

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

File No 1 | C, | 02199 | 218/H

Name of the Owner Sri Bhavesh V. Mehta & co PVT

Residential Milk Storage  
Pending

Location of the site / plot Syno. 82/1  
Mahapeer Road - Kopra

**1) BUILDING PERMIT FEE:**

2 Cellars ground + (3) Floor

a) Proposed covered area of Cellar/Stilt + ( ) upper floors for  
 Residential / Commercial 31033 Sq. mtr B.P.F. @ Rs. (100) per Sq. mtr  
Area = 1000.0 x 157

Rs. 31,03,300.00  
1,50,900.00

Area of the plot <u>822.19</u>	Residential	Commercial / Institutional / Industrial / Cinema Hall / Function Hall / Other buildings.
	i. Up to 200 Sq. mtrs plct area.	Rs.10/-
	ii. From 201 to 500 Sq. mtrs plot area	Rs.50/-
	iii. From 501 to 750 Sq. mtrs plot area.	Rs.70/-
	iv. Above 750 Sq. mtrs plot area	Rs.80/-
	v. High rise building.	Rs.100/-

b) Proposed compound wall RMT... 388 @ Rs.20/- RMT.

Rs. 7760.00

c) Advertisement & Postage charges

Rs. 5000.00

- 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. 32,66,960.00

**2) DEVELOPMENT CHARGES: (G.O.Ms.No.223MA dt:30.08.2016)**

i. Proposed on built up area 31033 Sq. mtr @ Rs. (175) per Sq. mtr  
on new ground - 8006.2  
 ii. On open area excluding coverage 8006.2 Sq. mtr @ Rs. (175) per Sq. mtr

Rs. 40,04,875.00

Residential	Commercial
i. Rs.125/-	i. Rs.125/-

Rs. 10,63,775.00

Rs. 50,68,650.00

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

i. Proposed built up area for 31033 Sq. mtr @ Rs. (157) per Sq. mtr.  
Area = 1000 x 157

Rs. 46,54,950.00  
2,26,350.00

- 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. 48,81,300.00

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

i. Proposed site area for 8006.2 sq. mtr @ Rs. (175) per Sq. mtr

Rs. 10,63,775.00

- 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

**5) SUB-DIVISION CHARGES:**

i. Total site area 8006.2 Sq. mtr @ of Rs. (15) per Sq. mtr.  
 a) Residential Rs.15/- per Sq. mtr.  
 b) Non residential Rs.20/- per Sq. mtr.

Rs. 1,27,595.00

**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 builtup area)**

Rs. -

- 8) RAIN WATER HARVESTING CHARGES : 32039 57000  
@ Rs.8/- per Sq. mtr on built up area. Rs. 2,50,310 00
- 9) VACANT LAND TAX: 10174.0  
0.5% on prevailing registration value 5448 x 4200 = 20.57  
@ 8% Library cess on VLT. Rs. 2,13,650 00  
Rs. 17,095 00  
Rs. 2,30,750 00
- 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.....  
Rs. -
- 11) CITY LEVEL INFRASTRUCTURE IMPACT FEE:  
(As per G.O.Ms.No.168, MA dt:07.4.2012 & G.O.Ms.No.7 dt:05.01.2016)  
i. Residential  
ii. Above 15m & 54.409<sup>sq</sup> 15263.45 = 500/-  
Left 13<sup>th</sup> floor  
iii. Above 15m 718.45 = 1000/-  
Rs. 70,31,670 00  
Rs. 7,18,450 00  
Rs. 83,50,070 00  
Rs. 14,27,050 00
- 12) ENVIRONMENT IMPACT FEE:  
(G.O.Ms.No.34, MA dt:17.6.2015) above 10,000.0 Sq. ft 475084.00 = 3/-  
@ Rs.3/- per Sq. ft. Rs. 12,75,930 00
- 13) SHELTER FEE (G.O.Ms.No.245, MA dt:30.6.2012): 8000.19 x 12/-  
1701.26 = 759/-  
Rs. -
- 14) 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.....  
Rs. -
- 15) DEBRIS CHARGES AS PER GB RES. NO.129, DT.07.09.2017  
i. For dismantling of existing building @ Rs.12 per Sq. feet. Rs.....  
ii. For Cellar/Basement area @ Rs.50/- per Sq. feet. Rs.....  
Rs. -
- 16) Proportionate Layout Charges 8000.19 x 12/-  
(On site area per sq. mtr.) Rs. 10,63,270 00  
i. Residential Rs.125/- per sq. mtr. ii) Commercial Rs.125/- per sq. mtrs.

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

1. Building permit fee: Rs. 32,00,000 00
  2. Development charges: Rs. 50,00,150 00
  3. B.C. & E.B.C. on built up area Rs. 45,81,300 00
  4. B.C. & E.B.C. on site area Rs. 10,23,275 00
  5. Sub-division charges Rs. 1,27,590 00
  6. Open space contribution charges Rs. -
  7. Compounding fee: Rs. -
  8. Rain water harvesting charges: Rs. 2,50,310 00
  9. Vacant land tax: Rs. 2,30,750 00
  10. Impact fee: Rs. -
  11. City level Infrastructure impact fee: Rs. 83,50,070 00
  12. Environmental Impact fee Rs. 14,27,050 00
  13. Shelter Fees Rs. 12,75,930 00
  14. Layout regulation charges: Rs. -
  15. Debris Charge Rs. -
  16. Proportionate Layout Charges Rs. 10,63,270 00
- Total Rs. 2,70,10,690 00

(Rupees: Two Crores Seventy One Thousand Six Hundred Ninety)