



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
District Commercial Complex, Administrative 'L' - Block,
Tarnaka, Hyderabad – 500 007.

Planning Department (Dev. Control)

Lr.No.15238/P4/Plg/HMDA/2008

Date: 21-04-2014

To,
M/s. Paramount Estates,
Rep.by its M.D.Soham Modi & Others,
H.No.5-4-187/324, II floor, Soham Mansion,
M.G.Road, Secunderabad.

Sir,

Sub:- HMDA - Plg.Dept.- Approval of Multistoried Building Plans for Cellar + Stilt + 8 Upper floors in Sy.Nos.233(P) of Nagaram Village, Keesara Mandal, Ranga Reddy District - Intimation of development charges and other charges - Reg.

Ref:- 1) Your application dt. 28-06-2013.
2) This office Lr.dt.09-10-2013.
3) Your Lr.dt.18-01-2014.
4) G.O.Ms.No.439 MA & UD, dt.13-06-2007.
5) G.O.Ms.No.168 MA & UD, dt.07-04-2012.
6) MSB Committee Minutes of the Meeting held on 26-12-2013.

With reference to your application cited, you are informed that, the proposals have been scrutinized with respect to the rules and regulations. In this connection, you are requested to remit the following charges for according the Building Permission.

A. DEVELOPMENT CHARGES FOR RESIDENTIAL PLOT AREA

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|----|--|---|-----|-------------|
| 1. | Development Charges for Residential built up area
@ Rs. 50/- per Sq.mtrs.
(19626.40 Sq.mtrs. x Rs. 50/- = Rs.9,81,320/-)
Development fees already paid (-)= Rs5,91,452/-
Now payable = | = | Rs. | 3,89,868=00 |
| 2. | Development charges for left over open area
@ Rs. 40/- per Sq.mtrs.
(5492.89 Sq.mtrs. x Rs.40/- =2,19,716/-)
Already paid (-)=2,18,972/-
Now payable | = | Rs. | 744=00 |
| 3. | Development charges for Amenities built up area
@Rs.60/- per Sq.mtrs.
(590.Sq.mtrs x Rs.60/- =Rs.35,400/-)
Already paid (-)=Rs.33,960/-
Now payable | = | Rs. | 1,440=00 |
| 4. | Development charges Amenities left over area
@Rs.50/- per Sq.mtrs
(249.41Sq.mtrs x Rs.50) | = | Rs. | 12,471=00 |

Contd...2/-

5. Compounding fee

Compounding fees for Club house building constructed before approval of revised plan is calculated as per N.F Para no.192 (a)

- a) DC, @Rs.60/- per Sq.mtrs.
(590.Sq.mtrs x Rs.60/- = Rs. 35,400=00
- b) PC, (590.0 Sq.mtrs x Rs.25/-) = Rs. 14,750=00
- c) Development charges for left over open area
@ Rs. 50/- per Sq.mtrs.
(249.41Sq.m x Rs. 50) = Rs. 12,471=00
- d) Processing charges for amenities site area
@ Rs.10/- per Sq.mtrs
(397.0 Sq.mtrs xRs.10/-) = Rs. 3970=00

Total = Rs. 66,591=00

33% compound fee as per ordinance no.15 / 2007 (33% x66,591) = Rs. 21,975=00

6. Processing Charges for Residential built up area
(19626.40 Sq.mtrs. x Rs. 25/-) = Rs. 4,90,660=00
7. Processing charges for Amenities built up area
(590.0 Sq.mtrs x Rs.25/-) = Rs. 14,750=00
8. Proportionate layout charges for total site
@ Rs. 40+10=50/- per Sq. mtrs
(8093.78 x 1.67 =6,75,831/-)
Already Paid = 5,67,698/-
Now Payable = = Rs. 1,08,133=00
9. Processing charges for total net site area
@ Rs.10/- per Sq.mtrs (8093.78 Sq.mtrs xRs.10/-) = Rs. 80,938=00
10. Shortfall of Open Space Charges
(Not applicable as per G.O.Ms.No.168 MA & UD, dt.07-04-2012 and also clarified in file no.761/BP/Plg/H/12 Nizampet) = Rs. NIL

Total = Rs. 11,20,979=00

B. IMPACT FEES FOR RESIDENTIAL AREA

a. Impact fees for Residential built up area above 15m, and up to 7 floors for built up area @ Rs.175/- per Sq.mtrs (2453.30 Sq. mtrs x 2 floors x Rs. 175/-)	=	Rs. 8,58,655=00
b. Impact fees for Residential built up area above 7 floors & up to 10 floors for built up area @ Rs. 350/- per Sq.mtrs. (2453.30 Sq.mtrs x 1 floors x Rs. 350/-)	=	Rs. 8,58,655=00

		Rs. 17,17,310=00

C. 3% of land to HMDA or 1.5 times of basic value as per the G.O.Ms.No.526 MA dt.31-07-2008 <u>Market Value @3000/- per sq.yrd.</u> 8093.78 Sq.mtrs (or) 9680.0 Sq.yrds x 3% x1.5 x 3000/- = 13,06,800/- Earlier paid (-)= 7,84,080/- Now payable	=	Rs. 5,22,720=00
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D. Shelter Fees (8093.78 Sq.mtrs x 20% x Rs. 400)		Rs. 6,47,502=00
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E. Publication Charges		Rs. 5,000=00
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Total (A to E) (Balance amount payable by the applicant)		Rs. 40,13,511=00

(Rupees Forty lakhs thirteen thousand five hundred and eleven Only/-)

F. FSID Charges
(As per Proc. No. 2297/Misc/CDA/06, dt: 30-04-2006)

For Residential Area:

i. Up to 18 mtrs height of the building @ Rs. 3/- per Sq.mtrs (14719.8 Sq.mtrs)	=	Rs. 44,159 =00
ii. From 18 mtrs to 30 mtrs height of the building @ Rs. 5/- per Sq.mtrs (4906.6 Sq.mtrs)	=	Rs. 24,533=00

TOTAL	=	Rs. 68,692=00

Amount already paid by the applicant for earlier for G+5 floors		Rs. 37,185 =00
Balance amount to be paid by the applicant		Rs. 31,507 =00

(Rupees: Thirty one thousand five hundred and seven only/-)

Contd...4/-

You are requested to remit the above said amount through a Challan in Indian Overseas Bank, HMDA, Extension Counter, Tarnaka, Secunderabad in favour of the Metropolitan Commissioner, HMDA on or before **21-05-2014** and submit duplicate challan with application for taking necessary action.

Further, you are also requested to remit an amount of **Rs. 31,507/- (Rupees: Rupees Thirty one thousand five hundred and seven only/-)** Towards Fire Service Infrastructure Development Fund through separate challan in A/c No. 14198 at Indian Overseas Bank, Himayathnagar, Extension Counter, HMDA/Tarnaka, District Commercial Complex, and produce the same on or before **21-05-2014**.

Subject to the following conditions:-

1. The applicant shall submit Environmental Clearance from SEIAA as per G.O.Ms.No.168 MA & UD, dt.07-04-2012 before release of plans from HMDA.
2. The applicant shall submit an affidavit that, in case the excess built up area consumed shall not allowed for the further floors, and ensure to construct within the permitted height and built up area, and comply other conditions under the provisions of G.O.Ms.No.168 MA & UD, dt.07-04-2012.
3. The applicant shall submit NOC from RDO/DRO in respect of A.P.A.L (conversion of Non Agriculture Purpose) Act, 2006 (AP Act No 3, of 2006) vide G.O.Ms.No.1537 Rev (Land Revenue) dt.19-10-20069, before release of plans by Local body concerned.
4. To pay the shelter fees as per G.O.Ms.No.245, MA & UD, dt.30-06-2012 vide rule No.9 (viii,a).
5. The applicant shall make risk insurance policy for the construction period.
6. The applicant shall advertise the project proponent in at least two local newspapers widely circulated in the region one of which shall be in the vernacular language informing that the project has been accorded.
7. For water supply the applicant should approach to HMWS and SB Department for Bulk Supply.

Additional Conditions:

1. The plans are valid from the date of earlier approved plan.
2. The Executive authority should allot the license number to the Developer / Builder as per the G.O. Ms. No. 168, M.A dt: 07-04-2012 and after allotment the copy of the same may be furnished to HMDA and architect license.
3. The applicant shall submit revised plans duly showing the 10% of built up area to be mortgaged to the local authority and as per G. O. Ms. No. 168, dt. 07-04-2012.
4. The HMWS & SB and A.P Transco not to provide the permanent connection till the applicant produce the Occupancy Certificate from the Sanctioning Authority (Gram Panchayat).

Contd...5/-

5. The Executive authority should follow the terms & conditions mentioned in the G.O.Ms.No.168 MA & UD, dt.07-04-2012.
6. The applicant should provide the STP in the site under reference at their own cost and this should be ensured by the Local Body before issue of Occupancy Certificate.
7. The applicant, Structural Engineer and Architect are the wholly responsible if anything happens while constructing the Multistoried Building and after completion of Multistoried Building in the site under reference.
8. The applicant is the wholly responsible if any discrepancy in the ownership documents, ULC aspects and boundary variations and if any litigation the technically approved multistoried building plans will be withdrawn without notices.
9. The applicant is responsible for quality of construction under rule 28(e) as per G.O.Ms.No.168 MA & UD, dt.07-04-2012 should be followed.
10. The amenities parking area and visitors parking area shall be separately earmarked in the plans.

**Yours faithfully,
Sd/-
for Metropolitan Commissioner
Chief Planning Officer(DR)**

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

Rob
22/11/14
Assistant Estate Officer(VL)

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