HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative ‘L’ - Block,

Tarnaka, Hyderabad – 500 007.

Planning Department

Application No. **040475/MED/R1/U6/HMDA/11112020** Date : **09/01/2021**

Applicatoin Date: **11/11/2020**

To,

M/s. PARIJATHA HOMES AND DEVELOPERS PVT LTD. REP. BY ITS MANAGING
DIRECTOR SRI. THATIPAMULA NARESH KUMAR AND ANOTHER
H.No. 8-2-293/82/B/58, ROAD No. 10C, GAYATHRI HILLS, JUBILEE HILLS.,
HYDERABAD, TELANGANA
Pin Code - 500033

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential, Residential Bldg/Apartment Building Permission 1 (AMENITY BLOCK) : 1Ground + 2, BLOCK G (RESIDENTIAL BLDG) : 1Stilt + 5, BLOCK F (RESIDENTIAL BLDG) : 1Stilt + 5, BLOCK E (RESIDENTIAL BLDG) : 1Stilt + 5, BLOCK D (RESIDENTIAL BLDG) : 1Stilt + 5, BLOCK C (RESIDENTIAL BLDG) : 1Stilt + 5, BLOCK B (RESIDENTIAL BLDG) : 1Stilt + 5, BLOCK A (RESIDENTIAL BLDG) : 1Stilt + 5 in plot nos** in Survey No. **1050/P, 1060/P, 1076 & 1077** of **Shamirpet** Village, **Shamirpet** Mandal, **Medchal-Malkajgiri** District to an extent of **17,441.92** 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 1 (AMENITY BLOCK) : 1Ground + 2, BLOCK G (RESIDENTIAL BLDG) : 1Stilt + 5, BLOCK F (RESIDENTIAL BLDG) : 1Stilt + 5, BLOCK E (RESIDENTIAL BLDG) : 1Stilt + 5, BLOCK D (RESIDENTIAL BLDG) : 1Stilt + 5, BLOCK C (RESIDENTIAL BLDG) : 1Stilt + 5, BLOCK B (RESIDENTIAL BLDG) : 1Stilt + 5, BLOCK A (RESIDENTIAL BLDG) : 1Stilt + 5 in plot nos** as mentioned in the subject cited in Survey No. **1050/P, 1060/P, 1076 & 1077** of **Shamirpet** Village, **Shamirpet** Mandal, **Medchal-Malkajgiri** District to an extent of **17,441.92** 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 (36583.75 sq.mts)	:	36,58,375.00 `
Development Charges for total site area @ Rs.80/- per sq.mts (17441.92 sq.mts)	:	13,95,354.00 `
Publication charges	:	5,000.00 `
Shelter fees @ Rs.0/- per sq.mts (17441.92 sq.mts)	:	13,95,353.60 `
Processing charges for Total Site Area @ Rs.10/- per sq.mts (17441.92 sq.mts)	:	1,74,419.00 `
Processing Charges for total built up area @ Rs.25/- per sq.mts (37889.66 sq.mts)	:	9,47,241.50 `
Capitalization Charges @ Rs.1.5/- per sq.mts (20860.53 sq.mts)	:	11,26,468.62 `
Layout Charges @ Rs.90/- per sq.mts (17441.92 sq.mts)	:	26,21,521.00 `
Development Charges Built up area- Amenities Buildings @ Rs.120/- per sq.mts (1305.95 sq.mts)	:	1,56,714.00 `
Total	:	**1,14,80,446.72 `**
Initial amount paid by applicant	:	**3,50,000.00 `**
Balance amount to be paid by applicant	:	**1,11,30,446.72 `**

(Rupees One Hundred Eleven Lacs Thirty Thousand Four Hundred Fourty Six And Paise Seventy Two Only.)

FSID (Fire Structure Infrastructure Development) @ Rs.0/- per sq.mts (36583.75 sq.mts)	:	3,61,507.00 `

Environment Impact Fee @ Rs.3/- per sq.fts (595584.132157 sq.fts)	:	17,86,752.00 `

You are requested to pay the above charge within one month i.e. before **09 February, 2021** 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
2. The applicant shall form BT road before release of plans from HMDA.
3. The applicant shall handover 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 notarized affidavit as per G.O.Ms.No. 168 M.A, dt 07.04.2012
4. The applicant shall follow the conditions imposed by HMDA
5. 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.
6. 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
7. 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.
8. The applicant/ developer are the whole responsible if anything happens/ while constructing the building.
9. 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.
10. The applicant shall provide the STP and septic tank as per standard specification.
11. Any conditions laid by the authority are applicable.
12. The applicant shall follow the fire service department norms as per act 1999
13. Submit Registered Mortgage Deed (ORIGINAL) via Registered Post with Acknowledgement to the undersigned Director, HMDA.
14. To submit Environmental Clearance (EC) from State Environmental Impact Assessment Authority (SEIAA) before release of proceeding.
15. To submit the Contractor / Builders / Developer / Owner shall submit All Risks Insurance Policy for the Building construction period before release of proceeding.
16. To submit the copy of gift deed duly handing over the 40 feet road to the local body before release of proceeding.

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. You are required to mortgage 10% of the built up area as per rule 25(d) of G.O No 168 dt 07.04.2012 in favour of Secretary/ Executive officer of concerned Grampanchayat/ Commissioner- Municipality before the release of technically approved plans to local bodies for release.
3. The Owner/Developers shall ensure the safety of construction workers.
4. The owner /Developer shall ensure a comprehensive insurance policy of construction workers for the duration of construction.
5. 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.
6. The Owner/Developers shall be responsible for the safety of construction workers.
7. If in case above said condition are not adhered HMDA/Local Authority can withdraw the said permission.
8. 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 09 February, 2021 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	09/02/2021	₹ 2,782,612.00			
2	2	09/08/2021	₹ 2,782,612.00			
3	3	09/02/2022	₹ 2,782,612.00			

4	4	09/08/2022	₹ 2,782,612.00			

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,

Name : KOTTALA
YASWANTHA RAO
Designation : Planning Officer
Date : 09-Jan-2021 15: 26:44

For Metropolitan Commissioner, HMDA

Planning Officer