

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.16.08.2013.

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 – Revised 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.
 4. T. O. Lr. No. 3915/18/01/2013/HO, dated 03.08.2013.
 5. Your representation dt.08.08.2013.

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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.3,50,59,595/- (Rupees three crores fifty lakhs fifty nine thousand five hundred and ninety five 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 organized 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.



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

File No 3915/18/01/2013

Name of the Owner: M/s. B & C Estates
 Location of the site / plot Sy. No. 21/1, 123, 184, 150 & 191, Malloppu, KOPK.

1) BUILDING PERMIT FEE:

2 Cellars, Stairs + 9 Floors
 a) Proposed covered area of Cellar/Stilt + () upper floors for Rs. 43 57 700 NO
 Residential Commercial 43577 Sq.mtr B.P.F. @ Rs. 100/- per Sq.mtr
 Residential Commercial 1205 Sq.mtr @ Rs. 150/-
 Area of the plot 15074.54 Sq.mtr Residential Commercial / Institutional / Industrial / Cinema Hall / Function Hall / Other buildings. 10 000 NO
 Net area 12012.44 " "
 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 Sq.mtrs 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 470 @ Rs.20/- RMT. Rs. 9 500 NO
 c) Advertisement & Postage charges Rs. 5000 NO
 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. 45,58,610 NO

2) DEVELOPMENT CHARGES:

Residential site 12032.5 Commercial site 350 NO @ Rs. 100/- per Sq.mtr
 i. Proposed on built up area 43577 Sq.mtr @ Rs. 100/- per Sq.mtr Rs. 43 57 700 NO
 ii. On open area excluding coverage 12032.5 Sq.mtr @ Rs. 75/- per Sq.mtr Rs. 9 02 440 NO
 Residential Commercial
 i. Rs.100/- i. Rs.125/-
 ii. Rs.75/- ii. Rs.100/-
 Rs. 38 000 NO
 Rs. 54,61,765 NO

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

i. Proposed built up area for 43577 Sq.mtr @ Rs. 150/- per Sq.mtr. Rs. 65,36,550 NO
 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. 2 29 075 NO
67,65,625 NO

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 Rs. 15 04 065 NO
 A) Residential Building: Commercial site 350 NO
 i. Other areas @ of Rs.125/- per Sq.mtr. Rs. 66 000 NO
 ii. B. Hills & J. Hills @ Rs.175/- per Sq.mtr Rs. 15,70,500 NO
 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

5) SUB-DIVISION CHARGES:

i. Total site area 12032.5 Sq.mtr @ of Rs. 15/- Sq.mtr. Rs. 1 80 490 NO
 a) Residential Rs.15/- per Sq.mtr. Commercial site 350 NO
 b) Non residential Rs.20/- per Sq.mtr. Rs. 7 000 NO
1 88 490 NO

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. <i>44888 Sq.mtr.</i>		Rs. <i>3,59,080</i>
9) VACANT LAND TAX: 0.5% on prevailing registration value <i>14842 Sq.mtr x 3500/- = 0.5%</i> @ 8% Library cess on VLT.		Rs. <i>2,59,840</i>
		Rs. <i>20,790</i>
		Rs. <i>2,80,630</i>
10) IMPACT FEE: (As per G.O.Ms.No.766 MA,dt:18-10-2007)		Rs.
i. Proposed built up area, G.F floor & F.F..... Sq.ft @ Rs..... Sq.ft.		Rs.
ii. Proposed built up area of 2 nd 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) <i>Comd No. 128 MA dt 7.4.11</i>		Rs.
i. <i>8500 15 MV & 5% C&E</i>		Rs.
ii. <i>Capex 3% floor 7% floor</i>		Rs. <i>1,80,72,920</i>
iii. <i>8% & 9% floor</i>		Rs. <i>8,715,200</i>
iv.		Rs.
		Rs. <i>1,30,72,920</i>
12) VALUE ADDITION CHARGES: Only in CDA area as per G.O.Ms.No..... @ Rs.414/- per Sq.mtr on built up area. <i>Shower fee</i> <i>12012.44 m² x 20/-</i> <i>2087.46 m² x 750/-</i>		Rs. <i>18,61,870</i>
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.		Rs.
i. Penalization charges		Rs.
ii. Open space prorata charges		Rs.
14) Proportionate Layout Charges (On site area per sq.mtr.) i. Residential Rs.75/- per sq.mtr. ii) Commercial Rs.100/- per sq.mtr. <i>12037.5 m² x 75/-</i> (B) <i>350.0 m² x 100/-</i> (C)		Rs. <i>9,02,440</i>
		Rs. <i>38,000</i>
		Rs. <i>9,40,440</i>
Hence if approved the part may be informed to pay following charges:		
1. Building permit fee:		Rs. <i>45,58,610</i>
2. Development charges:		Rs. <i>54,61,765</i>
3. B.C. & E.B.C. on built up area		Rs. <i>67,65,645</i>
4. B.C. & E.B.C. on site area		Rs. <i>15,70,565</i>
5. Sub-division charges		Rs. <i>1,88,050</i>
6. Open space contribution charges		Rs.
7. Compounding fee:		Rs.
8. Rain water harvesting charges:		Rs. <i>3,59,080</i>
9. Vacant land tax:		Rs. <i>2,80,630</i>
10. Impact fee:		Rs.
11. City level Infrastructure impact fee:		Rs. <i>1,30,72,920</i>
12. Value additional charges:		Rs. <i>18,61,870</i>
13. Layout regulation charges:		Rs.
14. Proportionate Layout Charges		Rs. <i>9,40,440</i>
		Rs. <i>3,50,59,595</i>
		Total Rs.

(Rupees: *Three Crores Fifty Lacs Fifty nine thousand five hundred and ninety five*)

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TPA/ACP

16/8

Addl. CCP

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