



Swarna Jayanthi Complex, Sanjeeva Reddy Nagar Rd,  
Srinivasa Nagar, Ameerpet, Hyderabad - 500038.

**TG-bPASS FEE INTIMATION LETTER**

**Lr. No. : 001369/BP/HMDA/0281/SKP/2024**

**Dated : 21/08/2024**

To,  
Sri/Smt,  
M/S AVANI LIFE SPACES PRIVATE LIMITED  
H.No. 7-1/1/LIG & 7-1/28/LIG, Tellapur, Lingampally, Serlingampally, K.V. Ranga Reddy  
Pin Code : 500019

**TELANGANA.**

Dear Sir/Madam,

**Sub : HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY** - Planning Department - Proposed construction of **Residential** Building consisting of **2 Cellar + 1 Stilt + 9 upper floors** Floors in Plot nos. -, Sy. Nos. **395/A2** of **TELLAPUR(TM)** Village, **Ramchandrapuram** Mandal, **Sanga Reddy** District to an extent of **4,450.24** Sq.mts. - Fee Intimation - Issued-Reg.

**Ref :** Your Building Application in File No. **001369/BP/HMDA/0281/SKP/2024**, dt: **09 February, 2024**.

With reference to the subject and references cited, it is to inform that the proposal submitted for Construction of **Residential** Building consisting of **2 Cellar + 1 Stilt + 9 upper floors** Floors in Plot nos. -, Sy. Nos. **395/A2** of **TELLAPUR(TM)** Village, **Ramchandrapuram** Mandal, **Sanga Reddy** District to an extent of **4,450.24** Sq.mts. has been examined as per rules and regulations in force.

To process the application further, the following charges of Rs. **Rs.1,30,37,811.00 ( One Crore Thirty Lacs Thirty Seven Thousand Eight Hundred Eleven Only)** are to be remitted towards fee and charges through Online Payment Payment System.

The details of the charges are as follows:

| Sr.No.                    | Description                                | Amount       |
|---------------------------|--------------------------------------------|--------------|
| <b>HMDA charges</b>       |                                            |              |
| 1                         | Capitalization Charges                     | 36,40,576.00 |
| 2                         | City/town Level Infrastructure Impact Fee  | 17,57,470.00 |
| 3                         | Development Charges (built Up Area)        | 15,91,195.00 |
| 4                         | Development Charges (land)                 | 3,56,019.00  |
| 5                         | Proportionate Layout Charges               | 6,68,871.00  |
| 6                         | Processing Charges For Total Site Area     | 44,502.00    |
| 7                         | Processing Charges For Total Built Up Area | 3,97,799.00  |
| 8                         | Publication Charges                        | 5,000.00     |
| 9                         | Shelter Fee Charges                        | 3,56,019.00  |
| <b>Local Body charges</b> |                                            |              |
| 1                         | BETTERMENT CHARGES                         | 2,22,512.00  |
| 2                         | BUILDING PERMIT FEE                        | 6,36,478.00  |

|                      |                                         |              |
|----------------------|-----------------------------------------|--------------|
| 3                    | CONVERSION CHARGES                      | 22,251.00    |
| 4                    | COMPOUND WALL CHARGES                   | 7,727.00     |
| 5                    | DEBRIS CHARGES                          | 3,000.00     |
| 6                    | POSTAGE/ ADVERTISEMENT CHARGES          | 2,500.00     |
| 7                    | RAIN WATER HARVESTING CHARGES (DEPOSIT) | 44,502.40    |
| 8                    | SITE APPROVAL FEES                      | 44,502.00    |
| 9                    | TGbPASS Charges                         | 50,000.00    |
| <b>Other Charges</b> |                                         |              |
| 1                    | Enviromment Impact Fees                 | 7,46,695.00  |
| 2                    | FSID                                    | 36,907.00    |
| 3                    | 1% LABOUR CESS                          | 24,03,286.00 |

**Total : 1,30,37,811.00**

Initial amount paid by applicant : **10,000.00**

**Balance amount to be paid by applicant : 1,30,27,811.00**

**( One Crore Thirty Lacs Twenty Seven Thousand Eight Hundred Eleven Only)**

Further, you are also requested to comply with the following conditions:

General Conditions:

1. The Applicant shall pay DC, PC and other charges within 30 days.
2. The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt.7-4-2012 & its amendments and NBC.
3. The applicant shall form BT road before release of Occupancy Certificate from HMDA.
4. The applicant shall submit an undertaking in terms of G.O. Ms. No. 541 MA, dt.17.11.2000.
5. The applicant shall follow the conditions imposed by HMDA 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 Owner/Developers shall be responsible for the safety of construction workers.
13. If in case above said condition are not adhered HMDA/Local Authority can withdraw the said permission.
14. The HMWS and SB and T.S Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.
15. The applicant shall pay complying to conditions and fee shall be paid within 30 days from the date of Fee intimation letter. If the fee is not paid within 30 days then interest @12% per annum shall be charged for the delay period.

**Additional Conditions**

1. The applicant shall pay DC & PC and other charges within 30 days from the date of intimation.
2. The applicant shall submit Structural clearance certificate from OU/JNTU before release of plans from HMDA for the proposal.
3. The applicant shall submit the Environmental Clearance Certificate issued SEIM.
4. The applicant shall submit the TOR Certificate for deduction of TOR utilized

Further action for release of approvals will be taken after fulfilling the above conditions, if the fee and undertakings are not submitted within the stipulated time, your application will be Auto closed without any further intimation.

This shall not be construed as approval of the proposal and permission 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 : PRASAD RAO B.  
Date: 08/21/2024 2:49:52 PM  
Designation : Planning Ofcr



**For Metropolitan Commissioner,  
Planning Officer**

Date : 21/08/2024

This is computer generated letter, doesn't require any signatures.

In Case of Deemed Approval, If fee is not paid within 15 days, deemed approval stands cancelled.