

**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad - 500 007.

Planning Department

Application No. **010492/SMD/R1/U6/HMDA/10042018**Date : **30/08/2018**Applicatoin Date: **10/04/2018**

To,

Gayathri Paddy Processors, Rep., by its managing partner Sri. Jithender Kumar Garlapati and Rep., by its Developer M/s Maram Infra Projects Pvt Ltd, Rep., by Sri Satish Kumar Maram  
16-11-741/4/1/A, Dilsukhnagar, Hyderabad, Hyderabad, Telangana  
Pin Code - 500060

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential, Residential Bldg/Apartment Building Permission 1Stilt + 5 Upper floors in plot nos** in Survey No. **12(P) and 18(P)** of **Bongulur-ORRG** Village, **IBRAHIMPATNAM-ORRG** Mandal, **Ranga Reddy** District to an extent of **18,615.04** 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 1Stilt + 5 Upper floors in plot nos** as mentioned in the subject cited in Survey No. **12(P) and 18(P)** of **Bongulur-ORRG** Village, **IBRAHIMPATNAM-ORRG** Mandal, **Ranga Reddy** District to an extent of **18,615.04** 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<br>@ Rs.100/- per sq.mts ( 43218.74 sq.mts )              | : | 43,21,874.00 ` |
| Development Charges for total site area<br>@ Rs.80/- per sq.mts ( 18615.04 sq.mts )             | : | 14,89,203.00 ` |
| Publication charges                                                                             | : | 5,000.00 `     |
| Shelter fees<br>@ Rs.0/- per sq.mts ( 18615.04 sq.mts )                                         | : | 27,92,256.00 ` |
| Processing charges for Total Site Area<br>@ Rs.10/- per sq.mts ( 18615.04 sq.mts )              | : | 1,86,150.00 `  |
| Processing Charges for total built up area<br>@ Rs.25/- per sq.mts ( 44430.94 sq.mts )          | : | 11,10,774.00 ` |
| Capitalization Charges<br>@ Rs.1.5/- per sq.mts ( 22263 sq.mts )                                | : | 6,01,101.00 `  |
| Layout Charges<br>@ Rs.90/- per sq.mts ( 18615.04 sq.mts )                                      | : | 27,97,841.00 ` |
| Development Charges Built up area- Amenities Buildings<br>@ Rs.0/- per sq.mts ( 1212.2 sq.mts ) | : | 1,45,464.00 `  |
| Interest for development, capitalization charges.<br>@ Rs.0/- per sq.mts ( 0 sq.mts )           | : | 14,45,476.00 ` |
| Special Impact fee<br>@ Rs.0/- per sq.mts ( 18615.04 sq.mts )                                   | : | 38,79,665.00 ` |

**Total : 1,87,74,804.00 `**Initial amount paid by applicant : **2,00,000.00 `****Balance amount to be paid by applicant : 1,85,74,804.00 `****(Rupees One Hundred Eighty Five Lacs Seventy Four Thousand Eight Hundred Four Only )**

FSID (Fire Structure Infrastructure Development)  
@ Rs.0/- per sq.mts ( 40521.37 sq.mts ) : 3,36,193.00 `

|                                              |   |                |
|----------------------------------------------|---|----------------|
| Environment Impact Fee                       | : | 20,35,864.00 ` |
| @ Rs.3/- per sq.fts ( 678621.485234 sq.fts ) | : |                |
| Development Deferment charges                | : | 16,19,508.00 ` |
| @ Rs.87/- per sq.mts ( 18615.04 sq.mts )     | : |                |

You are requested to pay the above charge within one month i.e. before **30 September, 2018** 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. The Applicant shall pay DC, PC and other charges with in 30 days from the date of intimation.
2. The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt.7-4-2012 and NBC.
3. the applicant has to construct the compound wall duly maintaining the proposed 30 Mtrs.
4. The applicant shall submit an undertaking in terms of G.O. Ms. No. 541 MA
5. The applicant shall mortgage 10% of the built up area in the ground floor or first floor or the second floor, as the case may be, to the sanctioning authority by the way of registered Mortgage deed in favour of MC ,HMDA as per G.O.Ms.No. 168 M.A, dt 07.04.2012
6. The applicant shall follow the conditions imposed by HMDA
7. 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.
8. The applicant/ developer is the whole responsible if any loss of human life or any damage occurs while constructing the building and after construction of building and have no rights to claim and HMDA and its employees shall not be held as a party to any such dispute/ litigations
9. The applicant is the whole responsible if any discrepancy occurs in the ownership documents and ULC aspects and if any litigation occurs, the technically approved building plans may be with-drawn without any notice.
10. The applicant/ developer are the whole responsible if anything happens/ while constructing the building.
11. If any cases are pending in court of law with regard to the site U/R and have adverse orders, the permission granted shall deem to be withdrawn and cancelled.
12. The applicant shall provide the STP and septic tank as per standard specification.
13. Any conditions laid by the authority are applicable.
14. The applicant shall follow the fire service department norms as per act 1999
15. The applicant shall construct the building duly maintaining the height of the stilt floor below 3 mtrs and the total height of the building should not exceed 18mtrs and shall submit the notarized affidavit before release of plans from HMDA.
16. Submit Registered Mortgage Deed (ORIGINAL) via Registered Post with Acknowledgement to the undersigned Director, HMDA.
17. Within 30 days, if amount is not paid by the applicant then penalty@10% will be charged along with Interest .

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. The Owner/Developers shall be responsible for the safety of construction workers.
5. If in case above said condition are not adhered HMDA/Local Authority can withdraw the said permission.
6. The HMWS and SB and T.S Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.

Your compliance on the above should reach the undersigned within one month i.e., **before 30 September, 2018** 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.

**PDC INFORMATION :**

**DEVELOPMENT, CAPITALIZATION CHARGES : -**

| S.NO. | INSTALLMENTS | DUE DATE   | AMOUNT IN RS   | CHEQUE NO. | BANK NAME | BANK BRANCH |
|-------|--------------|------------|----------------|------------|-----------|-------------|
| 1     | 1            | 05/08/2018 | ₹ 5,345,241.00 |            |           |             |
| 2     | 2            | 05/11/2018 | ₹ 1,445,476.00 |            |           |             |
| 3     | 3            | 05/02/2019 | ₹ 1,445,476.00 |            |           |             |
| 4     | 4            | 05/05/2019 | ₹ 1,445,476.00 |            |           |             |
| 5     | 5            | 05/08/2019 | ₹ 1,445,476.00 |            |           |             |

|   |   |            |                |  |  |  |
|---|---|------------|----------------|--|--|--|
| 6 | 6 | 05/11/2019 | ₹ 1,445,476.00 |  |  |  |
| 7 | 7 | 05/02/2020 | ₹ 1,445,476.00 |  |  |  |
| 8 | 8 | 05/05/2020 | ₹ 1,445,476.00 |  |  |  |

**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,

*K. Sridevi*

Name : SRIDEVI KOLLI  
Designation : Planning Officer  
Date : 30-Aug-2018 17: 22:12



For Metropolitan Commissioner, HMDA  
Planning Officer