



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad – 500 007.

Planning Department

Application No. **001803/MED/R1/U6/HMDA/04072017**

Date : **04/10/2017**

Applicatoin Date: **04/07/2017**

To,

M/S VAZHARAA NIRMAN PVT LTD rep by its Joint MANAGING DIRECTORS
M.UMA MAHESWARA RAO, M.SRINIVASARAO
1STFLOOR BHAVANA ENCLAVE 6TH PHASE , KPHB HYDERABD, Hyderabad,
Telangana
Pin Code - 500072

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential, Residential Bldg/Apartment Building Permission 1Ground + 14 Upper floors in plot nos open plot** in Survey No. **150,152,153,154,155,157,159,170,171** of **Nizampet** Village, **Bachupally** Mandal, **Medchal-Malkajgiri** District to an extent of **16,120.59** Sq. Mt. - Intimation to pay development and other charges and action to fulfill the precedent conditions for processing the case further - Reg.

With reference to your application cited above, it is to inform that your proposal for approval of **Residential, Residential Bldg/Apartment Building Permission 1Ground + 14 Upper floors in plot nos open plot** as mentioned in the subject cited in Survey No. **150,152,153,154,155,157,159,170,171** of **Nizampet** Village, **Bachupally** Mandal, **Medchal-Malkajgiri** District to an extent of **16,120.59** Sq.mt. is under process as per provisions of Section 19 of HMDA Act, 2008 rules and regulations.

To process the application further ,the following charges to be remitted through seprate challan in favour of Metropolitan Commissioner, HMDA through online Payment System .To take further action in the matter for approval of yours **Residential, Residential Bldg/Apartment Building Permission** .

The details of charges are as follows:

Development Charges for built up area @ Rs.100/- per sq.mts (49342.85 sq.mts)	:	49,34,285.00 ₹
Development Charges for total site area @ Rs.80/- per sq.mts (16120.59 sq.mts)	:	12,89,647.00 ₹
Publication charges	:	5,000.00 ₹
City Level Infrastructure Fees @ Rs.175/- per sq.mts (36412.86 sq.mts)	:	63,72,250.00 ₹
Shelter fees @ Rs.400/- per sq.mts (16120.59 sq.mts)	:	12,89,647.00 ₹
Processing charges for Total Site Area @ Rs.10/- per sq.mts (16120.59 sq.mts)	:	1,61,206.00 ₹
Processing Charges for total built up area @ Rs.25/- per sq.mts (55469.46 sq.mts)	:	13,86,736.00 ₹
Capitalization Charges @ Rs.1.5/- per sq.mts (19280 sq.mts)	:	86,76,000.00 ₹
Layout Charges @ Rs.90/- per sq.mts (16120.59 sq.mts)	:	24,22,925.00 ₹
Development charges for Built up area of amenities(club house) @ Rs.120/- per sq.mts (6126.85 sq.mts)	:	7,35,222.00 ₹
Total :		2,72,72,918.00 ₹
Initial amount paid by applicant	:	3,00,000.00 ₹

Balance amount to be paid by applicant : 2,69,72,918.00 ₹

(Rupees Two Hundred Sixty Nine Lacs Seventy Two Thousand Nine Hundred Eighteen Only.)

FSID (Fire Structure Infrastructure Development) @ Rs.0/- per sq.mts (51180.13 sq.mts)	:	4,74,285.00 ₹
Environment Impact Fee @ Rs.3/- per sq.fts (770588.139195 sq.fts)	:	23,11,764.00 ₹

You are requested to pay the above charge within one month i.e. before **04 November, 2017** and submit challan for further

necessary action. Further, you are also requested to submit an undertakings in terms of G.O.M's No. 541 MA, dated 17-11-2000 as per the format enclosed.

General Conditions for Compliance:

1. 2.The Applicant shall pay DC, PC and other charges and The applicant shall submit the Revised drawing duly showing the corridor width of 2.5 mts to accommodate stair case and the travel distance from stair case to exist shall be maintained as 22.5 Mts. as per minutes of MSB committee.
2. 4. The applicant shall submit an under taking that the 10 % of cellar shall be utilized for utilities and non-habitation purpose like A/C Plant room, Generator room, Sewerage Treatment Plant (STP), Electrical installations, Laundry, etc., and not for other purposes as per the condition laid down in (13(c-xi)) in G.O.Ms.No. 168 MA, dt. 07.04.2012.
3. 3. The applicant shall submit an undertaking in terms of G.O.Ms. No. 541.
4. 5. The applicant shall make provision for Solar Water Heating System and Solar Lighting System in the building and in the site for outdoor lighting, etc., shall be made and the applicant shall give a bank guarantee to this effect to the sanctioning authority for compliance of the same as per the condition laid down in Go. Ms. No. 168 MA, dt. 07.04.12 (15 (xi)).
5. 6. The owner and builder / developer shall give an Affidavit duly notarized to the effect that in the case of any violation from the sanctioned building plan, the Enforcement Authority can summarily demolish the violated portion.
6. 7. In respect of Apartment Buildings, the owner or builder shall give a Declaration duly specifying the number of floors permitted, along with the extent of each floor. In case of any violation with regard to the declaration, the Enforcement Authority can demolish the violations.
7. 8. All roads and open spaces shall be handed over to local body at free of cost through registered gift deed before Proceedings as per rule no. 8(n) of G.O. Ms. No. 168, dt. 07-04-2012.
8. 9. The applicant shall submit an undertaking stating that he is sole responsible if any discrepancy occurs with regard to the ownership aspects.
9. 10. Proper drainage system to be provided for 2 cellars.
10. 11. The applicant shall comply the conditions of Environmental Clearance vide order No.SEIAA/TS/OL/MDCL-09/2017-520 Dt: 06-5-2017 .
11. 12. The applicant shall provide refuse-chute along with proper garbage disposal systems and the Rainwater harvesting from the roof tops may also be incorporated, to store water and also make special provisions for storm water drains.
12. 13. The work of the Building services like sanitation, plumbing, fire safety requirements lifts electrical installations and other utility services shall be executed under the planning, design and supervision of qualified and competent technical personnel and for water supply the applicant should approach to HMWS & SB department for water supply for bulk supply.
13. 14. If any case is pending in court of law, the permission granted shall deemed to withdrawn and cancelled.
14. 15. The applicant shall comply the conditions mentioned in the NOC issued by the Fire Services Department, and AAI.
15. 16. Any conditions laid by the authority are applicable.
16. 17. The applicant / developer shall follow the conditions mentioned in G.O. Ms. No. 168 MA dt. 07-04-2012 & NBC 2005.
17. 1.The applicant shall mortgage 10 % of built up area in favour of M.C. HMDA as per G.O.Ms. No. 168 MA & UD dt. 07-04-2012 before release of Building Plans from HMDA.
18. 18. The applicant shall maintain the corridor width of 2.5 mts to accommodate stair case.
19. 19.The travel distance from stair case to exist shall be maintained as 22.50 mt.
20. 20. If the applicant / developer furnished any misinterpretation or any fabricated documents for taking MSB approval, the technically approved MSB plans will be withdrawn & cancelled and action will be taken as per law and the applicant / developer is the whole responsible if any loss of human life or any damage occurs while constructing the MSB and after construction of MSB and have no right to claim and HMDA & its employees shall not held as a party to any such dispute / litigations.
21. 21.The applicant shall handed over the road affected area to the local body at free of cost through registered gift deed before Proceedings.
22. 22. Submit Registered Mortgage Deed (ORIGINAL) via Registered Post with Acknowledgement to the undersigned Director, HMDA.
23. 23. The applicant shall submit the revised drawing duly providing the 2.5 m corridor and the stair case travelling distance 22.50 mt as per the MSB commite condition. .

Precedent Conditions for Compliance:

1. You are requested to obtain and produce the Certificate of Encumbrance on property one day prior to mortgage and one day after the mortgage from the Sub -Registrar, indicating that the area under mortgage is not sold to any other person and vests with the developers only.
2. The Owner/Developers shall ensure the safety of construction workers.
3. The owner /Developer shall ensure a comprehensive insurance policy of construction workers for the duration of construction.
4. In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided.
5. The Owner/Developers shall be responsible for the safety of construction workers.
6. If in case above said condition are not adhered HMDA/Local Authority can withdraw the said permission.
7. The HMWS and SB and A.P Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.

Additional/Other:

1. 29. To plant the trees as per G.O.MS. No.228 MA dt: 1-9-2016.
2. 28.Provision for water recycling plant shall be made as required in rule 15 (xiii) of building rules 2012.
3. 27. The HMDA reserve the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule.
4. 26. The applicant is the whole responsible if any discrepancy in the ownership documents and ULC aspects and if any litigation the technically approved building plans may withdraw without notice
5. 25. The work of the Building services like sanitation, plumbing, fire safety requirements lifts electrical installations and other utility services shall be executed under the planning, design and supervision of qualified and competent technical personnel.
6. 30.The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt.7-4-2012 and NBC.
- 7.
8. 24. For water supply the applicant should approach to HMWS & SB department for water supply for bulk supply.

Your compliance on the above should reach the undersigned within one month i.e., **before 04 November, 2017 failing** which further action will be taken as per the extend of law.

This shall not be construed as approval of the proposal and permissions for development.

Note:

1. DC-PC charges to be paid ONLINE through DPMS using CREDIT CARD/ DEBIT CARD / NET BANKING.
2. FSID charges to be paid ONLINE through DPMS using CREDIT CARD/ DEBIT CARD / NET BANKING.
3. DO NOT MAKE PAYMENT TO GOVERNMENT TREASURY DIRECTLY. HMDA will remit the collected Environmental Impact Fee to Govt. Treasury.
4. Environment Impact Fee to be paid ONLINE through DPMS using CREDIT CARD/ DEBIT CARD / NET BANKING.

In case of RTGS payments, "ePayment Request Slip" to be used by taking it from DPMS. RTGS payments should not be DIRECTLY made to HMDA-IOB account.

Yours faithfully,



**For Metropolitan Commissioner, HMDA
Director**