



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad - 500 007.

Planning Department

Application No. **034955/SKP/R1/U6/HMDA/04032020**

Date : **29/06/2020**

Applicatoin Date: **04/03/2020**

To,

M/s.IRA REALITY TECH PRIVATE LIMITED REP BY KONALA RAMESH
Flat No.406, The Square Apartment, Vaishali Nagar Road, Madinaguda,
Hyderabad., Hyderabad, Telangana
Pin Code - 500034

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential, Residential Bldg/Apartment Building Permission PROP (BUILD) : 2Cellar + 1Ground + 14 in plot nos** in Survey No. **304/A1 & 305/AA1, AA2** of **Kollur Village, Tellapur Municipality Mandal, Sanga Reddy District** to an extent of **10,699.80 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 PROP (BUILD) : 2Cellar + 1Ground + 14 in plot nos** as mentioned in the subject cited in Survey No. **304/A1 & 305/AA1, AA2** of **Kollur Village, Tellapur Municipality Mandal, Sanga Reddy District** to an extent of **10,699.80 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 (47930.95 sq.mts)	:	47,93,095.00 `
Development Charges for total site area @ Rs.80/- per sq.mts (10699.8 sq.mts)	:	8,55,984.00 `
Publication charges	:	5,000.00 `
City Level Infrastructure Fees @ Rs.250/- per sq.mts (36513.42 sq.mts)	:	91,28,355.00 `
Shelter fees @ Rs.400/- per sq.mts (2293.88 sq.mts)	:	8,55,984.00 `
Processing charges for Total Site Area @ Rs.10/- per sq.mts (10699.8 sq.mts)	:	1,06,998.00 `
Processing Charges for total built up area @ Rs.25/- per sq.mts (49363.85 sq.mts)	:	12,34,096.00 `
Capitalization Charges @ Rs.1.5/- per sq.mts (12797 sq.mts)	:	14,39,662.00 `
Layout Charges @ Rs.90/- per sq.mts (10699.8 sq.mts)	:	16,08,180.00 `
Development Charges Built up area- Amenities Buildings @ Rs.120/- per sq.mts (1456.53 sq.mts)	:	1,74,784.00 `
Total :		2,02,02,138.00 `
Initial amount paid by applicant	:	3,00,000.00 `

Balance amount to be paid by applicant : **1,99,02,138.00 `**
(Rupees One Hundred Ninety Nine Lacs Two Thousand One Hundred Thirty Eight Only.)

FSID (Fire Structure Infrastructure Development) @ Rs.0/- per sq.mts (36513.42 sq.mts)	:	2,52,323.00 `
Environment Impact Fee @ Rs.3/- per sq.ft (646518.691679 sq.ft)	:	19,39,556.00 `

You are requested to pay the above charge within one month i.e. before **26 July, 2020** 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

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format enclosed.

General Conditions for Compliance:

1. Submit Registered Mortgage Deed (ORIGINAL) via Registered Post with Acknowledgement to the undersigned Director, HMDA.
2. 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. 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 T.S Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.

Additional/Other:

1. The applicant shall submit the Environmental Clearance certificate before release of plan from HMDA.
2. The applicant shall handover 30.0mts wide master plan road affected area of 769.24 sq.mts to the local body through the registered gift deed at free of cost along with confirmation letter.
3. The applicant shall submit an undertaking on Rs. 100/- Non Judicial Stamp Paper 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 rule 15(a-xi) in Go. Ms. No. 168 MA, dt. 07.04.12 (15 (xi)).
5. The applicant shall provide refuse-chute along with proper garbage disposal systems.
6. The applicant shall provide Rain water harvesting from the roof tops may also be incorporated, to store water and also make special provisions for storm water drains as per Rule 15 (a-Vii) read with G.O Ms. No 350 M.A dt. 09/06/2000 (Annexure -VI).
7. The applicant shall provide 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.
8. The applicant shall approach to HMWS & SB department for water supply for bulk supply.
9. The applicant shall submit an undertaking stating that he is sole responsible if any discrepancy occurs with regard to the ownership aspects.
10. If any court case is pending in court of law, the permission granted shall deemed to withdrawn and cancelled.
11. The applicant / developer shall follow the conditions mentioned in G.O. Ms.No. 168 MA dt. 07-04-2012 & NBC 2005.
12. 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.
13. 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.
14. Any conditions laid by the authority are applicable.

Your compliance on the above should reach the undersigned within one month i.e., **before 26 July, 2020** 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.

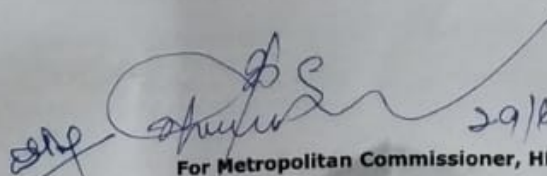
Note:

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,

 29/6/2020
For Metropolitan Commissioner, HMDA
(Caf. (Director - Page 2))

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