-2013.

To
Sri A.Ashok Reddy,
H.No.16-2-753/A/2,
Srisri House, Gaddiannaram,
Dilsukhnagar,
HYDERABAD.
Sir,

Sub:- HMDA - ORRGC Plg -Layout in Sy.No . 322(P), 329(P) & 330(P) of Adibatla(V) - Ibrahimmpatnam (M) - R.R.Dist. to extent of Acs.18.00 for residential purpose - Intimation of development & other charges - Demarcation of Plots, fencing of Mortgaged Plots & Submit Mortgaged Deed - Submission of EC before & after Mortgage of Plots - Regarding.

- Ref:- 1. Your application dated. 18.9.2012,
2. G.O.Ms.No.470 MA Dated.09-07-2008 & G.O.Ms.No.168, MA dt.7-4-12
3. This office letter of even No. dated 21.12.2012.
4. Your letter dated 29.1.2013

With reference to your application cited, it is to state that, your proposal for development of land for residential plots in Sy.No . 322(P), 329(P) & 330(P) of Adibatla(V), Ibrahimmpatnam(M), R.R.Dist. 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 favor of Metropolitan Commissioner, HMDA at Cash collection Counter, I.O.B., Extension Counter, HMDA premises, Tarnaka.

		<u>Amount: Rs.</u>
I).	<u>Development Charges:</u>	27,52,834.00
	a) Under Section 45 (1) of HMDA Act, 2008) and G.O.MS.. No. 439, M.A, Date 13.06.2007. @Rs.40 /- per Sq.Mtrs	
	b) 5% of EWS & 5% of LIG (as per G.O.Ms.No.528 dt.31.7.08)	
II).	Processing Charges	7,27,725.00
III).	Publication Charges	5,000.00
IV).	1.5. times of basic land value in lieu of 5% of developable land to be handed over to HMDA.	14,25,180.00
Total Amount::		49,10,739.00
Applicant has already paid the Processing Charges vide Ch.No.17277/2011-12at IOB, dt.18.10.2012		<u>75,000.00</u>
Amount to be paid by the applicant :		48,35,739.00

(Rupees Forty eight lakhs thirty five thousand seven hundred and thirty nine 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 on or before 29-04-2013. The applicant has to pay the DC, PC and other charges within one month from the date of issue of letter failing which liable to pay 10% interest per annum.

- 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. Nos.104 to 124 (21 plots) to an extent of 6484.79sq.mtrs, or 7756 sq.yds. (15.30%) of units that have to be/ have been mortgaged to HMDA and also are '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 to HMDA is not sold to any other persons and vests with the developers only.
- 4). A Copy of unsigned layout plan is enclosed while showing plots to be mortgaged to HMDA
- 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 BY CONDITIONAL SALE (Under Article-48 of 1-A schedule of Indian Stamps Act) ----- On Rs. 100/- (One hundred only)
Non-Judicial stamp paper in the enclosed format duly registered by the Registration 1 -A schedule of Indian Department Mortgaging the Plot No. 104 to 124 (21 plots) to an extent of 6484.79 Sq.mtrs, or 7756 sq.yds. i.e.(15.30%) in 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) To Comply the conditions laid down in G.O.Ms.No 470 dt.9-7-2008 and G.O.Ms.528, Dt.31-7-2008, G.O.Ms.No86 dt.3-3-2006, G.O.Ms.No 171 dt.19-4-2006 and G.O.Ms.No 623 dt.1-12-2006.

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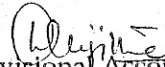
- 2). The applicant has to mortgage an area of 6484.79Sq.m. or 7756 sq.yds. i.e. Plots No.104 to 124 (21 plots 15.30% of plotted area) as per GO.Ms.No.276 dt.2.7.2010
- 3). The social Infrastructure area 2.5% to an extent of 1856.97 sq.mtrs. (amenities + utilities) is not salable area and the same area to be handed over to local body along with roads and open spaces is not salable area.
- 4). The applicant has to complete the layout developmental works (i.e.B.T.Roads,drainage lines, water lines, Avenue Plantation, Overhead Water tank, Electric Lines etc.,) with in a period of 3 years as per the GO.Ms.No.276. MA & UD Dept. dt.2.7.10.
- 5). The applicant has to follow the conditions mentioned by I& CAD Department while issuing NOC vide Lr.No.EE/HYD/DB/HD/D1/2123, dated 23.1.2013.
- 6). In this case, the small extent of ORR Buffer zone is treated as the layout open space, The applicant has to hand over the same to the local authority along with roads and social infrastructure before release of final layout.
- 7). The buffer zone/ open space along ORR should be planted and maintained with at least two rows of thick foliage trees
- 8). Access will not be allowed on to the service road of the ORR directly, except existing 66'-00" wide ZP Road.
- 9). The applicant should construct the 0.75 mtrs. X 0.75 mtrs. Cross section storm water drain for free flow of catchment area water along 40'-00" wide road as per Specifications of Local authority and hand over to local authority at free of cost Before release of final layout.
- 10). In the plot area up to 1000 sq.mtrs. only individual residential building are permitted. The local authority shall strictly follow the above.
- 11). No amalgamation/sub/division of plots are allowed, prior approval of Competent Authority is mandatory for amalgamation/sub/division plots.
- 12). In case of EWS and LIG plots no amalgamation of plots are allowed.
- 13). The Local Authority shall collect Special Impact fee as per GOMs.No.470 MA&UD Dept., dated 9.7.2008 before issue of building permission and credited into HMDA Account.
- 14). The applicant should submit Geo-referencing Digital Plan to HMDA in DWG, SHP & KML formats before release of draft layout.
- 15). The applicant shall follow all other conditions mentioned in G.O.Ms.No.470,MA&UD Dept., dated 9.7.2008 relating to ORRGC.

Your faithfully,

Sd/-

For Metropolitan Commissioner,
Director-II(VR) Plg.

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


Divisional Accounts Officer,
ORRGC Planning