

3/4

Dt.13.04.2017.

From:
L. Ramacharyulu,
Advocate,
5-4-187/3 &4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad - 500 003.

To
The Public Information Officer,
Municipal Administration & Urban Development
Telangana Secretariat, Hyderabad.



Dear Sir,

Sub: Request for information and clarification under RTI Act.

My client intends to develop about 5 acres of land into a gated community of independent houses (G + 1) along with development of roads, amenities, utilities like water and electricity connection, etc., under the 'Group housing scheme', specified in G. O. Ms. No. 168 dated 7.4.2012 where in permit for construction of houses along with development of land is obtained in one go.

My client owns an additional 2 acres of land which has been shown as 'Land for future development' at the time of application for building permit.

The relevant authorities are levying fees and charges on the land which has been earmarked for future development.

Please provide copies of relevant GOs wherein such a provision to levy fees and charges for land earmarked for future development has been specified.

The necessary fee will be paid towards charges for xerox expenses. We have enclosed herewith Rs. 10/- (Rupees Ten only) Indian Postal Order towards application fee under RTI Act.

Please provide the above said information at the earliest.

Thank you,

Yours sincerely,

A handwritten signature in black ink, appearing to be "L. Ramacharyulu".

(L. Ramacharyulu)

Encl: Rs. 10/- I.P.O

**GOVERNMENT OF TELANGANA
MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M1) DEPARTMENT**

Letter No.4840/M1/2017, Dated: 18-04-2017

From
The Public Information Officer &
Assistant Secretary to Government,
Municipal Administration &
Urban Development Department,
Telangana Secretariat, Hyderabad.

To
Sri L. Ramacharyulu, Advocate
H.No.5-4-187/3 &4, II Floor,
Soham Mansion.
M.G. Road,
Secunderabad, 500 003.

Sir,

Sub: RTI Petition - Application of Sri L. Ramacharyulu, Advocate -
Request to furnish a certain information - Reg.

Ref: From Sri L. Ramacharyulu, Advocate, RTI application dated
10-4-2017.

<<>><<>>

With reference to your letter cited, I am to inform that the information sought by you in the reference cited does not come under section 2(f) of RTI Act. Hence it is not possible to furnish the same.

2. This is for information.

Yours faithfully,


for Public Information Officer
& Assistant Secretary to Government,
MA & UD Department

o/c

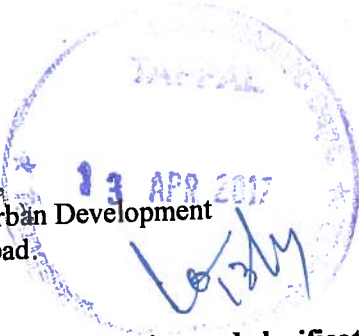
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Dear Sir,

Sub: Request for information and clarification under RTI Act.

My client intends to develop about 5 acres of land into a gated community of independent houses (G + 1) along with development of roads, amenities, utilities like water and electricity connection, etc. my client wishes under the 'Group housing scheme', specified in G. O. Ms. No. 168 dated 7.4.2012, where in permit for construction of houses along with development of land is obtained in one go.

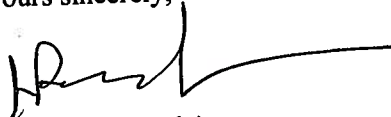
Please clarify as to whether G. O. Ms. Nos. 33 dated 24.1.2013, G. O. No 102 dated 28.8.2015 & G. O. No. 168 dated 7.4.2012 pertaining development of layouts are also applicable in the present case.

The necessary fee will be paid towards charges for xerox expenses. We have enclosed herewith Rs.10/- (Rupees Ten only) Indian Postal Order towards application fee under RTI Act.

Please provide the above said information at the earliest.

Thank you,

Yours sincerely,


(L. Ramacharyulu)

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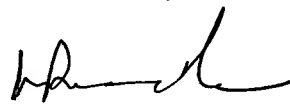
Please provide copies of relevant GOs where specification for minimum plot width is provided.

The necessary fee will be paid towards charges for xerox expenses. We have enclosed herewith Rs. 10/- (Rupees Ten only) Indian Postal Order towards application fee under RTI Act.

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Yours sincerely,


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The Public Information Officer,
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Telangana Secretariat, Hyderabad.



Dear Sir,

Sub: Request information and clarification under RTI Act.

At the time of issuing building permit, layout regularization charges are being levied under G.O No. 151 dated 02.11.2015, G.O.Ms. No. 210 dated 31.12.2015, G.O.Ms. No. 33 dated 01.02.2016 & G. O.Ms. No. 278 dated 02.12.2016. The deadline for application under layout regularization was over on 31.12.2016. Please provide information as to whether this GOs are applicable for new applications made for regularization of partially or fully developed layouts or group housing schemes.

The necessary fee will be paid towards charges for xerox expenses. We have enclosed herewith Rs. 10/- (Rupees Ten only) Indian Postal Order towards application fee under RTI Act.

Please provide the above said information at the earliest.

Thank you,

Yours sincerely,

(L. Ramacharyulu)

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Yours faithfully,
Sd/-XXX
Public Information Officer
& Assistant Secretary to Government,
MA & UD Department

Copy to:
MA & UD (OP) Department
along with Original IPOs.

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7. 39F 527964 for Rs. 10/-

//FORWARDED BY ORDER//


SECTION OFFICER.

d/c

Dt. 13.04.2017.

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L. Ramacharyulu,
Advocate,
5-4-187/3 &4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad - 500 003.

To
The Public Information Officer,
Municipal Administration & Urban Development
Telangana Secretariat, Hyderabad..



Dear Sir,

Sub: Request for information and clarification under RTI Act.

GHMC/HMDA/DTCP authorities are being levying fees and charges at the time of approval of permit for building construction under the following heads.

- a. Building permit fee,
- b. Development charges,
- c. betterment charges and external betterment charges on built-up area,
- d. betterment charges and external betterment charges on site area,
- e. Sub-division charges,
- f. Open space contribution charges,
- g. Compounding fee,
- h. Rain water harvesting charges,
- i. Vacant land tax,
- j. Impact fee,
- k. City level infrastructure and impact fee,
- l. Environment impact fee,
- m. Shelter fee,
- n. Proportionate lay-out charges

Please note that fees and charges for the above said item nos. a, b, c, d, j, k, l & m are specified under GOs issued by the government from time to time. However, information about the legal basis for levying fees and charges for item nos. e, f, g, h, i & n is not available. You are requested to provide the relevant government orders, acts, rules under the acts or any such documents authorising levy of such charges. Copy of building permit details issued by GHMC in file no. 101022/20/10/2016/HO dated 07.03.2016 and in file no. 90979/18/11/2013/HO dated 03.06.2015 are enclosed as an example of such fees being levied.

We request to provide under RTI Act the relevant GOs specifying levy of Sub-division charges, Open Space contribution charges, Vacant Land Tax, Lay-out regularisation charges and Proportionate lay-out charges. The necessary xerox copies charges fee will be paid. We have enclosed herewith Rs. 10/- (Rupees Ten only) I.P.O towards RTI Act application fee.

Please provide the above said information at the earliest.

Thank you,

Yours sincerely,


(L. Ramacharyulu)

BUILDING PERMISSION DETAILS

[View Home Page](#)

To			
SRI.SHAHADBAD MALLESH&ANOTHER F.NO.301,SAI KRUPA APTS,ST.NO.6,TEACHERS COLONY,EAST MARREDPALLY,SECUNDERABAD. Mobile No:9849013063		File No :	90979/18/11/2013/HO
		Permit No:	42326/HO/SZ/Cir-6/2015
		Date :	03-JUN-2015
Sir / Madam,			
Sub: Building Permission – Sanctioned – Reg.			
Ref: Your Application dated:18-NOV-2013. u/s 388, 428 & 433 of HMC Act, 1955 and A.P.Urban Areas (Dev), Act, 1975.			

Your application submitted in the reference has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:			
A. Applicant And Licensed personnel Details			
1.Applicant Name:	SRI.SHAHADBAD MALLESH&ANOTHER		
2.Developer/Bullder/Owner:	0	Lic.No.:	0
3.Architecture/Surveyor/Civil Engg:	Sri K. Srinivasa Rao	Lic.No.:	CA/87/10972
4.Structural Engineer:	0	Lic.No.:	0
5.Others:	0		
B. Site Details			
1.Sy.No.:	431 & 432		
2.Door.No.:	0		
3.Plot No.:	0		
4.Loacality:	BUDVEL ,6		
C. Details of Permission Sanctioned:Usage=Residential;Parking=+;Ground Floors=G;Other Floors=2			
1.Floors:	G+2	2.Total Builtup Area:	7253.71
3.Parking Floors:	+	4.Area of parking floors:	0
5.Setbacks(m):	Front 1.50	Rear 1.00	Side 1.00
6.Site Area(m2):	6376.91	7.Tot-lot Area(m2):	824.42
8.Road affected area(m2):	0	9.Height(m):	8.85
10.Net Site Area(m2):	6376.91	11.Others:	2
D. Details of Fees Paid (Rs.) :			
1.Building Permit Fee:	74100	2.City level Infrastructure Impact fee:	0
3.Development charges:	1203675	4.CDA Charges:	0
5.Betterment charges(builtup area):	725400	6.Open space Contribution Charges:	0
7.R.W.H charges:	58035	8.Others:	966480
9.V.L.T charges:	164745	10.Ext. Betterment Charges(onsite area):	797125
11.Sub-Division charges: .	95655	12.Impact fee:	0
13.Compounding fee:	0	14.Layout regulation charges:	478275
15.Challan No:	1106/01 1106/08	17.Total Fee:	4563500
16.Challan Date:	28-MAR-2015		
E. Other Details			
1.Contractor's all Risk Policy No.:	433702/44/2015/739	Date:	31-MAR-2015
2.Notarised Affidavit No.:	357469	Date:	13-NOV-2013
3.Entered in PPWR Sl.No.:	23	Date:	06-APR-2015
F. Construction to be Commenced Before		Friday, June 03, 2016	
G. Construction to be Completed Before		Wednesday, June 03, 2020	
Note:Please obtain Occupancy Certificate from GHMC before occupation of the building.			

Plan Not available

Site Best viewed In 1024*768 / IE7 (Designed,Developed & Maintained by IT Department, GHMC.)

BUILDING PERMISSION DETAILS

[View Home Page](#)

To			
M/S.B.N.R.CONSTRUCTION REP BY SRI.REDDAPA REDDY & ANOTHER SY.NO.660,KAPRA,KEESARA,RANGA REDDY DIST. Mobile No:9949544099		File No :	101022/20/10/2016/HO
		Permit No:	53113/HO/EZ/Clr-1/2016
		Date :	07-MAR-2017
Sir / Madam,			
Sub: Building Permission - Sanctioned - Reg.			
Ref: Your Application dated:20-OCT-2016. u/s 388, 428 & 433 of HMC Act, 1955 and A.P.Urban Areas (Dev), Act, 1975.			

Your application submitted in the reference has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:			
A. Applicant And Licensed personnel Details			
1.Applicant Name:	M/S.B.N.R.CONSTRUCTION REP BY SRI.REDDAPA REDDY & ANOTHER		
2.Developer/Builder/Owner:	Sri G.LOkanath	Uc.No.:	BL/2058/2012
3.Architecture/Surveyor/Civil Engg:	Sri Rajesh Popuru	Uc.No.:	CA/2012/55044
4.Structural Engineer:	Sri Madhusudan A	Uc.No.:	90/Str.Eng/TP10/GHMC/2013-18
5.Others:	0		
B. Site Details			
1.Sy.No.:	660		
2.Door.No.:	Keesara (M), R.R.Dist.		
3.Plot No.:			
4.Loacality:	Kapra ,1		
C. Details of Permission Sanctioned:Usage=Residential;Parking=+;Ground Floors=G;Other Floors=1			
1.Floors:	G+1	2.Total Builtup Area:	10809.82
3.Parking Floors:	+	4.Area of parking floors:	0
5.Setbacks(m):	Front	Rear	Side I
	0	0	0
6.Site Area(m2):	14552.67	7.Tot-lot Area(m2):	1454.08
8.Road affected area(m2):	106.19	9.Height(m):	6
10.Net Site Area(m2):	14446.48	11.Others:	106
D. Details of Fees Paid (Rs.) :			
1.Building Permit Fee:	871720	2.City level Infrastructure impact fee:	0
3.Development charges:	3157060	4.CDA Charges:	0
5.Betterment charges(builtup area):	1621500	6.Open space Contribution Charges:	0
7.R.W.H charges:	86480	8.Others:	2166970
9.V.L.T charges:	326555	10.Ext. Betterment Charges(onsite area):	1805810
11.Sub-Division charges:	216700	12.Impact fee:	348945
13.Compounding Fee:	0	14.Layout regulation charges:	1805810
15.Challan No:	1383/72		
16.Challan Date:	12-JAN-2017	17.Total Fee: :	12407550
E. Other Details			
1.Contractor's all Risk Policy No.:	433702/44/2017/1110	Date:	14-FEB-2017
		Valid Upto:	13-FEB-2020
2.Notarised Affidavit No.:	357472	Date:	12-SEP-2016
		Floor Handed Over:	P.No.6, 7, 12
3.Entered in PPWR Sl.No.:	Vol.No.4	Date:	08-FEB-2017
		S.R.O:	L.B.Nagar
F. Construction to be Commenced Before		Thursday, September 06, 2018	
G. Construction to be Completed Before		Monday, March 06, 2023	
<i>Note:Please obtain Occupancy Certificate from GHMC before occupation of the building.</i>			

Plan Not available

Site Best viewed in 1024*768 / IE7 (Designed,Developed & Maintained by IT.Department, GHMC.)

**GOVERNMENT OF TELANGANA
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Dear Sir,

Sub: Request information and clarification under RTI Act.


At the time of issuing building permit, layout regularization charges are being levied under G.O No. 151 dated 02.11.2015, G.O.Ms. No. 210 dated 31.12.2015, G.O.Ms. No. 33 dated 01.02.2016 & G. O.Ms. No. 278 dated 02.12.2016. The deadline for application under layout regularization was over on 31.12.2016. Please provide information as to whether this GOs are applicable for new applications made for development of un-developed lands.

The necessary fee will be paid towards charges for xerox expenses. We have enclosed herewith Rs. 10/- (Rupees Ten only) Indian Postal Order towards application fee under RTI Act.

Please provide the above said information at the earliest.

Thank you,

Yours sincerely,


(L. Ramacharyulu)

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Please provide copies of relevant GOs that specify the rules and regulations under which such applications are scrutinized.

The necessary fee will be paid towards charges for xerox expenses. We have enclosed herewith Rs. 10/- (Rupees Ten only) Indian Postal Order towards application fee under RTI Act.

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Thank you,

Yours sincerely,

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SECTION OFFICER.