

o/c

VISTA HOMES

5-4-187/3 &4, II Floor,
Soham Mansion, M.G.Road,
Secunderabad – 500 003
Ph.No. 040-66 33 5551/2/3

Date: 22.08.2012

To,
The Commissioner,
Greater Hyderabad Municipal Corporation,
Tank Bund Road,
Hyderabad

- Ref.: 1. Your letter no. 24386/11/04/2012/2648 dated 03.08.2012 payment of fees and charges.**
2. Our application dated 11.04.2012.
3. Our letter dated 27.06.2012.

Dear Sir,

As per UO note 672/TPS/GHMC/HO/99-08/2112 dated 01.07.08 GHMC has rationalized the schedule of rates (town planning charges and fees) so as to have uniform rates in the entire GHMC area. It is very clear from the said order that it is a comprehensive list of all charges and fees payable for obtaining building permits. We are unaware of any revision to the said UO note and is presume to be in force.

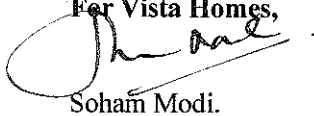
We have been charged fees which is not in compliance with the above referred order. As per the order we are required to pay the fees as shown in Annexure – A enclosed herein. The total fees payable by us as per the said order is Rs.1,43,39,655/- only. Whereas, we have been asked to remit a sum of Rs.1,95,42,370/-.

We request you to correct your demand for payment of fees. Further we wish to avail installments for payment of the prescribed charges as per the guide lines given in the relevant government orders issued from time to time.

We request you to send us a revised demand for payment of fees along with an option to pay the same in installments.

Thank You.

Yours sincerely,
For Vista Homes,


Soham Modi.

Encl: Annexure.



Annexure -A

S. No. as Mentioned in above order	Section / HMC Act 1955 rules	Category	Area in sq. mts. as per our plan	Prescribed charges in Rs. Per sq. mtr.	Amount in Rs.	Remarks
1	388 & Layout Rules 1965	Permission to obtain layout/ subdivision of site/ plot	-	-	-	Not applicable as sanction is for group housing, applicable to layouts i.e., division of land into plots.
2	388 & Layout Rules 1965	i. Betterment charges for internal amenities/ works for site/ plot area. ii. External betterment charges	-	-	-	Not applicable as sanction is for group housing, applicable to layouts i.e., division of land into plots
3	428 & 433 Building Bye-Laws 1981	Permission to Construct or Reconstruct or Additions or Alterations, A. iv. Above 750 sq mts plot area. B. ii. From 201 to 500 sq mtrs of plot area	35,910 Sq. mtrs of built-up area + 25% on LIG units area of 841 sq mtrs. 897 Sq. mtrs of built-up area for amenities block	80/- 20/- 90/-	28,72,800 16,820 80,730	Built-up area is 35,910 sq mtrs after excluding EWS and LIG units as per G. O. Ms. No. 526 dt 31.07.2008. Amenities block is 896.60 sq mtrs on a land area of 334.10 sq mtrs.
4	444(a)	A. Betterment charges for built-up area (for internal amenities) B. External betterment charges for built-up area (external city wide amenities) ii. Group Housing/High rise Building.	35,910 Sq. mtrs of built-up area + 25% on LIG units area of 841 sq mtrs.	150/- 37.50	53,86,500 31,538	- -

	dated 29.10.01			vacant land tax			
12	440	Compounding fee	-	-	-	-	Not applicable in present case.
13	399	Un-objectionable sunshades, et	-	-	-	-	Not applicable in present case.
14	452(2), 636 & 456(4)	Demolition expenses	-	-	-	-	Not applicable in present case.
15		Bye-laws relating to grant of certified copies or extracts from municipal records	-	-	-	-	Not applicable in present case.
16		Section 586 of HMC act 1955 & building bye-laws 1981 and as per G.O 86 dated 3.3.86	-	-	-	-	Not applicable in present case.
17		Postage and advertisement charges. ii. Group housing	-	-	2,000	-	
		Total			1,43,39,655		

Notes:

1. In the demand letter dated 03.08.2012 betterment charges and external betterment charges (Sl.No.4) under layout rules have been charged (about Rs. 28,57,075/-) which are not applicable to group housing schemes.
2. Sub-division charges (Rs. 3,42,515/-) (Sl.No.5) are also levied which are not applicable.
3. Proportionate layout charges (Rs. 17,12,575) (Sl. No. 9) are also not applicable and have been charged incorrectly.
4. Correction has been made to building permit fee and development charges as given above.



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

53/8

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/-
.. Sub-division charges	: Rs:	3,42,515/-
.. R W H Charges	: Rs:	2,91,385/-
.. VLT	: Rs:	3,38,140/-
3. 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.

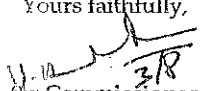
Further, you are also requested to comply the following conditions.

1. To follow condition stipulated in GO. Ms No. 86, MA, dt: 03.03.2006, and GO. Ms No. 623, dt. 01.12.2006 in over all and clause 20, i.e. notarized affidavit, handing over to GHMC, the Ground / First or Second Floor before releasing the permission.
2. To comply the requirement prescribed under 7.2 (i), (iii), (iv), (v) and (vii) of GO. Ms. No. 86 MA, dt: 03.03.2006.
3. Display Board and percolation pits photographs (2 copies) showing the plan, elevation section, site plan and location plan of the proposed complex.
4. To submit the Contractor's All Risk Policy for (3) years.
5. To surrender affected area for Buffer Zone as per the report of Engineer-in-chief, GHMC.
6. To obtain NOC from Fire Service Dept., GHMC for amenities block.
7. To submit Environmental Impact Study report.

"This intimation letter is not a Building Permission and should not be construed as such to start any Building Construction activity."

Further action for release of approvals will be taken after receipt of the above, if the fee and charges and undertakings are not submitted within the stipulated time, your application will be returned / refused with out any further intimation.

Yours faithfully,


H. D. 3/R
for Commissioner,

GHMC.

Copy to:
The Addl. Commissioner (Finance), GHMC,
VLT: 3,38,140/-


21/12