

GREATER HYDERABAD MUNICIPAL CORPORATION

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

Lr. No.24386/11/04/2012

2648

Date.31.07.2012

83/8

To
Ms/. Vista Homes,
Rep by its M.D.Soham Modi,
Sy.No.193, 194 & 195,
Kapra (V), Keesara (M), R.R.Dist.

Sir/Madam,

Sub: GHMC – Town Planning Section – HO - Proposals for the construction of Residential Group Housing Complex / Scheme consisting 9 Blocks i.e. A, B, C, D, E, F, G, H & I with Cellar / Basement for parking + Ground + 4 upper floors, Sy.No.193, 194 & 195, Kapra (V), Keesara (M), R.R.District – Fees Intimation – Reg.

- Ref: 1. Your building application dt: 11.04.2012.
2. T. O. Lr. No.24386/11/04/2012, dated 11.04.2012.
3. Minutes of the Building Committee Meeting held on 15.05.2012.
4. T. O. Lr. No. 24386/11/04/2012, dated 23.05.2012.
5. Revised Plans at CSC Dt:27.06.2012.

With reference to the subject cited and references cited, it is to inform that the proposal submitted for the construction of Residential Group Housing Complex / Scheme consisting 9 Blocks i.e. A, B, C, D, E, F, G, H & I with Cellar / Basement for parking + Ground + 4 upper floors, Sy.No.193, 194 & 195, Kapra (V), Keesara (M), R.R.District have been examined and **you are requested to remit the following fee and charges within (10) days.**

1. Building Permit fee (Difference)	: Rs:	29,70,440/-
2. Development Charges	: Rs:	54,15,700/-
3. B.C. & E.B.C. on built up area	: Rs:	55,43,475/-
4. B.C. & E.B.C. on site area	: Rs:	28,57,075/-
5. Sub-division charges	: Rs:	3,42,515/-
6. R W H Charges	: Rs:	2,91,385/-
7. VLT	: Rs:	3,38,140/-
8. LIG Charges	: Rs:	71,065/-
9. Proportionate Layout Charges	: Rs:	17,12,575/-
Total	: Rs:	<u>1,95,42,370/-</u>

(Rupees one crore ninety five lakhs forty two thousand three hundred and seventy only).

P.T.O.

From: 243882/11/04/2012 - n/a. Write Home.

Total gross area - 22762 m² or 97995.0 gha
 Net area after D/W - 22792 m² or 27172.0 gha

Block	End	Lit	Total Brambles g/m ²
A	-	-	9887.06
B	-	-	4299.50
C	-	4 (143.2)	3756.21
D	-	-	9590.15
E	22 (470.14)	18 (297.14)	5591.50
F	-	-	4299.50
G	-	-	4299.50
H	-	-	4299.50
I	-	-	4299.50
			<u>30,422.42 m²</u>

Block	Bramble area	Lit	End
A to I	35,910	840.34	470.54

Area	End	AVA
334.10 m ²	896.60 m ²	

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

File No 24385/11/04/2012

Use. Urba Homes
 Name of the Owner:.....
 Location of the site / plot 840.1934195
Nagarjuna New Colony - KGP

1) BUILDING PERMIT FEE:

Cellar, ground + 4 floors (9 Blocks)

a) Proposed covered area of Cellar/Stilt + () upper floors for
 Residential / Commercial 35910 Sq.mtr B.P.F. @ Rs. 30/- per Sq.mtr
Amenity 897 m² @ 120/-

Rs. 2872800 200
107640 200

Area of the plot <u>22723.0 Sq.mtr</u> <u>Net Area</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/-	

Already Paid 10,000 200

2980440 200

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

Rs.....

c) Advertisement & Postage charges

Rs.....

- 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. 2970440 200

2) DEVELOPMENT CHARGES:

Amenity 897 m² @ 120/-

i. Proposed on built up area 35910 Sq.mtr @ Rs. 100/- per Sq.mtr
on net area

Rs. 112125 200
3591000 200

ii. On open area excluding coverage 22889 Sq.mtr @ Rs. 75/- per Sq.mtr
Amenity 334 m² @ 100/-

Rs. 1679175 200
33400 200

Residential	Commercial
i. Rs.100/-	i. Rs.125/-
ii. Rs.75/-	ii. Rs.100/-

Rs. 54,15,700 200

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

i. Proposed built up area for 35910 Sq.mtr @ Rs. 150/- per Sq.mtr.
Amenity 897 m² @ 75/-

Rs. 5386500 200
156975 200

- 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/-

55,43,475 200

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

i. Proposed site area for 22389 sq.mtr @ Rs. 125/- per Sq.mtr
Amenity 334 m² @ 175/-

Rs. 2798625 200
58,450 200

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

28,57,075 200

5) SUB-DIVISION CHARGES:

i. Total site area 22389 Sq.mtr @ of Rs. 150/- per Sq.mtr.
Amenity 334 m² @ 20/-

Rs. 335835 200
6680 200

- a) Residential Rs.15/- per Sq.mtr.
- b) Non residential Rs.20/- per Sq.mtr.

342515 200

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 total fees)
- 8) **RAIN WATER HARVESTING CHARGES:**
@ Rs.8/- per Sq.mtr on built up area. *36423 sq.mtr.*
- 9) **VACANT LAND TAX:**
0.5% on prevailing registration value
27295 sq.mtr x 0.5% x 2300/-
(ii) 8% Library cess on VLT.

Rs. -
Rs. 2,91,385 200
Rs. 3,13,090 200
Rs. 25,050 200
Rs. 3,38,140 200

- 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.

Rs.
Rs.

- 11) **CITY LEVEL INFRASTRUCTURE IMPACT FEE:**
(As per G.O.Ms.No.86, MA dt:3.3.2006, G.O.Ms.No.39 MA dt:20-01-2009 & G.O.Ms.No.250, MA dt:7.6.2010)
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

Rs.
Rs.
Rs.
Rs.

- 2) **CDA VALUE ADDITION CHARGES:**
Only in CDA area.
@ Rs.385/- per Sq.mtr on built up area.
As Per G.O. - 535 dt:10

UG Fee
 Rpp 801 m² x 80/-
 DC 811 x 100/-
 DC 811 x 150/-
 RWH 811 x 8/-

Rs.
Rs. 67,280 200
Rs. 80,100 200
Rs. 12,61,500 200
Rs. 67,300 200

- 3) **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.**

284260 m² x 25% = 71,065 m²

- i. Penalization charges
- ii. Open space prorata charges

Rs.
Rs.
Rs.

- 4) **Proportionate Layout Charges** (On site area per sq.mtr.)
i. Residential Rs.75/- per sq.mtr. ii) Commercial Rs.100/- per sq.mtrs.

22389 m² x 75/-
334 m² x 100/-

Rs. 16,79,175 200
Rs. 33,400 200
Rs. 17,12,575 200

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

- 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

UG Fee

Rs. 25,90,440 200
Rs. 54,15,700 200
Rs. 55,43,675 200
Rs. 28,57,075 200
Rs. 3,42,515 200
Rs. -
Rs. -
Rs. 2,91,385 200
Rs. 3,38,140 200
Rs.
Rs.
Rs. 71,065 200
Rs. 17,12,575 200

Total Rs. 1,95,42,370 200

(Rupees: *one crore ninety five thousand* ~~thousand~~ *lacs* ~~thousand~~ *two thousand three hundred* ~~thousand~~ *seventy only*)

30/7
 TPA/AC/120/1/100
 PS
 Addl. CCP V.V. 3/10