

**GREATER HYDERABAD MUNICIPAL CORPORATION**

Office of the Commissioner,  
Town Planning Section, (H.O.),  
GHMC, Tank Bund, Hyd.

Lr. No. 3915/18/01/2013/HO

Date.03.08.2013.

To  
M/s. B&C Estates  
Sy.No.2/1/1, 183, 184, 190 & 191,  
Mallapur, Kapra,  
R.R Dist.

Sir/Madam,

Sub: GHMC – Town Planning Section – HO - Proposals for the construction of High-rise Residential Building consisting of 2-Basements for parking, Ground + 9 upper floors, situated at Sy.No.2/1/1, 183, 184, 190 & 191, Mallapur, Kapra, .R.R Dist – Fee intimation – Issued - Reg.

Ref :- 1. Your building application dt: 18.01.2013.  
2. T. O. Lr. No. 3915/18/01/2013/HO, dated 18.01.2013.  
3. Minutes of the MSBR Meeting held on 22.06.2013.

\* \* \*

It is to inform that the Building application submitted by you for construction of High-rise Residential Building consisting of 2-Basements for parking, Ground + 9 upper floors, situated at Sy.No.2/1/1, 183, 184, 190 & 191, Mallapur, Kapra, .R.R Dist., have been examined and recommended by the MSB Committee in their meeting held on 22.06.2013 and you are requested to remit an amount of **Rs.3,48,07,720/- (Rupees three crores forty eight lakhs seven thousand seven hundred and twenty only)** towards fee & charges through D.D. in favour of Commissioner, GHMC within (10)days and to submit the following particulars:

1. To submit the Structural drawings and analysis of the proposals, so as to refer to a reputed Institution for proof checking.
2. To submit undertakings as per provision of 15 (a&b) of GOMs.No.168, dt:7.4.2012.
3. To follow conditions stipulated in GOMs.No.168 MA, dt:7.4.2012 as per rule 25 (d)i.e. notarized affidavit handing over the required built-up area to GHMC the Ground / first or second floor or 10% of built up area whichever is less before releasing the permission.
4. To comply the requirement prescribed under 5.f (xi).(iii), (iv) and (vii) of GOMs.No.168 MA, dt:7.4.2012.
5. To follow the conditions stipulated in the NOCs issued by the Fire Deptt and NAAI.
6. To pay all necessary charges including City Level Infrastructure Impact fee, Layout proportionate charges & Adoc BC.
7. To maintain 7.0mts. open space in front i.e. on northern side as proposed.
8. To maintain 7.0mts. open space in rear i.e. on southern side as proposed.
9. To maintain 7.0mts. open space on eastern side as proposed.
10. To maintain 7.0 mts. open space on western side as proposed.
11. To surrender land admg.1711.98 sq.mts for proposed 60mts. wide road free of cost to GHMC along with plans, photographs & undertakings.
12. To submit NOC from Airport Authority of India.
13. To submit the Water Feasibility Report from HMWS & SB.
14. To follow the conditions insisted in the BC Committee meeting dated:12.6.12.
15. To maintain minimum 7.0mts. near security kiosk.
16. To provide bank guarantee for providing solar water heating system and lighting system and in site for outdoor lighting, to GHMC.

17. To hand over the organised open space to GHMC through registered gift deed before applying for occupancy certificate.
18. To maintain south-east side ramp as 5.4mts.uniform.
19. To provide 3% of builtup area for amenities by adding facility for health.
20. To delete portico and plotter box in in-side setback of amenities block.

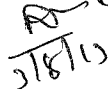

Note: "This is not a building permission and should not be construed as such to start any building activity".

Further action for release of approvals will be taken after fulfilling the above conditions, if the fee and charges and undertakings are not submitted within the stipulated time, your application will be returned / refused without any further intimation.

Yours faithfully,

  
for Commissioner  
GHMC

Encl: Financial Checklist.

  
3/8/15  
  
3/8

**GREATER HYDERABAD MUNICIPAL CORPORATION  
SCHEDULE OF RATES FOR BUILDING PERMISSION  
(FINANCIAL CHECKLIST SHOWING THE FEE AND CHARGES)**

File No 3915/18/01/2013

M/s B&C Estates  
Name of the Owner:.....  
Location of the site / plot Plot No. 211/1, 183, 184,  
50 & 191, Malapur, Kopr.

**1) BUILDING PERMIT FEE:**

2 Cellars, Ground + 9 Floors  
a) Proposed covered area of Cellar/Stilt + ( ) upper floors for  
Residential / ~~Commercial~~ 43470 Sq.mtr B.P.F. @ Rs. 100/- per Sq.mtr  
Amenities 703 Mr + 150/-  
Area of the plot 15074.54 Sqmtr Residential Commercial / Institutional / ⊖  
Net area - 12412.44 Industrial / Cinema Hall/  
Function Hall / Other buildings.  
i. Upto 200 Sq.mtrs plot area. Rs.10 - Rs.50/-  
ii. From 201 to 500 Sq.mtrs plot area Rs.50 - Rs.90/-  
iii. From 501 to 750 Sqmtrs plot area. Rs.70 - Rs.100/-  
iv. Above 750 Sq.mtrs plot area Rs.80 - Rs.120/-  
v. High rise building. Rs.100 - Rs.150/-  
b. Proposed compound wall RMT 478 @ Rs.20 - RMT. Rs. 9560  
c. Advertisement & Postage charges Rs. 5000  
i. Individual residential building Rs.100 each.  
ii. Group housing / Commercial building etc. Rs.2000 - each case.  
iii. High rise buildings. Rs.5000/- each case.

Rs. 43,47,000  
Rs. 1,14,450  
Rs. 10,000  
Rs. 9560  
Rs. 5000  
Rs. 44,76,010

**2) DEVELOPMENT CHARGES:**

Amenities 703 Mr + 150/-  
i. Proposed on built up area 43470 Sq.mtr @ Rs. 100/- per Sq.mtr  
Residential site  
ii. On open area excluding coverage 12032.5 Sq.mtr @ Rs. 75/- per Sq.mtr  
Amenities 612 380 Mr + 100/-  
Residential Commercial  
i. Rs.100/- i. Rs.125/-  
ii. Rs.75/- ii. Rs.100/-

Rs. 95375  
Rs. 43,47,000  
Rs. 9,02,440  
Rs. 38,000  
Rs. 53,82,815

**3) BETTERMENT CHARGES & EXTERNAL BETTERMENT CHARGES:  
(On built up area Sq.mtrs)**

i. Proposed built up area for 43470 Sq.mtr @ Rs. 150/- per Sq.mtr.  
Amenities 703 Mr + 175/-  
i. Individual Residential Building / prayer hall @ Rs.100/-  
ii. Group housing / High rise building @ Rs.150/-  
iii. Commercial/Institutional/Industrial  
/Other building (Non high rise) @ Rs.175/-  
iv. Commercial/ Institutional/Industrial  
/ Other buildings (High rise) @ Rs.225/-

Rs. 65,20,500  
Rs. 1,33,515  
Rs. 66,54,015

**4) BETTERMENT CHARGES & EXTERNAL BETTERMENT CHARGES:  
(On site area in Sq.mtrs)**

i. Proposed site area for 12032.5 sq.mtr @ Rs. 125/- Sq.mtr  
Amenities 380 Mr + 175/-  
A) Residential Building:  
i. Other areas @ of Rs.125/- per Sq.mtr.  
ii. B. Hills & J. Hills @ Rs.175/- per Sq.mtr  
B) Commercial / Institutional / Industrial / Cinema Hall/ Function Hall/ Other buildings  
i. Other areas @ of Rs.175/- per Sq.mtr.  
ii. B. Hills & J. Hills @ Rs.225/- per Sq.mtr

Rs. 15,04,065  
Rs. 66,570  
Rs. 15,70,635

**5) SUB-DIVISION CHARGES:**

i. Total site area 12032.5 Sq.mtr @ of Rs. 15/- Sq.mtr.  
Amenities 380 Mr + 10/-  
a) Residential Rs.15 - per Sq.mtr.  
b) Non residential Rs.20 - per Sq.mtr.

Rs. 1,80,490  
Rs. 7,600  
Rs. 1,88,090

**6) OPEN SPACE CONTRIBUTION CHARGES:**

In case of unauthorized layout/ sub-division cost of 14% on total plot area  
Total plot area ..... Sq.yrd X 0.14 X Registration value of the site Rs. ....

7) **COMPOUNDING FEE:**  
(33% on total fees) Rs. ....

8) **RAIN WATER HARVESTING CHARGES:**  
@ Rs.8/- per Sq.mtr on built up area. ~~Rs. 44233~~ Rs. 353800

9) **VACANT LAND TAX:**  
0.5% on prevailing registration value  
14848 sq.mtr x 3500/- = 0.5%  
@ 8% Library cess on VLT.  
Rs. 259800  
Rs. 20790  
Rs. 280630

10) **IMPACT FEE:** ( As per G.O.Ms.No.766 MA,dt:18-10-2007)  
i. Proposed built up area, G.F floor & F.F. .... Sq.ft @ Rs. .... Sq.ft. Rs. ....  
ii. Proposed built up area of 2<sup>nd</sup> and above floors .... Sq.ft @ Rs. .... Sq.ft. Rs. ....

11) **CITY LEVEL INFRASTRUCTURE IMPACT FEE:**  
(As per G.O.Ms.No.86, MA dt:3.3.2006, G.O.Ms.No.39 MA dt:20-01-2009 & G.O.Ms.No.250, MA dt:7.6.2010) ~~Consent. (G.O. No. 217.4.12)~~  
i. Above 15 mtr, 54 cft, 13099.41 m<sup>2</sup> = 500/-  
upto 7th floor 7th floor  
ii. Above 7.5 mtr, 84 cft, 8732.94 m<sup>2</sup> = 750/-  
upto 10th floor 10th floor  
iv. Rs. 13099410

12) **VALUE ADDITION CHARGES:**  
Only in, CDA area as per G.O.Ms.No. ....  
@ Rs.414/- per Sq.mtr on built up area. ~~Shelter fee~~  
1242.44 m<sup>2</sup> = 20/-  
2 2482.44 m<sup>2</sup> = 750/-  
Rs. 18,61,870

13) **LAYOUT REGULATION CHARGES AS PER G.O.MS.NO.113 MA,dt:31-01-08 AND G.O.MS.NO.301 MA dt:11-04-08.**  
i. Penalization charges Rs. ....  
ii. Open space prorata charges Rs. ....

14) **Proportionate Layout Charges** (On site area per sq.mtr.)  
11032.5 m<sup>2</sup> = 75/- (C)  
380.0 m<sup>2</sup> = 100/- (C)  
i. Residential Rs.75/- per sq.mtr. ii) Commercial Rs.100/- per sq.mtr.  
Rs. 902440  
38000  
940440

Hence if approved the part may be informed to pay following charges:

1. Building permit fee: Rs. 44,70,010  
2. Development charges: Rs. 53,82,815  
3. B.C. & E.B.C. on built up area Rs. 66,54,025  
4. B.C. & E.B.C. on site area Rs. 15,70,565  
5. Sub-division charges Rs. 1,88,090  
6. Open space contribution charges Rs. ....  
7. Compounding fee: Rs. ....  
8. Rain water harvesting charges: Rs. 3,53,800  
9. Vacant land tax: Rs. 2,80,630  
10. Impact fee: Rs. ....  
11. City level Infrastructure impact fee: Rs. 13099410  
12. Value additional charges: Rs. 18,61,870  
13. Layout regulation charges: Rs. ....  
14. Proportionate Layout Charges: Rs. 940440

Total Rs. 34807710

(Rupees: Three Crores forty eight lakhs seven thousand seven hundred and ten only)

3/10

TPA/ACP

4/10  
EV 3/8

4/10  
Addl.CCP