



GREATER HYDERABAD MUNICIPAL CORPORATION
TOWN PLANNING SECTION

BUILDING PERMIT ORDER

TO

M/s. Mehta & Modi Homes, Rep by. Sri Soham Modi,
Sy. No. 74 & 75,
Cherlapally (V), Ghatkesar (M),
Kapra Circle, Hyderabad

FILE No	0149	CSC	TP-1	200
PERMIT No.	5		69	
DATE	18	12	2008	

Sir / Madam,

Sub: Building Permission – Sanctioned – Reg.

Ref: Your Application dated: **11.06.2008** 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	M/s. Mehta & Modi Homes, Rep by. Sri Soham Modi,					
2	Developer / Builder	M/s. Modi Properties & Investments Pvt., Ltd., Rep by Sri Soham Modi,				Lic.No.	BL/1171/2008
3	Architect	Sri Anand Sagar				Lic.No.	CA/76/2898
4	Structural Engineer	Sri M. Dattatri Rao				Lic.No.	134
B SITE DETAILS							
1	Sy.No.	Sy. No. 74 & 75,					
2	Premises No	-					
3	Plot No.	-					
4	Layout / Sub Divn. No.	-					
5	Street	Cherlapally (V), Ghatkesar (M),					
6	Locality	Kapra Circle, Hyderabad.					
C DETAILS OF PERMISSION SANCTIONED-							
1	Floors	Ground Floor (Duplex)		Upper floors()		2(B)	Parking floors
2(A)	Use	No.	Area (m ²)	No.	Area(m ²)	Level	No. Area(m ²)
	Residential (Gated Cmunity)	-	-	-	7244.0	-	-
	-	-	-	-	-	Stilt	-
3	Set backs (m)	Front		Rear	Side I	Side II	
		3.0		1.0	1.0	1.0	
4	Site Area (m ²)	12674.0		11	Common Area(m ²)		
5	Road affected area (m ²)	-		12	Gross F.S.I. (m ²)		
6	Net Area(m ²)	12674.0		13	Tot-tot (m ²)		
7	Coverage area (m ²)	-		14	Height (m)		
8	Coverage (%)	-		15	No. of RWHPs		
9	Net FSI(m ²)	-		16	No. of Trees		
10	FSI (Road affected Area)(m ²)	-		17	Others		
D DETAILS OF FEES PAID (RS.) TOTAL :							
1	Building Permit Fee	Rs.23,810=00+1,93,470=00		7	Drainage Charges	Rs. 2,24,340=00	
2	VLT Fees	Rs. 1,89,415=00		8	Proportionate Layout Charges	Rs. 9,50,550=00	
3	Betterment Charges	Rs. 7,57,650=00		9	Subdivision Charges	Rs. 1,07,730=00	
4	Tree Grounds	Rs. 1,08,000=00		10	Development Charges	Rs. 11,44,250=00	
5	RWH Charges	Rs. 10,000=00		11	Amenities Charges	Rs. 1,13,275=00	
6	E D F	Rs. 8,800=00		12	-	-	
E OTHER DETAILS :							
1	Contractor's all Risk Policy No	431200/44/2009/160		Dt	18.09.2008	Valid Upto	17.09.2011
2	Notarized Affidavit No	S 285682	Dt: 28.08.2008	Floor handed over	Ground – Floor P. No. 16-A P. No. 17-A P. No. 28-C	Area (m ²)	433.62 m2
3	Entered in prohibitory property watch register Sl.No	-	Dt: 22.08.2008	S.R.O.	Uppal		
F	Construction to be Commenced Before	18.12.2009					
G	Construction to be Completed Before	18.12.2011					

The Building permission is sanctioned subject to following conditions:

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18/11/08

[Signature]
for COMMISSIONER & SPECIAL OFFICER
GHMC.

The Building permission is sanctioned subject to following conditions:

1. The permission accorded does not confer any ownership rights, At a later stage if it is found that the documents are false and fabricated the permission will be revoked U/s 450 of HMC Act 1955.
2. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
3. Sanctioned Plan shall be followed strictly while making the construction.
4. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
5. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
6. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
7. Occupancy Certificate is compulsory before occupying any building.
8. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
9. Prior Approval should be obtained separately for any modification in the construction.
10. Tree Plantation shall be done along the periphery and also in front of the premises.
11. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
12. Rain Water Harvesting Structure (percolation pit) shall be constructed.
13. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
14. Garbage House shall be made within the premises.
15. Cellar and stilts approved for parking in the plan should be used exclusively for parking of vehicles without partition walls & rolling shutters and the same should not be converted or misused for any other purpose at any time in future as per undertaking submitted.
16. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future.
17. This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of cost with out claiming any compensation at any time as per the undertaking submitted.
18. Strip of greenery on periphery of the site shall be maintained as per rules.
19. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
20. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
21. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
22. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts for Low Tension electrical line shall be maintained.
23. No front compound wall for the site abutting 18 mt. road width shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.
24. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
25. All Public and Semi Public buildings above 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
26. The mortgaged builtup area shall be allowed for registration only after an Occupancy Certificate is produced.
27. The Registration authority shall register only the permitted builtup area as per sanctioned plan.
28. The Financial Agencies and Institutions shall extend loans facilities only to the permitted builtup area as per sanctioned plan.
29. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
30. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
31. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
32. As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2000 (wherever applicable),
 - a. The construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.
 - b. The owner, builder, Architect, Structural Engineer and site engineer are jointly & severally responsible to carry out and complete the construction strictly in accordance with sanctioned plan.
 - c. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severally are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O.
 - d. The Owner / Builder should not deliver the possession of any part of built up area of the building, by way of Sale / Lease unless and until Occupancy Certificate is obtained from GHMC after providing all the regular service connections to each portion of the building and duly submitting the following.
 - (i) Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
 - (ii) Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
 - (iii) An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
 - (iv) Insurance Policy for the completed building for a minimum period of three years.
33. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and St Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 like:
 - i) To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts.
 - ii) Provide Fire resistant swing door for the collapsible lifts in all floors.
 - iii) Provide Generator, as alternate source of electric supply.
 - iv) Emergency Lighting in the Corridor / Common passages and stair case.
 - v) Two numbers water type fire extinguishers for every 600 Sq.mts. of floor area with minimum of four numbers fire extinguishers per floor and 5k DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. specification No.2190-1992.
 - vi) Manually operated and alarm system in the entire buildings;
 - vii) Separate Underground static water storage tank capacity of 25, 000 lits. Capacity.
 - viii) Separate Terrace Tank of 25,000lits capacity for Residential buildings;
 - ix) Hose Reel, Down Corner.
 - x) Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts.
 - xi) Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
 - xii) Transformers shall be protected with 4 hours rating fire resist constructions.
 - xiii) To create a joint open spaces with the neighbours building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

By order

COMMISSIONER & SPL. OFFICER
GHMC

Copy to

1. The Assistant City Planner/City Planner, Circle....., GHMC
2. The Dy. Municipal Commissioner, Circle No....., GHMC.
3. The Addl. Commissioner,, GHMC.
4. The Manager Director, HMWS&SB.
5. The Director, A.P. TRANSCO, Hyderabad.
6. The Director General, Stamps and Registration Department, Hyderabad.
7. The Director General, Fire Service Department, Govt. of A.P, Hyderabad.
7. The Neighbors (side1, side2 & rear)
8. The Licensed Technical Personnel / Structural Engineer / Builder

o/c

MEHTA & MODI HOMES

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

Phone : +91-40-66335551, Fax :

Dt.20.11.2010

To
The Deputy Municipal Commissioner,
Greater Hyderabad Municipal Corporation,
Kapra Circle, Kushaiguda,
Hyderabad.

Dear Sir,

We (Mehta & Modi Homes) have obtained gated community group housing lay-out cum building permission in Sy. Nos. 74 & 75 situated at Cherlapally Village, HHMC Kapra Circle, Ghatkesar Mandal, Hyderabad, R. R. Dist vide GHMC Proceedings No. 0149/CSC/TP-2/2008 dated 18.12.2008 (site plan copy enclosed).

The main approach road to our proposed lay-out is through the Cables Sramika Co-operative Housing Society Ltd lay-out which was approved by HMDA vide file No. 6066/ MP2/ Plg/ H/ 2003 dated 18.12.2008 (site plan copy enclosed). They have clearly shown in their lay-out on the southern side neighbors land Sy. No. 74 & 75 which is belongs to us in which we have obtained gated community group housing lay-out permission from GHMC. Cables Sramika Co-operative Housing Society Ltd have executed a gift deed bearing No. 9657/2008 dated 24.10.2008 (copy enclosed) at office of the Sub-Registrar, Uppal in favour of the Deputy Commissioner, GHMC, Kapra Circle handing over all open spaces and roads to the local authority (i.e., GHMC Kapra Circle) to get released their final lay-out approval from HMDA.

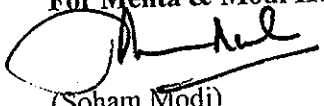
Time and again members and office bearers of the said society are harassing us by blocking the roads leading to our site. The road to the said layout is only access to our site and therefore we are facing grave hardship.

Recently the said society has started constructing a compound wall, that too without obtaining a building permit. They are threatening to close access to our site by installing gates and erecting a compound wall in front of our site.

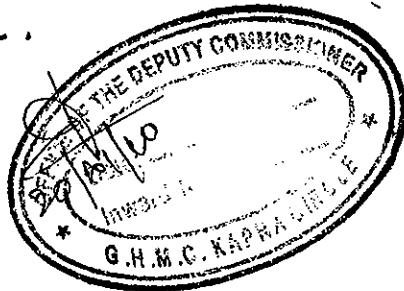
We request you to take necessary steps in this regard.

Thanking you,

Yours faithfully,
For Mehta & Modi Homes,


(Soham Modi)
Partner.

Encl: As above.



Dt. 10.11.2008

From:
Mehta & Modi Homes,
5-4-187/3 &4, II Floor,
Soham Mansion,
M. G. Road,
Secunderabad – 500 003.

To
The Chief City Planner,
Town Planning Section (H.O)
GHMC, Tank bund Road,
Hyderabad.

Dear Sir,

**Sub: Submission of Xerox copy of Builder License, and originals of
Supervision Undertaking, Undertaking (B1), Declaration-cum-
Undertaking (D1) and Undertaking (F1) Road widening.
Ref: File No. 0149/CSC/TP1/2008.**

Please find enclosed herewith the following documents to release our proposed Gated Community Group Housing Lay-out (draft lay-out) in Sy. Nos.74 & 75 of Cherlapally Village, GHMC Kapra Circle, Hyderabad.

1. Xerox copy of Buildler License which is issued by GHMC.
2. Supervision Undertaking typed on Rs.100/- non-judicial stamp paper duly notarized
3. Undertaking – (B1) on Rs.100/- non-judicial stamp paper duly notarized.
4. Declaration –cum- Undertaking – (D1) on Rs.100/- non-judicial stamp paper duly notarized
5. Undertaking – (F1) (Road widening) on Rs.100/- non-judicial stamp paper duly notarized

We request you to release our proposed Gated Community Group Housing Lay-out (draft lay-out) at the earliest

Thanking you,

Yours faithfully,
For MEHTA & MODI HOMES,

(Soham Modi)

Encl: As above.



GREATER HYDERABAD MUNICIPAL CORPORATION
BUILDER / REAL ESTATE DEVELOPER / FIRM LICENCE

Reference No.	4004/TPS/HO/GHMC/06-08	
License No.	BL/1171/2008	
Issued on	17/10/2008	
Valid up to	16/10/2013	
Name of the Builder / Real Estate Developer / Firm	M/S. MODI PROPERTIES AND INVESTMENTS PVT. LTD. Rep.by Sri Soham Modi	
Father's Name	Satish Modi	
Applicant's Address		
Door No. / Flat No.	5-4-187/3 & 4, II floor,	
Road / Street	Soham Mansion,	
Locality / Mandal	M.G.Road,	
City	Secunderabad,	
District	Hyderabad.	
PIN	500003	
Phone No.	Office	-
	Mobile	-



The Licensee shall comply and adhere to the conditions, duties and responsibilities as prescribed in the "Regulations for Registration of Licenced Builder / Real Estate Developer / Firm of Greater Hyderabad Municipal Corporation, 2007".

[Handwritten Signature]

Signature of Licensing Authority
 Addl. Chief City Planner
 Greater Hyderabad Municipal Corporation
 Hyderabad.



[Handwritten Signature]

Greater Hyderabad Municipal Corporation

Applicant Signature:

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIAN NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 366577

Date : 08-10-2008 Serial No : 38,000 Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SECBAD


Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

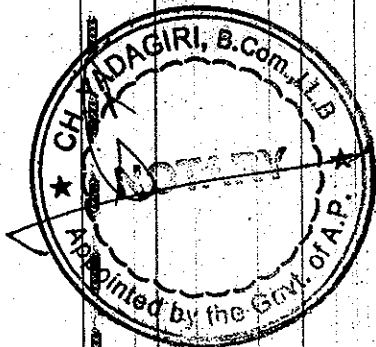
MEHTA & MODI HOMES
SECBAD

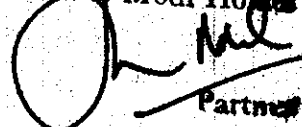
SUPERVISION UNDERTAKING

To
The Greater Hyderabad Municipal Corporation,
Tank bund Road,
Municipal Complex,
Hyderabad.

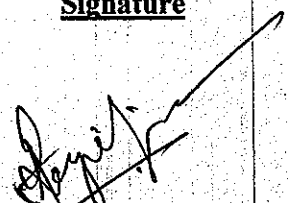
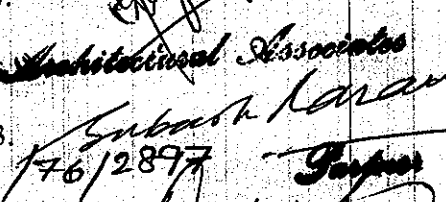
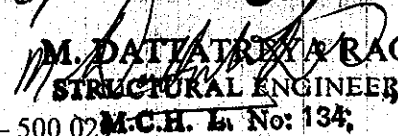
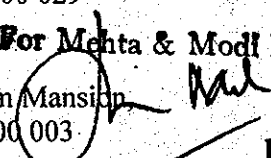
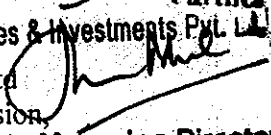
Sir,

We hereby certify that the erection, re-erection of material, alteration, demolition in/of buildings in Sy. Nos. 31, 40, 41, 42, 44, 45 & 55 of Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, Ranga Reddy District shall be carried out under the supervision and further we certify that all designs, constructions and the materials (type and grade and workmanship) of the work shall be generally in accordance with the general and detailed specifications submitted along with and as per standards specified by the National Building Code and Bureau of Indian Standards and that the work shall be carried out according to the sanctioned plan.

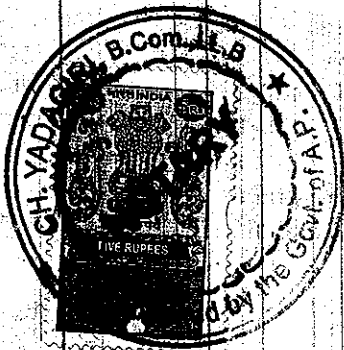


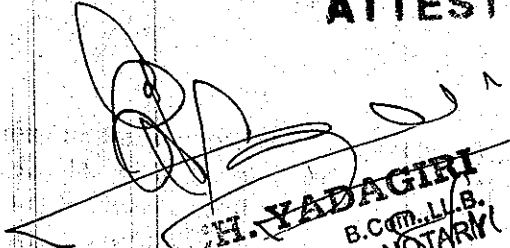
For Mehta & Modi Homes

Partner

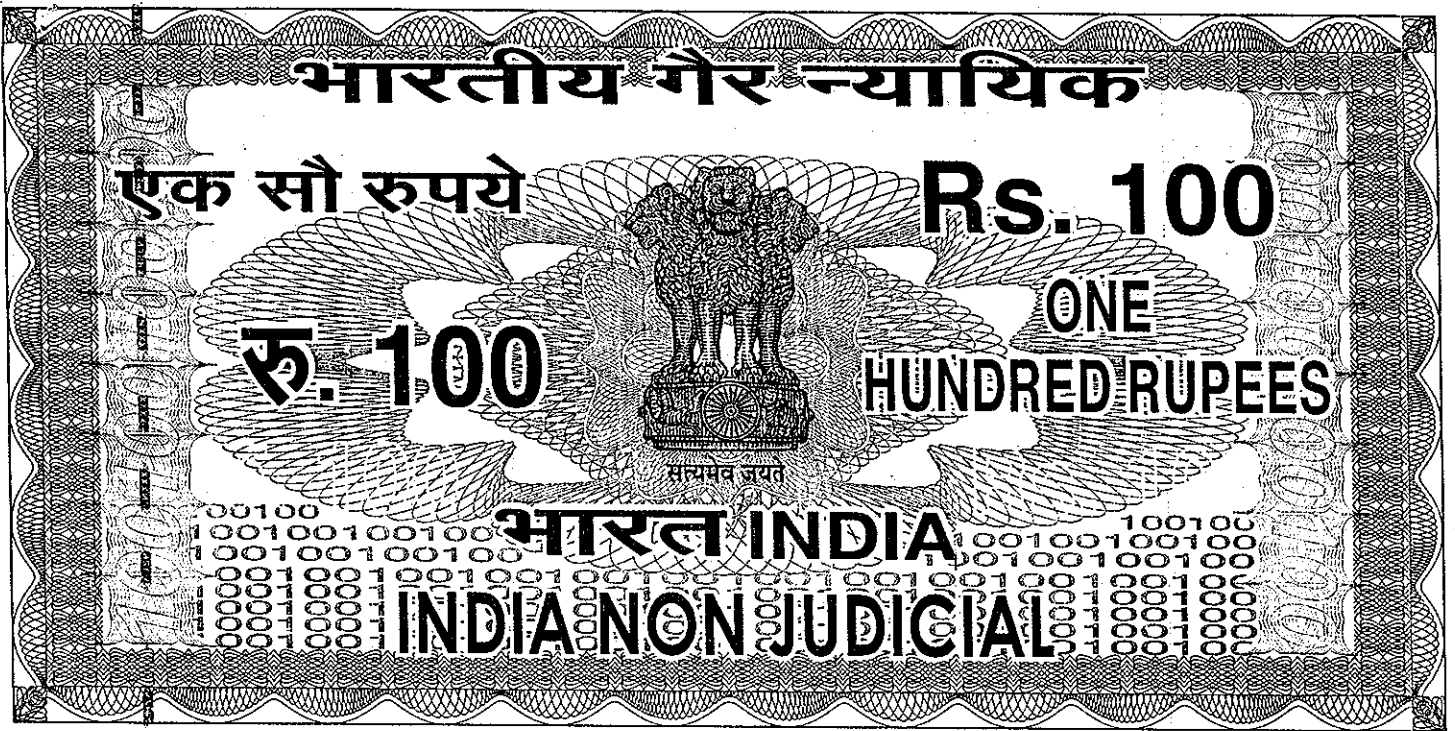
We, the undersigned are hold responsible for structural and other safety of the building during construction and after completion. The structural design including Geo-Technical aspects shall be in accordance with the National Building Code of India. All materials and workmanship shall be a good quality confirming to the Bureau of Indian standards Specifications and codes. Accordingly, the Corporation can processed for the legal action if any such structural failures occur during of after the construction.

	<u>Name & Address</u>	<u>Signature</u>
1) Signature of the site Engineer : Name and Address	Ranjit Prakash 5-4-187/3 &4, II Floor, Soham Mansion, M.G.Road, Secunderabad – 500 003.	
2) Signature of the Architect: Name and Address	Architectural Associates 8-1-383, R. P. Road, Secunderabad – 500 003. Ph. No. 27702085 CA/76/2897	 Subash Karan Partner
3) Signature of the Structural Engineer: Name and Address	Kulkarni Consultants F-216, Kubera Towers, Narayanaguda, Hyderabad – 500 02	 M. DATTATREYA BAC STRUCTURAL ENGINEER M.C.H. E. No: 134, For Mehta & Modi Homes
4) Signature of the Land Owner/ Developer Name and Address	Mehta & Modi Homes 5-4-187/3 & 4, II Floor, Soham Mansion M.G.Road, Secunderabad – 500 003	 Partner For Modi Properties & Investments Pvt. Ltd.
5) Signature of the Builder/ Contractor name and Address	Modi Properties & Investments Pvt Ltd 5-4-187/ 3 & 4, II Floor, Soham Mansion, M.G.Road, Secunderabad – 500 003.	 Managing Director

ATTESTED




CH. YADAGIRI
B.COM., U.B.
ADVOCATE & NOTARY
MACHA BOLARAM
RANGA REDDY DIST,
A.P. INDIA, 2002



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 366578

Date : 08-10-2008

Serial No : 38,001

Denomination : 100

Purchased By :

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Sub Registrar
Ex.Officio Stamp Vendor
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For Whom :

MEHTA & MODI HOMES
SECBAD

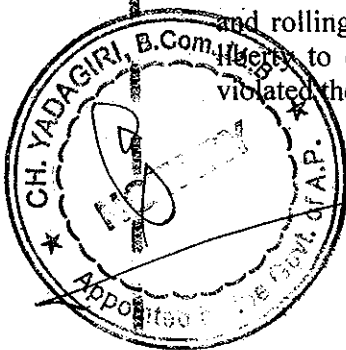
UNDERTAKING - (B1)

This undertaking is made and executed on this day i.e., 8th day of November 2008 by :

M/s. Mehta & Modi Homes having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M.G.Road, Secunderabad - 500 003 represented by Shri. Soham Modi S/o. Shri. Satish Modi herein after called the 1st Party which term shall include their Legal heirs, successors, agents assignees and tenants in favour of The Commissioner, G.H.M.C hereinafter called the 2nd Party which term shall includes their representatives, agents, officials, staff of G.H.M.C.

WHEREAS, the 1st party has applied for permission for the construction of Gated Community Group Housing in Sy.Nos. 31, 40, 41, 42, 44, 45 & 55 situated at Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, Ranga Reddy District. Whereas, the 2nd Party imposed the following conditions for granting the permission for the building.

A. **PARKING SPACE:** The parking space is provided in the Building Cellar/Stilt floor for parking of vehicles and it should not be converted (or) misused for any other purpose other than parking of vehicles and it should be free from all cross walls/partition walls, and rolling shutters should not be erected at any time in future and the 2nd party is at liberty to demolish (or) remove the same without any notice in case, if the 1st party violated the undertaking executed.



For Mehta & Modi Homes

Partner

- B. BALCONY PROJECTIONS:** The balconies shall not be enclosed by converting them as toilets/bathrooms or including into rooms by reducing the mandatory open spaces and if any such construction is made, the same would be removed by 2nd party without giving any notices.
- C. PAYMENT OF SPECIAL COLLECTION CHARGES FOR GARBAGE:** That the 1st party should pay special collection charges for garbage disposal as prescribed for garbage refuse collection.
- D. PAYMENT OF SPECIAL SANITATION FEE:** That the 1st party should pay special sanitation fee for the routine clearing and desilting of storm water drain.
- E. STOCKING OF BUILDING MATERIAL & DUMPING OF DEBRIS:** That the 1st party should not stock the building material and dump any debris on the road margin/footpath or on MCH or Government land.
- F. No. OF UNITS:** The number of (44) units permitted should not be increased and the building should not be converted into group housing and sold at any time in future.
- G. PERCOLATION PITS & TERRACE WATER COLLECTION:** The paved surface around the building shall be provided with percolation pits of 4' x 4'x4' covering at least 30% of such area and provide terrace water collection and open ground as per Para 16(b) & (c) of G.O. Ms. No. 423, M. A., dated: 31.07.1998.

THIS 1ST PARTY IN TOKEN OF ACCEPTING THE ABOVE CONDITIONS IMPOSED BY THE 2ND PARTY HEREBY UNDERTAKE THAT:

- (a) The parking space provided in the stilt/cellar for parking of vehicles in the Residential flats/ Commercial complex will not be converted (or) misused for any other purpose other than parking and it will be free from any partition walls/cross and rolling shutters will not be provided at any time in future and the 2nd party is at liberty to demolish (or) remove the same if provided without any notice.
- (b) That the balconies will not be converted into toilets, bath & WCs, staircase, landing or convert into rooms etc., and if any such construction is made the 2nd party is at liberty remove them without any notices.
- (c) That we or purchaser of the flats/shops etc., will pay the special collection charges for the garbage disposal as prescribed for garbage refuse collection on demand from 2nd party.



For Mehta & Modi Homes

[Signature]
Partner

ATTESTED

[Signature]
YADAGIRI
B. Com. LL.B.
SATE & NOTARY
KA BOLARAM
GA REDDY DIST.
A.P. INDIA.

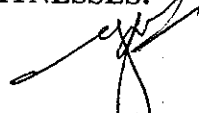

- (d) That we or purchaser of the flats/shops etc., will pay the special sanitation fees for the routine clearing, desilting of storm water drain on demand from 2nd party.
- (e) That we will not stock the building materials and do not dump debris on the road margin, foot-path and on GHMC land and the 2nd party is at liberty to remove/seize such material or impose fine on 1st party.
- (f) The number of (44) units permitted will not be increased and the building should not be converted into group housing and sold.
- (g) That we will provide percolation pits of size not less than 4'x4'x4' size in the paved surface of the building, covering at least 30% of such area, and the pits shall be filled with small pebbles or brick jelly or river sand and covered with perforated concrete slabs. Further terrace water collection and open ground will be provided as described in Para 16 (b) & (c) of G.O.Ms.No.423, M.A., Dated 31.07.1998 depending on the site conditions.

If the 1st Party violated any of the above conditions, the 2nd party is at liberty to take any action deemed fit.

For Mehta & Modi Homes

Partner
FIRST PARTY

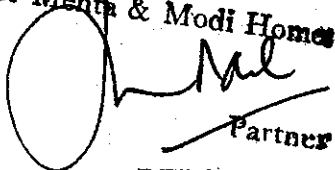
WITNESSES:

- 1. 
- 2. 

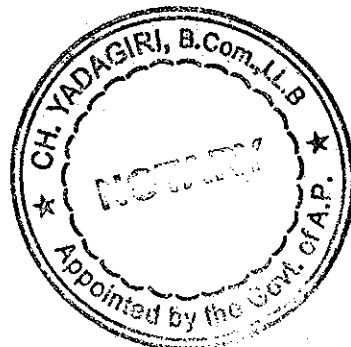
VERIFICATIONS:

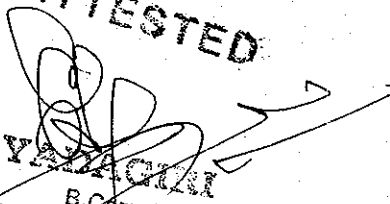
I, the above named deponent do hereby solemnly affirm and certify that I have voluntarily executed this affidavit/undertaking and that its contents are true to the best of my knowledge.

Verified on this day of 8th day of November 2008 at Secunderabad.

For Mehta & Modi Homes

Partner
DEPONENT

ATTESTED BY:



ATTESTED

CH. YADAGIRI
B.Com., LL.B.
ADVOCATE & NOTARY
MACHA SOLARAM
RANGA REDDY DIST.
A.P. INDIA.




ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

P 366579

Date : 08-10-2008 Serial No : 38,002 Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SECBAD


Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

MEHTA & MODI HOMES
SECBAD

Declaration-cum-Undertaking - (D1)

We M/s. Mehta & Modi Homes having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M.G.Road, Secunderabad – 500 003 represented by Shri. Soham Modi S/o. Shri. Satish Modi do hereby declare and solemnly affirm as follows:

That we are the developers of the land bearing Sy. Nos. 31, 40, 41, 42, 44, 45 and 55 situated at Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, R. R. Dist, Hyderabad. admeasuring 12,674 Sq. Mtrs. and that we have applied for the building permission for construction of 44 Nos of Residential Gated Community Group Housing consisting of Ground Plus one upper floor (i.e., duplex bungalows) on the above said land

That we are entrusting the construction of the said building to M/s. Modi Properties & Investments Pvt Ltd having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M.G.Road, Secunderabad – 500 003.

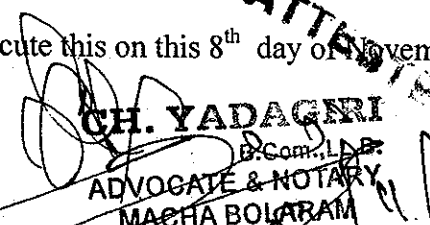
We hereby undertake that we are solely responsible for execution of the bungalows construction work according to plan sanctioned by GHMC, under the strict supervision of the Architect, Structural Engineering, and Site Engineering engaged by us for the purpose.

Hence this declaration cum undertaking.

In witness therefore, we execute this on this 8th day of November 2008.

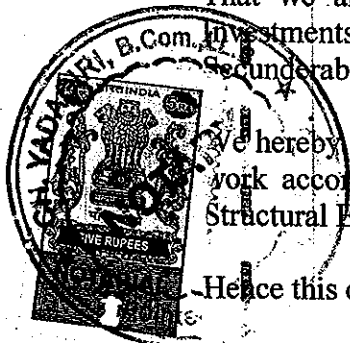
Witnesses:

- 1) 
- 2) 


CH. YADAGRI
B.Com., L.A.P.
ADVOCATE & NOTARY
MACHA BOLARAM
RANGA REDDY DIST.
A.P. INDIA

For Mehta & Modi Homes

DEPONENT Partner





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 366576


Date : 08-10-2008 Serial No : 37,999 Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SECBAD

For Whom :

MEHTA & MODI HOMES
SECBAD


Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

UNDERTAKING - (F1)
(ROAD WIDENING)

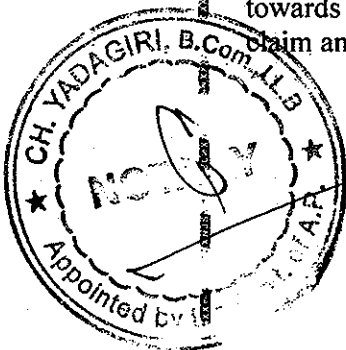
This undertaking is made and executed on this the 8th day of November 2008 by:

M/s. Mehta & Modi Homes having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by Shri. Soham Modi S/o. Shri. Satish Modi hereinafter called the 1st party which term shall include legal heirs, successors, assigns and tenants in favour of the Commissioner, GHMC, herein after called the 2nd party which term shall include his representatives, agents, officials, staff of GHMC.

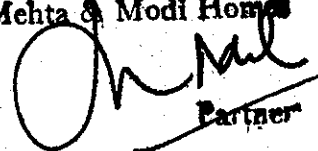
WHEREAS, the 1st party has applied to the second party for permission to construct residential Gated Community Group Housing in Sy. Nos. 31, 40, 41, 42, 44, 45 and 55 situated at Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, R. R. Dist, Hyderabad.

WHEREAS, the 2nd party has put a condition that:

The land and the existing structures are / is getting effected in road widening throughout the frontage of the plot admeasuring _____ Sq. mtr should be surrendered to the GHMC for road widening before releasing the approved plan free of cost without claiming any compensation towards the land and the structures existing on the road widening site. Further, he should not claim any FSI in future and should restrict the FSI on net area.

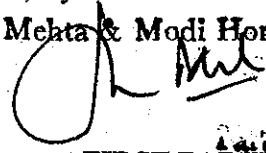


For Mehta & Modi Homes


Partner



The first party in token of accepting the above conditions hereby undertake that they are herewith, handing over the physical possession of the strip of land to the Commissioner, the GHMC on this the day of November 2008 free of cost without claiming any compensation towards the land and the structures. The above undertaking is executing by me with free will and due consciousness for having obtained permission for the construction of residential Gated Community Group Housing in Sy. Nos. 31, 40, 41, 42, 44, 45 and 55 situated at Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, R. R. Dist, Hyderabad.

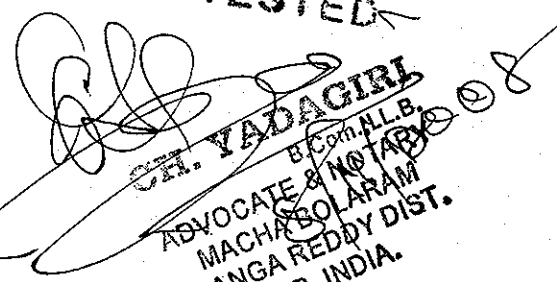
For Mehta & Modi Homes



FIRST PARTY

WITNESSES

- 1) 
- 2) 

ATTESTED

CH. YADAGIRI
B.Com., LL.B.
ADVOCATE & NOTARY
MACHA SOLARAM
RANGA REDDY DIST.
A.P. INDIA.





ఆంధ్ర ప్రదేశ్. ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 366580

Date : 06-10-2008

Serial No : 36,003

Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SECBAD

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

MEHTA & MODI HOMES
SECBAD

UNDERTAKING (D3)

This Undertaking is made and executed on this the 8th Day of November 2008 at Hyderabad, Andhra Pradesh, India. Jointly By:

I. Owners/Developers:

M/s. Mehta & Modi Homes having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M.G.Road, Secunderabad – 500 003 represented by its Managing Partner Shri. Soham Modi S/o. Shri. Satish Modi aged 38 years, occupation: Business, resident of Plot No.280, Road, No.25, Jubilee, Hills, Hyderabad.

II. Builders: (In case if it is entrusted to builder)

Name of the Builder:
Address :

Modi Properties & Investments Pvt Ltd,
5-4-187/3 &4, II Floor, Soham Mansion,
M. G.Road, Secunderabad – 500 003.

Here in after called the parties of the 1st part, which terms shall include their legal heirs' successors, agents, assignees etc.

In favour of the Commissioner, GHMC, hereinafter called the parties 2nd party, which term shall include their representatives, agents, officers and staff of the GHMC.

For Mehta & Modi Homes

Partner

For Modi Properties & Investments Pvt. Ltd.

Managing Director



Where as the parties of the 1st part have applied for the building permission for the proposed construction of residential Gated Community Group Housing in Sy. No. 74 & 75 situated at Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, R. R. Dist, in accordance with the provision of G.O.Ms.No.423., M.A., Dt. 31.07.1998 and G.O.Ms.No. 541, M.A., Dt. 17.11.2000.

Where as the 2nd party imposed the following conditions for grant of the building permission:

That the 1st party shall not deliver the possession of any part of built up area of the above said building proposed to be constructed at the above site by way of sale/lease, unless and until occupancy certificate is obtained from the 2nd party by providing all the regular service connections to each portion of the building requires for occupation.

The 1st party in token of accepting the above conditions imposed by 2nd party according to G.O.Ms.No. 541, M.A., Dt.17.11.2000, hereby undertakes and assured the 2nd party that,

We will not deliver the possession of any part of the built up area of building constructed by us to any purchaser or tenant unless & until the occupancy certificate is obtained by us from the 2nd party by submitting the following:

- a) Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
- b) Structural stability certificate issued by the structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
- c) An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
- d) Insurance Policy for the completed building for a minimum period of three years.

We the above named deponents do hereby solemnly affirm and certify that we have voluntarily executed, this undertaking with free will signed on this the 8th day of November 2008 in presence of the following witness.

Witnessess:

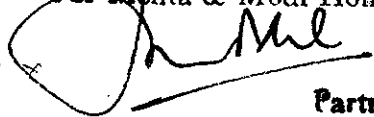
1.

2.



Parties of 1st Part

For Mehta & Modi Homes

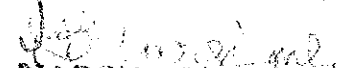
1. 
Partner

For Modi Properties & Investments Pvt. Ltd.

2. 
Managing Director

ATTESTED

Sworn & signed before me.


M. NARSIMHA REDDY
ADVOCATE & NOTARY
NORTH LALLABUDA,
CHERLAPALLY VILLAGE

O/c

Mehta & Modi Homes

5-4-187/3&4, III Floor, M.G. Road, Secunderabad - 500 003.

Ph : 66335551

Dt. 27.09.2008

To
The Chief City Planner,
Town Planning Section (H.O)
GHMC,
Tank bund Road,
Hyderabad.

Dear Sir,

Sub: Submission of letter from HMWS &SB and photographs of Lay-out which is displayed of Group Housing (Gated Community) in Sy. Nos. 74 & 75 of Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, R. R. Dist, Hydr.

Ref: File No. 0149/CSC/TP1/2008


Please find enclosed herewith the following:

1. ^{Original} Letter from HMWS &SB stating that it is not possible to issue water feasibility report
2. Photographs of the site plan which is displayed at site - 2 Nos
3. M/s. Modi Properties & Investments Pvt Ltd is our builder. They have already submitted application to you for builder license. A copy of application along with DD is enclosed herewith. ^{We} They are expecting the license in next week. We will submit builder license in next wee.

We request you to release our draft lay-out at the earliest.

Thanking you.

Yours faithfully,
For MEHTA & MODI HOMES,


(Soham Modi)
Partner

Encl: As above.


27/9/08

GREATER HYDERABAD MUNICIPAL CORPORATION

Office of the, Commissioner & Spl. Officer,
Town Planning Section, (H.O.),
GHMC, Tank bund, Hyd.

U.O. Note No. 672/TPS/GHMC/HO/99-08 (2112)

Dt: 01-07-08

Sub :- GHMC – TPS – HO – Rationalization of Schedule of Rates (Town Planning Charges & Fees) – Approval of the Standing Committee & General Body, GHMC – Implementation – Reg.

Ref :- 1) Circular No. 672/TPS/MCH/HO/99-03/2175 dated: 22.05.2003.
2) Standing Committee Resolution No. 416 dated: 30.06.2008.
3) Resolution No. 94 dated: 30.6.08 of the Corporation, GHMC.

The Standing Committee and General Body of the Corporation have accorded approval vide Resolutions in the reference 2nd & 3rd cited, to Rationalize the Schedule of rates (Town Planning Charges & Fees) so as to have uniform rates in the entire Greater Hyderabad Municipal Corporation area. A Copy of the Revised Schedule of Rates with Resolution copies are herewith enclosed.

All the concerned officers are directed to implement the Revised Schedule of Rates with effect from 01-07-2008 and these rates shall be made applicable to all applications which are received on or after 1.7.2008.

Encl: Copy of Corporation Resolution & Revised Schedule of Rates.

TPS (DB)
HO
17/7/08
17/7/08
17/7/08
Commissioner & Spl. Officer
GHMC

To,
The Zonal Commissioner (East/West/North/South/Central), GHMC.
All Dy. Commissioner, GHMC.
The Addl. Commissioner (P&P).
The Addl. Commissioner (Finance).
The C.C.P. / D.H.N.C. & C.C.P.(SZ).
The Addl. C.C.P. / S.A.P /C.P. / A.C.Ps, GHMC.
All T.P.O's. / T.P.A's. / T.P.S's. / C.S.C's, GHMC.
The Examiner of Accounts.

GREATER HYDERABAD MUNICIPAL CORPORATION

SCHEDULE OF TOWN PLANNING CHARGES & FEES

Item No.16 of Agenda No.21

Resolution No.416, Dated:30.6.2008 of the Standing Committee, GHMC – Town Planning Section (HO) – Building Permit Fee & others Charges – Schedule of Rates – Rationalization of rates (Town Planning Charges & Fees) in the entire GHMC Area – Proposals submitted for Revision – Approval – Requested.

RESOLUTION NO.94

DATED:30.06.2008

The Resolution No.416, dated:30.6.2008 of the Standing Committee, GHMC is considered.

The Corporation accorded approval for rationalizing the schedule of rates to have uniform rates (Town Planning charges & Fees) in the entire GHMC area and also to enhance the rates reasonably as the rates prevailing in erstwhile MCH area / erstwhile surrounding municipalities were lastly revised during 1994-2003. These rates are applicable to the entire GHMC area with effect from 01.07.2008 as detailed in the statement and annexure appended below:

SCHEDULE OF TOWN PLANNING CHARGES & FEES WITH EFFECT FROM 01-07-2008							
S. No.	Section / HMC Act 1955 / Rules	Category	Existing Rs. Per sq.mt.	Proposed Rs. Per Sq.mt.	Unit	Minimum Amount	
1	2	3	4	5	6	7	
1	388 & Layout Rules 1965	Permission to obtain Layout / Sub-division of Site / Plot					
		i	Residential	8.5 to 10	15	1 sq mt.	5000
		ii	Non-Residential	10 to 15	20	1 sq mt.	7500
		iii	Open spaces contribution charges: Un-authorized layouts / sub-division cost of 14% total plot area	Prevailing Registration Value	Prevailing Registration Value	1 Sq mt.	As per Prevailing Rules
2	388 & Layout Rules 1965	i Betterment Charges for Internal Amenities / Works for site / Plot area					
		ii External Betterment Charges (for Arterial roads, Lung spaces, other city wide amenities)					
		A. Residential Buildings					
		i	Other Areas	86	125	1 Sq mt. of Site Area	As per Prevailing Rules
		ii	B'Hills & J'Hills	107.50	175		
		B. Commercial / Institutional / Industrial / Cinema Hall / Function Hall / Other Buildings					
		i	Other Areas	107.50	175	1 Sq mt. of Site Area	As per Prevailing Rules
		ii	B'Hills & J'Hills	129	225		

Handwritten calculations and notes on the right side of the table:

66.88
x 15
1,00,320/-

66.88
x 12.5
8,36,000/-

Category Area Fees Amount Ranch

3	428 to 433 & Building Bye Laws 1981	Permission to Construct or Reconstruct or Additions or Alterations					
		A. Residential Building					
		i	upto 200 Sq.Mt of plot area	10 to 33	10	1 Sq.mt of Built Up Area	As per Prevailing Rules
		ii	from 201 to 500Sq Mt. of Plot area	33 to 55	50		
		iii	from 501 to 750Sq Mt. of Plot area	55	70		
		iv	above 750 Sq Mt. Plot Area	55	80		
		v	High- rise Building	77	100		
		B. Commercial / Institutional / Industrial / Cinema Hall / Function Hall / Other Buildings					
		i	upto 200 Sq.Mt of plot area	55 to 82.50	50	15sq.mt of Built Up Area	As per Prevailing Rules
		ii	from 201 to 500Sq Mt. of Plot area	82.50 to 88	90		
		iii	from 501 to 750Sq Mt. of Plot area	88	100		
		iv	above 750 Sq Mt. Plot Area	88	120		
		v	High- rise Building	99	150		
		C. Religious Buildings					
		i	Prayer Hall			A. Exempted Only from Building Permit Fee B. All other charges.as per schedule of rates have to be paid in full.	
		ii	Other than religious structures for Residential / Commercial / Other uses.	55		Rates as prescribed for the respective uses.	
		D. Other Buildings					
		i	Charitable Buildings on submission of Income Tax Returns			A. 50% of Building Permit Fee to be paid. B. All other charges as per schedule of rates as per uses have to be paid in full.	
		ii	Petrol Pump Service Station / Canopy / Cabins / Weighing Bridge, etc.,	6% of Cons. Cost		6% of Construction Cost	
		iii	Construction / Establishment of Exhibition Grounds, Fair, Circus, Industrial / Handicrafts / Handlooms Exhibition / Govt. Sponsored Exhibition.	5.5	10	1 Sq mt. (Site Area)	As per Prevailing Rules
iv	Opening of Gate, Window, Ventilators, Opening of Door, Replacement of Shutter etc.	110 to 330	250	Each Opening	As per Prevailing Rules		
v	Construction of Compound / Boundary Wall	7	20	1 Rmt	As per Prevailing Rules		
4	444 (a)	A. Betterment charges for Builtup area (for internal amenities)					
		B. External Betterment charges for Built up area (External-City-wide-amenities)					
		i	Individual Residential Building/Prayer Hall	86	100	1 Sq mt.	As per Prevailing Rules
		ii	Group Housing / High rise Building	143	150	1 Sq mt.	
		iii	Commercial / Institutional / Industrial / Other Buildings (Non High Rise)	143 to 176	175	1 Sq mt.	
iv	Commercial / Institutional / Industrial / Other Buildings (High Rise)	176	225	1 Sq mt.			

6688
x 80
5,35,000/-

6688
150
10,03,200/-

HUDA
 NA
 NA
 NA
 NA

5	G.O.Ms No.439 MA & UD dt:13/06/2007	Development Charges		As prescribed by the Government from time to time		
6	G.O.Ms No.786 MA & UD dt:18/10/2007	Impact Fee		As prescribed by the Government from time to time		
7	G.O.Ms No.86 MA & UD dt:03/03/2006 (Under rule17)	City Level Infrastructure Impact Fee		As prescribed by the Government from time to time		
8	G.O.Ms No.86 MA & UD dt 03/03/2006 (Under rule16)	Special Fees & Other Provisions		As prescribed by the Government from time to time		
9	Serelingampalli Circle (CDA area)	Value Addition Charges in CDA Area.	310 (2008)	1 sq.mt	As per Prevailing Rules	
10		Rain Water Harvesting Charges				
		All categories of Buildings	2000 to 10000	8	1 sq.mt of builtup area	As per Prevailing Rules
11	Vacant Land Tax as per Registration Value in Sale Deeds. G.O.Ms No. 538 MA dt:29/10/2001	Vacant Land Tax		0.50 % on prevailing Registration value + Library Cess @ 8% on Vacant Land Tax		
12	440	Compounding Fee				
		i Compounding fee for Violation of Building Regulations within the competence / for Starting the construction before permission (if necessary) is released	22		As fixed by the Govt. From time to time (Under Schedules "U" & "V" of HMC Act 1955)	
13	399	Unobjectionable Sunshades, Balconies, Canopy, Steps, etc. Projecting into Street Margins (For one Year)				
		i For Temporary Structure	119	150	1 Sq mt	
		ii For Permanent Structure	296	300	1 Sq mt	
14	452(2) & 636	Demolition Expenses				
		i In respect of Un- Authorised Construction	500		2500 per sq. mt. of demolished area or Actual expenses Incurred	
		ii Removal of Dilapidated Structure			Demolition Cost & Admin. Expenses as determined by Commissioner	


BUA
 - 7522 x 8
 60,176/-
 8688 x 2500
 x 0.50% = 107,984/-
 107,984 / 1.167% = 90,288/-
 90,288 x 1.167% = 105,400/-
 105,400 - 10,000 = 95,400/-
 95,400 x 1.167% = 111,200/-
 111,200 - 10,000 = 101,200/-
 101,200 x 1.167% = 118,000/-
 118,000 - 10,000 = 108,000/-
 108,000 x 1.167% = 126,000/-
 126,000 - 10,000 = 116,000/-
 116,000 x 1.167% = 135,000/-
 135,000 - 10,000 = 125,000/-
 125,000 x 1.167% = 145,000/-
 145,000 - 10,000 = 135,000/-
 135,000 x 1.167% = 156,000/-
 156,000 - 10,000 = 146,000/-
 146,000 x 1.167% = 168,000/-
 168,000 - 10,000 = 158,000/-
 158,000 x 1.167% = 182,000/-
 182,000 - 10,000 = 172,000/-
 172,000 x 1.167% = 198,000/-
 198,000 - 10,000 = 188,000/-
 188,000 x 1.167% = 216,000/-
 216,000 - 10,000 = 206,000/-
 206,000 x 1.167% = 236,000/-
 236,000 - 10,000 = 226,000/-
 226,000 x 1.167% = 258,000/-
 258,000 - 10,000 = 248,000/-
 248,000 x 1.167% = 282,000/-
 282,000 - 10,000 = 272,000/-
 272,000 x 1.167% = 308,000/-
 308,000 - 10,000 = 298,000/-
 298,000 x 1.167% = 342,000/-
 342,000 - 10,000 = 332,000/-
 332,000 x 1.167% = 378,000/-
 378,000 - 10,000 = 368,000/-
 368,000 x 1.167% = 416,000/-
 416,000 - 10,000 = 406,000/-
 406,000 x 1.167% = 456,000/-
 456,000 - 10,000 = 446,000/-
 446,000 x 1.167% = 508,000/-
 508,000 - 10,000 = 498,000/-
 498,000 x 1.167% = 562,000/-
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 618,000 - 10,000 = 608,000/-
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 676,000 - 10,000 = 666,000/-
 666,000 x 1.167% = 736,000/-
 736,000 - 10,000 = 726,000/-
 726,000 x 1.167% = 798,000/-
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 788,000 x 1.167% = 862,000/-
 862,000 - 10,000 = 852,000/-
 852,000 x 1.167% = 928,000/-
 928,000 - 10,000 = 918,000/-
 918,000 x 1.167% = 1006,000/-
 1006,000 - 10,000 = 996,000/-
 996,000 x 1.167% = 1086,000/-
 1086,000 - 10,000 = 1076,000/-
 1076,000 x 1.167% = 1168,000/-
 1168,000 - 10,000 = 1158,000/-
 1158,000 x 1.167% = 1252,000/-
 1252,000 - 10,000 = 1242,000/-
 1242,000 x 1.167% = 1338,000/-
 1338,000 - 10,000 = 1328,000/-
 1328,000 x 1.167% = 1426,000/-
 1426,000 - 10,000 = 1416,000/-
 1416,000 x 1.167% = 1516,000/-
 1516,000 - 10,000 = 1506,000/-
 1506,000 x 1.167% = 1608,000/-
 1608,000 - 10,000 = 1598,000/-
 1598,000 x 1.167% = 1702,000/-
 1702,000 - 10,000 = 1692,000/-
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 1788,000 x 1.167% = 1896,000/-
 1896,000 - 10,000 = 1886,000/-
 1886,000 x 1.167% = 1996,000/-
 1996,000 - 10,000 = 1986,000/-
 1986,000 x 1.167% = 2098,000/-
 2098,000 - 10,000 = 2088,000/-
 2088,000 x 1.167% = 2202,000/-
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 2298,000 x 1.167% = 2416,000/-
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 2406,000 x 1.167% = 2526,000/-
 2526,000 - 10,000 = 2516,000/-
 2516,000 x 1.167% = 2638,000/-
 2638,000 - 10,000 = 2628,000/-
 2628,000 x 1.167% = 2752,000/-
 2752,000 - 10,000 = 2742,000/-
 2742,000 x 1.167% = 2868,000/-
 2868,000 - 10,000 = 2858,000/-
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 2986,000 - 10,000 = 2976,000/-
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 3096,000 x 1.167% = 3228,000/-
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 3218,000 x 1.167% = 3352,000/-
 3352,000 - 10,000 = 3342,000/-
 3342,000 x 1.167% = 3478,000/-
 3478,000 - 10,000 = 3468,000/-
 3468,000 x 1.167% = 3606,000/-
 3606,000 - 10,000 = 3596,000/-
 3596,000 x 1.167% = 3736,000/-
 3736,000 - 10,000 = 3726,000/-
 3726,000 x 1.167% = 3868,000/-
 3868,000 - 10,000 = 3858,000/-
 3858,000 x 1.167% = 3996,000/-
 3996,000 - 10,000 = 3986,000/-
 3986,000 x 1.167% = 4126,000/-
 4126,000 - 10,000 = 4116,000/-
 4116,000 x 1.167% = 4258,000/-
 4258,000 - 10,000 = 4248,000/-
 4248,000 x 1.167% = 4392,000/-
 4392,000 - 10,000 = 4382,000/-
 4382,000 x 1.167% = 4528,000/-
 4528,000 - 10,000 = 4518,000/-
 4518,000 x 1.167% = 4666,000/-
 4666,000 - 10,000 = 4656,000/-
 4656,000 x 1.167% = 4806,000/-
 4806,000 - 10,000 = 4796,000/-
 4796,000 x 1.167% = 4948,000/-
 4948,000 - 10,000 = 4938,000/-
 4938,000 x 1.167% = 5092,000/-
 5092,000 - 10,000 = 5082,000/-
 5082,000 x 1.167% = 5238,000/-
 5238,000 - 10,000 = 5228,000/-
 5228,000 x 1.167% = 5386,000/-
 5386,000 - 10,000 = 5376,000/-
 5376,000 x 1.167% = 5536,000/-
 5536,000 - 10,000 = 5526,000/-
 5526,000 x 1.167% = 5688,000/-
 5688,000 - 10,000 = 5678,000/-
 5678,000 x 1.167% = 5842,000/-
 5842,000 - 10,000 = 5832,000/-
 5832,000 x 1.167% = 5998,000/-
 5998,000 - 10,000 = 5988,000/-
 5988,000 x 1.167% = 6156,000/-
 6156,000 - 10,000 = 6146,000/-
 6146,000 x 1.167% = 6316,000/-
 6316,000 - 10,000 = 6306,000/-
 6306,000 x 1.167% = 6478,000/-
 6478,000 - 10,000 = 6468,000/-
 6468,000 x 1.167% = 6642,000/-
 6642,000 - 10,000 = 6632,000/-
 6632,000 x 1.167% = 6808,000/-
 6808,000 - 10,000 = 6798,000/-
 6798,000 x 1.167% = 6976,000/-
 6976,000 - 10,000 = 6966,000/-
 6966,000 x 1.167% = 7146,000/-
 7146,000 - 10,000 = 7136,000/-
 7136,000 x 1.167% = 7318,000/-
 7318,000 - 10,000 = 7308,000/-
 7308,000 x 1.167% = 7492,000/-
 7492,000 - 10,000 = 7482,000/-
 7482,000 x 1.167% = 7668,000/-
 7668,000 - 10,000 = 7658,000/-
 7658,000 x 1.167% = 7846,000/-
 7846,000 - 10,000 = 7836,000/-
 7836,000 x 1.167% = 8026,000/-
 8026,000 - 10,000 = 8016,000/-
 8016,000 x 1.167% = 8208,000/-
 8208,000 - 10,000 = 8198,000/-
 8198,000 x 1.167% = 8392,000/-
 8392,000 - 10,000 = 8382,000/-
 8382,000 x 1.167% = 8578,000/-
 8578,000 - 10,000 = 8568,000/-
 8568,000 x 1.167% = 8766,000/-
 8766,000 - 10,000 = 8756,000/-
 8756,000 x 1.167% = 8956,000/-
 8956,000 - 10,000 = 8946,000/-
 8946,000 x 1.167% = 9148,000/-
 9148,000 - 10,000 = 9138,000/-
 9138,000 x 1.167% = 9342,000/-
 9342,000 - 10,000 = 9332,000/-
 9332,000 x 1.167% = 9538,000/-
 9538,000 - 10,000 = 9528,000/-
 9528,000 x 1.167% = 9736,000/-
 9736,000 - 10,000 = 9726,000/-
 9726,000 x 1.167% = 9936,000/-
 9936,000 - 10,000 = 9926,000/-
 9926,000 x 1.167% = 10138,000/-
 10138,000 - 10,000 = 10128,000/-
 10128,000 x 1.167% = 10342,000/-
 10342,000 - 10,000 = 10332,000/-
 10332,000 x 1.167% = 10548,000/-
 10548,000 - 10,000 = 10538,000/-
 10538,000 x 1.167% = 10756,000/-
 10756,000 - 10,000 = 10746,000/-
 10746,000 x 1.167% = 10966,000/-
 10966,000 - 10,000 = 10956,000/-
 10956,000 x 1.167% = 11178,000/-
 11178,000 - 10,000 = 11168,000/-
 11168,000 x 1.167% = 11392,000/-
 11392,000 - 10,000 = 11382,000/-
 11382,000 x 1.167% = 11608,000/-
 11608,000 - 10,000 = 11598,000/-
 11598,000 x 1.167% = 11826,000/-
 11826,000 - 10,000 = 11816,000/-
 11816,000 x 1.167% = 12046,000/-
 12046,000 - 10,000 = 12036,000/-
 12036,000 x 1.167% = 12268,000/-
 12268,000 - 10,000 = 12258,000/-
 12258,000 x 1.167% = 12492,000/-
 12492,000 - 10,000 = 12482,000/-
 12482,000 x 1.167% = 12718,000/-
 12718,000 - 10,000 = 12708,000/-
 12708,000 x 1.167% = 12946,000/-
 12946,000 - 10,000 = 12936,000/-
 12936,000 x 1.167% = 13176,000/-
 13176,000 - 10,000 = 13166,000/-
 13166,000 x 1.167% = 13408,000/-
 13408,000 - 10,000 = 13398,000/-
 13398,000 x 1.167% = 13642,000/-
 13642,000 - 10,000 = 13632,000/-
 13632,000 x 1.167% = 13878,000/-
 13878,000 - 10,000 = 13868,000/-
 13868,000 x 1.167% = 14116,000/-
 14116,000 - 10,000 = 14106,000/-
 14106,000 x 1.167% = 14356,000/-
 14356,000 - 10,000 = 14346,000/-
 14346,000 x 1.167% = 14598,000/-
 14598,000 - 10,000 = 14588,000/-
 14588,000 x 1.167% = 14842,000/-
 14842,000 - 10,000 = 14832,000/-
 14832,000 x 1.167% = 15088,000/-
 15088,000 - 10,000 = 15078,000/-
 15078,000 x 1.167% = 15336,000/-
 15336,000 - 10,000 = 15326,000/-
 15326,000 x 1.167% = 15586,000/-
 15586,000 - 10,000 = 15576,000/-
 15576,000 x 1.167% = 15838,000/-
 15838,000 - 10,000 = 15828,000/-
 15828,000 x 1.167% = 16092,000/-
 16092,000 - 10,000 = 16082,000/-
 16082,000 x 1.167% = 16348,000/-
 16348,000 - 10,000 = 16338,000/-
 16338,000 x 1.167% = 16606,000/-
 16606,000 - 10,000 = 16596,000/-
 16596,000 x 1.167% = 16866,000/-
 16866,000 - 10,000 = 16856,000/-
 16856,000 x 1.167% = 17128,000/-
 17128,000 - 10,000 = 17118,000/-
 17118,000 x 1.167% = 17392,000/-
 17392,000 - 10,000 = 17382,000/-
 17382,000 x 1.167% = 17658,000/-
 17658,000 - 10,000 = 17648,000/-
 17648,000 x 1.167% = 17926,000/-
 17926,000 - 10,000 = 17916,000/-
 17916,000 x 1.167% = 18196,000/-
 18196,000 - 10,000 = 18186,000/-
 18186,000 x 1.167% = 18468,000/-
 18468,000 - 10,000 = 18458,000/-
 18458,000 x 1.167% = 18742,000/-
 18742,000 - 10,000 = 18732,000/-
 18732,000 x 1.167% = 19018,000/-
 19018,000 - 10,000 = 19008,000/-
 19008,000 x 1.167% = 19296,000/-
 19296,000 - 10,000 = 19286,000/-
 19286,000 x 1.167% = 19576,000/-
 19576,000 - 10,000 = 19566,000/-
 19566,000 x 1.167% = 19858,000/-
 19858,000 - 10,000 = 19848,000/-
 19848,000 x 1.167% = 20142,000/-
 20142,000 - 10,000 = 20132,000/-
 20132,000 x 1.167% = 20428,000/-
 20428,000 - 10,000 = 20418,000/-
 20418,000 x 1.167% = 20716,000/-
 20716,000 - 10,000 = 20706,000/-
 20706,000 x 1.167% = 21006,000/-
 21006,000 - 10,000 = 20996,000/-
 20996,000 x 1.167% = 21298,000/-
 21298,000 - 10,000 = 21288,000/-
 21288,000 x 1.167% = 21592,000/-
 21592,000 - 10,000 = 21582,000/-
 21582,000 x 1.167% = 21888,000/-
 21888,000 - 10,000 = 21878,000/-
 21878,000 x 1.167% = 22186,000/-
 22186,000 - 10,000 = 22176,000/-
 22176,000 x 1.167% = 22486,000/-
 22486,000 - 10,000 = 22476,000/-
 22476,000 x 1.167% = 22788,000/-
 22788,000 - 10,000 = 22778,000/-
 22778,000 x 1.167% = 23092,000/-
 23092,000 - 10,000 = 23082,000/-
 23082,000 x 1.167% = 23398,000/-
 23398,000 - 10,000 = 23388,000/-
 23388,000 x 1.167% = 23706,000/-
 23706,000 - 10,000 = 23696,000/-
 23696,000 x 1.167% = 24016,000/-
 24016,000 - 10,000 = 24006,000/-
 24006,000 x 1.167% = 24328,000/-
 24328,000 - 10,000 = 24318,000/-
 24318,000 x 1.167% = 24642,000/-
 24642,000 - 10,000 = 24632,000/-
 24632,000 x 1.167% = 24958,000/-
 24958,000 - 10,000 = 24948,000/-
 24948,000 x 1.167% = 25276,000/-
 25276,000 - 10,000 = 25266,000/-
 25266,000 x 1.167% = 25596,000/-
 25596,000 - 10,000 = 25586,000/-
 25586,000 x 1.167% = 25918,000/-
 25918,000 - 10,000 = 25908,000/-
 25908,000 x 1.167% = 26242,000/-
 26242,000 - 10,000 = 26232,000/-
 26232,000 x 1.167% = 26568,000/-
 26568,000 - 10,000 = 26558,000/-
 26558,000 x 1.167% = 26896,000/-
 26896,000 - 10,000 = 26886,000/-
 26886,000 x 1.167% = 27226,000/-
 27226,000 - 10,000 = 27216,000/-
 27216,000 x 1.167% = 27558,000/-
 27558,000 - 10,000 = 27548,000/-
 27548,000 x 1.167% = 27892,000/-
 27892,000 - 10,000 = 27882,000/-
 27882,000 x 1.167% = 28228,000/-
 28228,000 - 10,000 = 28218,000/-
 28218,000 x 1.167% = 28566,000/-
 28566,000 - 10,000 = 28556,000/-
 28556,000 x 1.167% = 28906,000/-
 28906,000 - 10,000 = 28896,000/-
 28896,000 x 1.167% = 29248,000/-
 29248,000 - 10,000 = 29238,000/-
 29

15	Bye laws relating to the Grant of Certified Copies or Extracts from Mpl. Records	Issue of Certified Copies of Sanctioned Building Plans / Sanctioned Layout Plans				
		i	Up to 2 acres extent	550	600	Per Copy
		ii	For every one additional acre of land	110	150	Per Copy
		iii	Building Plan Upto 100 Sq.m of Plinth area.	440	500	Per Copy
		iv	For every Additional 100 Sq.m of Plinth Area.	165	150	Per Copy
16	Sec 586 of HMC Act 1955 & Building Bye Laws, 1981 and as per G.O. Ms.No. 86 MA dt: 03.03.06	Licence Fee				
		i	Architects / Engineers / Structural Engineers / Town Planners / Real Estate Companies /Developers / Builders	1000 to 1100 per year	10000	5 years
		ii	Surveyors	1100 per year	7500	5 years
17		Postage & Advertisement Charges				
		i	Individual Residential Buildings	100	100	Each case
		ii	Group Housing / Commercial Buildings and etc	1000	2000	Each Case
		iii	High Rise Building	1000	5000	Each case

Annexure to Schedule of Fees & Charges

- The 2% of Building Permit Fee / Licence Fee shall be paid along with the Building Application subject to a Maximum of Rs. 10,000/- as initial fees. The balance building Permit / Licence fee together with other fees and Charges shall be levied and collected before the issue of permission / sanction. In case of rejection of the application, the above Initial fees would be forfeited.
- Construction / Erection / Additions / Alterations of buildings, the fees chargeable shall be as the same for erection of new buildings as stated under Sl. No. 3 of Schedule.
- For additions and alterations in the existing building, the fees shall be chargeable on the proposed added portions only.
- No permit fee shall be chargeable for re-submission of revised plan by the party within six months where area does not exceed the area of previous sanctioned plan. In case where revised plans are submitted after the expiry of six months and within one year 50 per cent of original permit fee shall be chargeable. If submitted after one year fresh building permit fee under Sl. No. 3 of the schedule of rates shall be collected.
- In case of additions and alterations of buildings if the use of the sanctioned building is also changed, then the chargeable fees shall be calculated on the use proposed under Sl. No. 3 of Schedule.
- In case of basement / Callar / Sub-cellar / Stilt meant for parking no charges under Sl. No. 3 of the schedule shall be collected as per GO Ms. No. 86 MA dt: 03.03.2006.
- In the case of buildings with principal and subsidiary occupancies in which the fees leviable are different then the fees for the total Building shall be calculated as per the rates for respective occupancies as given under Sl. No. 3 of Schedule.
- The Building Permit Fee for religious building proposed for prayer halls including Staircase, Balconies, Corridors, Toilets are exempted under Sl.No. 3 C (i) of Schedules, where as the Building Permit Fee for other uses shall be collected under Sl. No. 3 C (ii) of Schedule.
- If the building application is exclusively for Bore-well / Shutters / Doors / Windows / Ventilators / Gates the Building Permit Fee / Licence Fee shall be collected as prescribed under Sl. No. 3 D (iv) of Schedule. And the same need not be collected for regular building application.
- The Betterment Charges, External Betterment Charges, Sub-Division Charges and Open Space Contribution Charges on Plot area shall be collected where the sites are not covered by Approved Layouts / Approved Sub-Divisions and previous Sanctioned Plan as prescribed under Sl. No. 1 & 2 of Schedule.
- The Betterment Charges, External Betterment Charges on Built up area shall be collected in all cases as prescribed under Sl. No. 4 of Schedule.

Sd/
Special Officer,
GHMC

//Attested//

Addl. Commissioner (Pig),
GHMC

11/7/08