



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad – 500 007.

Planning Department

Application No. **018132/SMD/LT/U6/HMDA/10122018**

Date : **11/01/2019**

Applicatoin Date: **10/12/2018**

To,

GREEN HOME FARMS AND RESORTS PVT LTD REP BY ITS MANAGING
DIRECTOR HAZRATH B RAO AND OTHERS
11-15-423, 3rd Floor, Shamsiri Estate, Red Hills, Hyderabad, Hyderabad,
Telangana
Pin Code - 500004

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential, Draft Layout (Open Plotted)** in Survey No. **85, 86, 90, 91, 106, 107 to 114** of **PeddatoPra** Village, **ShamShabad** Mandal, **Ranga Reddy** District to an extent of **1,05,886.54** 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, Draft Layout (Open Plotted)** as mentioned in the subject cited in Survey No. **85, 86, 90, 91, 106, 107 to 114** of **PeddatoPra** Village, **ShamShabad** Mandal, **Ranga Reddy** District to an extent of **1,05,886.54** Sq.mts. 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, Draft Layout (Open Plotted)** .

The details of charges are as follows:

Development Charges for total site area @ Rs.80/- per sq.mts (105886.54 sq.mts)	:	84,70,923.00 `
Publication charges	:	5,000.00 `
Processing charges for Total Site Area @ Rs.10/- per sq.mts (105886.54 sq.mts)	:	10,58,865.00 `
Capitalization Charges @ 1.5 times of market value	:	59,87,400.00 `
Total :		1,55,22,188.00 `
Initial amount paid by applicant	:	1,50,000.00 `

Balance amount to be paid by applicant	:	1,53,72,188.00 `
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(Rupees One Hundred Fifty Three Lacs Seventy Two Thousand One Hundred Eighty Eight Only.)

You are requested to pay the above charge within one month i.e. before **11 February, 2019** 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 within 30 days
2. Within 30 days, if amount is not paid by the applicant then penalty@10% will be charged.
3. The applicant shall mortgage for plot no's 155 to 166 and 192 to 196 and 217 to 231 i.e. 10283.96 (15.41 %) Sq.mtrs through registered deed in favour of MC, HMDA and the same shall be submitted to HMDA.
4. The applicant shall not construct the compound wall around the site under reference.
5. The applicant shall handover the area affected under proposed 30 mtrs Master plan road to an extent of 3918.07 Sq.mtrs to the local body through registered gift deed at free of cost before release of Draft Layout plans by HMDA and the same shall be submitted to HMDA.

6. The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt.7-4-2012 and G.O. Ms. No. 541 MA
7. The applicant shall follow the conditions imposed by HMDA
8. 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.
9. The applicant shall form the BT road before release of draft layout plans.
10. The applicant shall follow the conditions imposed by HMDA
11. 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.
12. 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.
13. 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.
14. The applicant shall provide the STP and septic tank as per standard specification.
15. Any conditions laid by the authority are applicable.
16. The applicant shall follow the fire service department norms as per act 1999.
17. 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.
18. The applicant shall handover the Layout roads area 27937.48Sq.mtr (26.38 %), Open space area 8406.37Sq.mtrs (7.94 %) Social infrastructure area 2793.15 Sq.mtr (2.64 %) to the Local Body before release of Final Layout plans by HMDA.
19. The submitted architect signature made on the plans and Undertaking on Rs.100 Non Judicial Stamp paper if any discrepancy and misinterpretation, in case in future any objections raised by the concerned architect, the technically approved Layout plans will be withdrawn and cancelled without any notice and action will be taken as per law.
20. 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.
21. The Owner/Developers shall be responsible for the safety of construction workers.
22. If in case above said condition is not adhered HMDA/Local Authority can withdraw the said permission.
23. The HMWS and SB and T.S. Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.
- 24.

Your compliance on the above should reach the undersigned within one month i.e., **before 11 February, 2019 failing** which further action will be taken as per the extend of law.

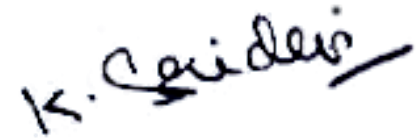
This shall not be construed as approval of the proposal and permissions for development.

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,



Name : SRIDEVI KOLLI
Designation : Planning Officer
Date : 11-Jan-2019 13: 09:53

**For Metropolitan Commissioner, HMDA
Planning Officer**

