



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,
Tarnaka, Hyderabad - 500 007.

24/1
12/2/18
By Post

Planning Department

Letter No.4339/P4/Plg./H/2009

Date:10-01-2018

To
M/s. PBEL Property Development Pvt. Ltd.,

Plot No. 69 & 70,
Lane Opposite Madhapur Police Station,
Kavuri Hills, Madhapur,
Hyderabad - 500 033.

Sir,

Sub:- HMDA - Plg. Dept.- Approval Multistoried Building proposal of 4 additional building blocks i.e., block nos. M, N, P & Q, Block M consisting of Cellar + Ground +19 upper floors, Block N consisting 2 Cellars + Ground + 19 Upper floors with a building height of 59.75 mts, Block P consisting of 2 Cellars + Ground + 22 upper floors with a building height of 73.60 mts and Block Q consisting of 2 Cellars + Ground + 24 upper floors with a building height of 80.00 mts - Intimation to Pay Development charges and Other Charges in installments - Reg.

- Ref:-
1. Lr.No.4339/P4/Plg/H/2009, dt. 04-06-2009.
 2. Lr.No.4339/P4/Plg/H/2009, dt. 06-06-2012.
 3. Lr.No.4339/P4/Plg/H/2009, dt. 04-06-2009.
 4. Application of M/s. PBEL Property Development Pvt. Ltd. dt.19-03-2014 & 20-01-2016
 5. This office letter No. 4339/P4/Plg/H/2009, dt:14-03-2016 releasing of DC letter addressed to the applicant.
 6. Application of M/s. PBEL Property Development Pvt. Ltd. dt.03-8-2016 requesting for payment of Impact & others charges in instalments.
 7. This office letter of even No., dt. 29-08-2016.
 8. Application of M/s. PBEL Property Development Pvt. Ltd. dt.30-08-2016 requesting for payment of DC, PC & others charges in instalments
 9. This office letter of even No., dt. 12-09-2016.
 10. Applicant letter dt 27-10-2016 & 05-12-2016, remitting the DC amount and submitted post dates cheques.
 11. Applicant letter dt.05-12-2016 submission of Mortgage Deed vide doc. No.11162/2016, dt.29-11-2016, No.11163/2016, dt.29-11-2016, No. 11164/2016, dt.29-11-2016 & No. 11165/2016, dt.29-11-2016 in favour of M.C., HMDA.
 12. This office letter of even No., dt. 05-01-2017
 13. Minutes of MSB 30.08.2017
 14. Note Orders of M.C, HMDA Dt 19.09.2017
 15. This Office Letter Dt 11.10.2017 intimation of DC amount
 16. Applicant letter Dt 08.12.2017 requesting DC, PC & other charges in instalment.

With reference to your application 16th cited, your request for installment facility for payment of Development & other charges as intimated vide reference 15th cited has been examined and considered for payment of DC & other charges in Eight (8) installments.

The calculation of Development charges & other charges are as follows:

I. Development Charges -	Rs. 1,01,46,310-00
II. Shelter fees -	Rs. 77,45,600-00
Total -	Rs. 1,78,91,910-00

12% interest per annum i.e., Rs. 1,78,91,910/- X 12% -
= Rs. 21,47,029/- per annum

i.e., for 2 years Rs. 21,47,029/- X 2 = Rs. 42,94,058-00

Principal amount + Interest = **Rs. 2,21,85,968-00**
For Eight installments :

Rs. 2,21,85,968/-
= -----
8 - **Rs. 27,73,246/-** (for each instalment)

The calculation of Total City level infrastructure impact fee are as follows:

Total City level infrastructure impact fee - Rs. 1,75,96,894-00 / 6 equal instalments

1st Instalment shall be paid along with
D.C, PC & other charges - Rs. 29,32,814 =00

2nd Instalment shall be paid 6 months after the
date of 1st instalment - Rs. 29,32,816=00

3rd Instalment shall be paid 6 months after the
date of 2nd instalment - Rs. 29,32,816=00

4th Instalment shall be paid 6 months after the
date of 3rd instalment - Rs. 29,32,816=00

5th Instalment shall be paid 6 months after the
date of 4th instalment - Rs. 29,32,816=00

6th Instalment shall be paid 6 months after the
date of 5th instalment - Rs. 29,32,816=00

Total City Level Infrastructure Impact fee - Rs. 1,75,96,894-00

To process the application further, the following charges are to be remitted through separate challans in favour of Metropolitan Commissioner, HMDA at Cash Collection Counter, I.O.B., Extension Counter, HUDA Complex, Tarnaka.

A. The 1st instalment total DC, PC and other charges -	Rs. 27,73,246=00
B. City Level Infrastructure Impact fee(1 st instalment)-	Rs.29,32,814 =00
C. Processing charges -	Rs. 25,36,578=00
D. Revision charges -	Rs. 43,78,207=00
E. Publication Charges -	Rs. 5000=00

Total - Rs. 1,26,25,845=00

F. Environmental Impact fee:

(As per G.O.Ms.No.34, dt. 17.06.2015)

@Rs.3/- per Sq.Ft. for built up area above 10,000 sq.ft.

3212627.74sq.ft x Rs.3/-

- **Rs. 96,37,883=00**

**G. Fire Service Infrastructure
Development charges**

- **Rs. 7,20,193=00**

Subject to following conditions:

- a. The applicant shall pay the 1st Installment DC, PC, City level Infrastructure fees, Revision charges & other charges of Rs.1,26,25,845=00 immediately from the date of intimation and to submit (7) Post dated cheques for an amount of Rs. 27,73,246/- within a equal intervals and the last cheque shall be credited on or before 11-10-2019.
- b. The applicant shall submit(5) post dated cheques of each Rs. 29,32,816/- in favour of M.C., HMDA for the remaining five installments of City level infra structure impact fee along with above payment and to submit the mortgage deed with 5% built up area are 50% of the ground floor / first / second floor area whichever is less to the sanctioning authority as per G.O. Ms. No. 8 MA & UD dt. 13-10-2014.
- c. The applicant / builder have to mortgage an additional area of 5% built up area / land as an additional security for allowing them for payment of developmental charges & capitalization charges in installments.
- d. 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.
- e. The applicant shall mortgage additional 5% of built up area in favour of M.C, HMDA as per O.O. No. 15076/P8/Policy/Plg/H/2007 dt. 26-10-2015 towards security deposit for submission of NALA conversion proceedings or to submit the NALA conversion proceedings.
- f. The applicant / builder / promoter has to submit an undertaking on Rs.100/- stamp paper for compliance of above conditions along with application of request for availing installment system of payment of developmental charges & capitalization charges.
- g. In case the applicant completes the project / developmental works before the period of allowable installments, he shall pay the total balance charges along with final layout application / application for release of Mortgage.

- h. The installment facility shall be applicable to the applicants who pays their installment within 30 days of intimation of DC letter otherwise he shall pay the full amount.
- i. In case cheque bounce of post dated cheques, legal action shall be initiated as per law against the applicant.
- j. If any promoter / builder / applicant fails to pay the installments as per the schedule of post dated cheques, the amount paid till then shall be forfeited and the approval accorded for layout / building project is deemed to be cancelled and the applicant has to apply as a fresh.
- k. The applicant has to submit Revised Environmental Clearance (EC) from State Environment Impact Assessment Authority (SEIAA) for total built up area / project before release of plans from HMDA.
- l. The applicant shall follow the conditions mentioned in the Memorandum of Understanding (MoU) executed between the M/s. PBEL Property India Pvt. Ltd and Ministry of Defence while issuing NOC for the project.

General Conditions:

- 1. The applicant shall submit an undertaking in terms of G.O.Ms.No. 541.
- 2. The applicant shall comply the conditions mentioned in the State Level Environmental Impact Assessment Authority (SEIAA) vide order no. SEIAA/TS/RRD-69/2015-1503 dt. 26-10-2015.
- 3. The applicant shall submit an undertaking 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 Go.Ms.No. 168 MA, dt. 07.04.2012.
- 4. 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. 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. 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. All roads and open spaces shall be handed over to local body at free of cost through registered gift deed before issue of occupancy certificate as per rule no. 8(n) of G.O. Ms. No. 168, dt. 07-04-2012.
8. The applicant shall submit an undertaking stating that he is sole responsible if any discrepancy occurs with regard to the ownership aspects.
9. The applicant shall submit Contractor/Builder/Developer/Owner all the risk insurance policy for the construction period as per G.O.Ms.No. 168, dt. 07.04.2012.
10. The applicant shall provide refuse-chute along with proper garbage disposal systems.
11. The Rainwater harvesting from the roof tops may also be incorporated, to store water and also make special provisions for storm water drains.
12. 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.
13. For water supply the applicant should approach to HMWS & SB department for water supply for bulk supply.
14. If any case is pending in court of law, the permission granted shall deemed to withdrawn and cancelled and the proposal is subject to outcome of court orders if any.
15. The applicant / developer shall follow the conditions mentioned in G.O. Ms. No. 168 MA dt. 07-04-2012 & NBC 2005.
16. 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.
17. 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.
18. Any conditions laid by the authority are applicable.

19. The shelter fees & other charges and conditions mentioned in this office letter Dt 11.10.2017 are holds good and the applicant shall comply the precedent conditions.

You are requested to pay the above charges within 30(thirty) days i.e., before **09-02-2018** and submit the challan and (7) post dated cheques for an amount of **Rs. 27,73,276-00** each and (5) post dated cheques for an amount of **Rs. 29,32,816-00** each for further necessary action and conditions mentioned in the Letter dt. 11-10-2017 holds good.

**Yours faithfully,
Sd/-
for Metropolitan Commissioner
Director Planning-I**

//t.e.f.b.o.//


**Divisional Accounts Officer (L)
Planning**

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