

June 30/9/2010

GREATER HYDERABAD MUNICIPAL CORPORATION

Office of the Commissioner,
Town Planning Section, H.O., GHMC,
Tank Bund Road, Hyderabad.

Lr. No. 0196/CSC/TP1/EZ/2010/1836

Dt: 21.09.2010.
24

To
M/s. Mehta and Modi Homes,
Rep by Sri Soham Modi,
H.No. 5-4-187/3&4, II Floor,
Soham Mansion,
M.G. Road, Sec-bad-003.

**OFFICE OF THE
CHIEF CITY PLANNER
TOWN PLANNING SECTION
HEAD OFFICE, G H M C
5th Floor, Tank Bund Road,
HYDERABAD**



Sir / Madam,

Sub: GHMC – Town Planning Section – HO – Proposals for the construction of Residential Building consisting with Black-A; Stilt + 5 upper floors, and Blocks-B to F; 2-Cellars, Ground + 4 upper floors for residential blocks, in Sy. No. 11, 12, 14 to 18 & 294 (P), situated at Chinna Cherlapally, Kapra, R. R. District of GHMC area - Fees Intimation – Reg.

- Ref:**
1. Your Building application dated 07.04.2010.
 2. T. O. Lr. No. 0196/CSC/TP1/EZ/2010, dt: 07.04.2010.
 3. Minutes of the Building Committee Meeting held on 17.08.201.

With reference to the subjected cited, it is to inform that the proposals submitted by you, for the construction of Residential Building consisting with Black-A; Stilt + 5 upper floors, and Blocks-B to F; 2-Cellars, Ground + 4 upper floors for residential blocks, in Sy. No. 11, 12, 14 to 18 & 294 (P), situated at Chinna Cherlapally, Kapra, R. R. District of GHMC area have been examined and you are requested to remit the following fee and charges within (10) days.

1. Building Permit fee (Difference)	: Rs:	23,34,360/-
2. Development Charges	: Rs:	44,76,125/-
3. B.C. & E.B.C. on built up area	: Rs:	42,94,725/-
4. B.C. & E.B.C. on site area	: Rs:	26,69,375/-
5. Sub-division charges	: Rs:	3,19,230/-
6. R W H Charges	: Rs:	2,26,360/-
7. City Level Infrastructure Impact Fee	: Rs:	5,40,435/-
8. Proportionate LRS Charges	: Rs:	15,96,150/-
9. LIG Charges	: Rs:	1,67,650/-
Total	: Rs:	<u>1,66,24,410/-</u>

(Rupees one crore sixty six lakhs twenty four thousand four hundred and ten only).

P.T.O.

**FINANCIAL CHECKLIST SHOWING THE FEE AND CHARGES
TO BE COLLECTED FROM THE APPLICANT (GHMC)**

File No 196/Ce/TP/1/EZ/2010

Name of the Owner: M/s. Meheta Modi Homes
Location of the site / plot No. 11, 12, 14 to 18
Chinna cherlapally, Kapra.

1) BUILDING PERMIT FEE:

Amenities 2019 x 120/- = 2,42,280 = 00

a) Proposed covered area of Cellar/Shaft + (GF + 4F) upper floors for Residential / Commercial 26276 Sq.mtr B.P.F. @ Rs. 80/- per Sq.mtr Rs. 21,02,080 = 00

[Excluding L/G & EWS] i.e. 2517.56 m²

Area of the plot <u>20916.98 m²</u>	Residential	Commercial / Institutional / 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 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 @ Rs.20/- RMT. Rs.

c) Advertisement & Postage charges Rs. *Paied*

i. Individual residential building Rs.100/ each. *Already paid vide ch. no. 21/84 dt. 2/4/2010*

ii. Group housing / Commercial building etc. Rs.2000/- each case. 21/84 dt. 2/4/2010

iii. High rise buildings. Rs.5000/- each case.

23,34,360 = 00

2) DEVELOPMENT CHARGES:

Amenities 2019 x 125/-

i. Proposed on built up area 26276 Sq.mtr @ Rs. 100/- per Sq.mtr Rs. 26,27,600 = 00

ii. On open area excluding coverage 19822 x 75/- Residential area 19822 x 75/- Rs. 14,86,650 = 00

Amenities Area 1095 m² x 100/-

Residential i. Rs.100/- Commercial i. Rs.125/-

ii. Rs.75/- ii. Rs.100/-

Rs. 44,76,125 = 00

3) BETTERMENT CHARGES & EXTERNAL BETTERMENT CHARGES:

(On built up area Sq.mtrs) *Amenities 2019 x 175/-*

i. Proposed built up area for 26276 Sq.mtr @ Rs. 150/- per Sq.mtr. Rs. 39,41,400 = 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/-

42,94,125 = 00

4) BETTERMENT CHARGES & EXTERNAL BETTERMENT CHARGES:

(On site area in Sq.mtrs) *1095 m² x 175/-*

i. Proposed site area for 2619822 sq.mtr @ Rs. 125/- Sq.mtr Rs. 24,77,750 = 00

A) Residential Building:

i. Other areas @ of Rs.125/- per Sq.mtr. ✓

ii. B. Hill's & J. Hills @ Rs.175/- per Sq.mtr

26,69,375 = 00

B) Commercial/ Institutional / Industrial / Cinema Hall/ Function Hall/ Other buildings

i. Other areas @ of Rs.175/- per Sq.mtr. ✓

ii. B. Hill's & J. Hills @ Rs.225/- per Sq.mtr

5) SUB-DIVISION CHARGES:

i. Total site area 19822 Sq.mtr @ of Rs. 15/- per Sq.mtr. Rs. 29,73,300 = 00

a) Residential Rs.15/- per Sq.mtr. ✓

b) Non residential Rs.20/- per Sq.mtr. ✓

3,19,230 = 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:
- 8) RAIN WATER HARVESTING CHARGES:
@ Rs. 8/- per Sq.mtr on built up area. $28295 m^2$
- 9) VACANT LAND TAX:
0.5% of prevailing registration value $25000 \text{ sq.mts} \times 4000/- \times 0.5\%$
@ 8% Library cess on VLT.
- 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
 - ii. Proposed built up area of 2nd and above floors Sq.ft @ Rs. Sq.ft
- 11) CITY LEVEL INFRASTRUCTURE IMPACT FEE:
(As per C.O.Ms.No.39 MA dt:20-01-2009)
 - i. 15 mtrs to 21 mtr height
 - ii. 21 mtrs to 30 mtr height
 - iii. 30 mtrs to 50 mtr height
 - iv. Above 50 mtr height
- 12) CDA VALUE ADDITION CHARGES:
@ Rs. 358/- per Sq.mtr on built up area.

Rs.

Rs. $2,26,360 = 00$

Rs. $5,00,400 = 00$

Rs. $40,035 = 00$

Rs. $5,40,435 = 00$

Rs.

Rs.

Rs.

Rs.

Rs.

Rs.

Rs.

Rs.

Rs.

- 13) LAYOUT REGULATION CHARGES AS PER G.O.MS.NO.113
MA dt:11-01-08 AND G.O.MS.NO.301 MA dt:11-04-08.
 - i. Penetration charges
As per G.O. 526 MA dt 31/7/2008,
25% of the fee will be levied.
 - ii. Open space prorata charges

LIG units

BPF $1984 m^2 \times 80/-$ = Rs. $1,58,720 = 00$

DC $1984 m^2 \times 100/-$ = Rs. $1,98,400 = 00$

BC & EBC $1984 m^2 \times 150/-$ = Rs. $2,97,600 = 00$

RWH $1984 m^2 \times 81/-$ = Rs. $15,875 = 00$

Rs. $6,70,595 \times 25\%$

Rs. $1,67,650 = 00$

Rs.

Rs.

- 14) Proportionate Layout Charges
 - i) RESIDENCIAL RS 75/sqmts ii) COMMERCIAL RS 100/-sqmts.
- Hence if approved the part may be informed to pay following charges:

Rs. $1,09,500 = 00$

Rs. $14,86,650 = 00$

Rs. $15,96,150 = 00$

Rs. $22,34,360 = 00$

Rs. $44,76,125 = 00$

Rs. $42,94,725 = 00$

Rs. $26,69,275 = 00$

Rs. $3,19,230 = 00$

Rs. $2,26,360 = 00$

Rs. $5,40,435 = 00$

Rs.

Rs.

Rs.

Rs.

Rs.

Rs. $15,96,150 = 00$

- 1. Building permit fee:
- 2. Development charges:
- 3. B.C. & E.B.C. on built up area
- 4. B.C. & E.B.C. on site area
- 5. Sub-division charges
- 6. Open space contribution charges
- 7. Compounding fee:
- 8. Rain water harvesting charges:
- 9. Vacant land tax:
- 10. Impact fee:
- 11. City level Infrastructure impact fee:
- 12. CDA value additional charges:
- 13. Layout regulation charges:
- ✓ 14. Proportionate Layout Charges

LIG charges

Total Rs. $1,64,56,760 = 00$

$1,67,650 = 00$

$1,66,24,410 = 00$

(Rupees: one crore Sixty four Lakhs Twenty four thousand Four hundred ten only)

APAC 15/9/11

ADD CCP 15/9/11