



**OFFICE OF THE HYDERABAD METROPOLITAN  
DEVELOPMENT AUTHORITY**

**BuildNow**

**FEE INTIMATION LETTER**

Application No: **001239/HMDA/00318/SWBP/SKP1/2025**

Date: **24/06/2025**

**To,**

M/s YULA GLOBUS DEVELOPERS LLP AND OTHERS,

Plot No 8/2, Survey No.64, Near Medicover Hospital, Sector II, HUDA Techno Enclave, Madhapur,  
Hyderabad,

500081,

Telangana.

Dear Sir/Madam,

**Sub: HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY - Planning Department - Proposed construction of Residential Building permission - M/s YULA GLOBUS DEVELOPERS LLP AND OTHERS - AMENITY BLOCK - 4 Common Basements + Ground Floor + 6 Floors, TOWER A - 5 Common Basements + Ground Floor + 58 Floors, TOWER B - 5 Common Basements + Ground Floor + 58 Floors to an extent on 17644.37 Sq. mt in Survey.No. 239 and 240 of KOKAPET Locality, /Kokapet Village, Gandipet Mandal, Rangareddy District - Fee Intimation - Issued-Reg.**

**Ref:** 1. Your Building Application in File No. **001239/HMDA/00318/SWBP/SKP1/2025**, dt: 17/05/2025  
2. G.O.Ms.No.168 M.A., dt. 07-04-2012 and its time to time amendments.

With reference to the subject and references cited, it is to inform that the proposal submitted for Construction of **Residential Building - M/s YULA GLOBUS DEVELOPERS LLP AND OTHERS - AMENITY BLOCK - 4 Common Basements + Ground Floor + 6 Floors, TOWER A - 5 Common Basements + Ground Floor + 58 Floors, TOWER B - 5 Common Basements + Ground Floor + 58 Floors to an extent on 17644.37 Sq. mt in Survey.No. 239 and 240 of KOKAPET Locality, /Kokapet Village, Gandipet Mandal, Rangareddy District** has been examined as per rules and regulations in force.

To process the application further, the following charges of Rs. **311783461.62 (Thirty One crore Seventeen lakh Eighty Three thousand Four hundred Sixty One Rupees and Sixty Two paise)** are to be remitted towards fee and charges through Online Payment Payment System.

The details of the charges are as follows:

| S.No                            | Category  | Amount(INR)  |
|---------------------------------|---|--------------|
| <b>HMDA Charges</b>             |   |              |
| 1                               | Publication Charges   | 5000.0       |
| 2                               | Deferment charges(If the site area covered in ORRG)                                 | 2681944.24   |
| 3                               | Development Charges For Residential Built Up Area                                   | 21546635.0   |
| 4                               | Processing Charges For Built Up Area Including Amenities Built Up Area              | 5590530.0    |
| 5                               | Development Charges For Amenities Built Up Area                                     | 1026582.0    |
| 6                               | Shelter Fee   | 2646655.5    |
| 7                               | Kokapet Betterment / User Charges (for site falling under ORRG)                     | 84397746.89  |
| 8                               | Development Charges for Site Area   | 1411549.6    |
| 9                               | Processing Charges for Site Area  | 176443.7     |
| 10                              | 3% Capitalization Charges   | 13674527.9   |
| 11                              | Special Impact Fee for building heights upto 15 mts (For sites falling under ORRG)  | 934934.75    |
| 12                              | Special Impact Fee for building heights above 15 mts (For sites falling under ORRG) | 111767205.0  |
| <b>Local Body Charges</b>       |   |              |
| 1                               | Building Permit Fee   | 17921696.0   |
| 2                               | Rain Water Harvesting Charges (Deposit)   | 441109.25    |
| 3                               | Postage/ Advertisement Charges  | 2500.0       |
| 4                               | Debris Charges  | 3500.0       |
| 5                               | Compound Wall   | 21542.7      |
| 6                               | Vacant Land Tax (VLT)   | 607756.8     |
| 7                               | Betterment Charges  | 2205546.0    |
| 8                               | Conversion Charges  | 352887.0     |
| 9                               | Site Approval   | 352887.0     |
| 10                              | Plot amalgamation / sub-division charges  | 176443.0     |
| <b>Other Department Charges</b> |   |              |
| 1                               | Environment Impact Fee  | 9407315.45   |
| 2                               | GIS Development Fee   | 25000.0      |
| 3                               | TG-bPASS User Charges   | 50000.0      |
| 4                               | Labour CESS   | 32310855.84  |
| 5                               | FSIDF (Fire Structure Infrastructure Development Fund)                              | 2044668.0    |
| Total                           |   | 311783461.62 |

#### Installments on City Level Infrastructure Impact Fee / Special Impact Fee (Installments)

| S. No | Installments | Amount (INR) | Due Date |
|-------|--------------|--------------|----------|
|-------|--------------|--------------|----------|

|   |   |            |                     |
|---|---|------------|---------------------|
| 1 | Installments on City Level<br>Infrastructure Impact Fee / Special<br>Impact Fee - 2 | 18627868.0 | 20/01/2026 23:59:59 |
| 2 | Installments on City Level<br>Infrastructure Impact Fee / Special<br>Impact Fee - 3 | 18627868.0 | 19/07/2026 23:59:59 |
| 3 | Installments on City Level<br>Infrastructure Impact Fee / Special<br>Impact Fee - 4 | 18627868.0 | 15/01/2027 23:59:59 |
| 4 | Installments on City Level<br>Infrastructure Impact Fee / Special<br>Impact Fee - 5 | 18627868.0 | 14/07/2027 23:59:59 |
| 5 | Installments on City Level<br>Infrastructure Impact Fee / Special<br>Impact Fee - 6 | 18627865.0 | 10/01/2028 23:59:59 |

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

**General Conditions:**

1. The Building application may be permitted subject to payment of **Rs 311783461.62 (Thirty One crore Seventeen lakh Eighty Three thousand Four hundred Sixty One Rupees and Sixty Two paise)** towards building permit fee and above charges
2. 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.
3. The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt.7-4-2012 & its amendments and NBC.
4. The applicant shall form BT road before release of Occupancy Certificate from HMDA.
5. The applicant shall submit an undertaking in terms of G.O. Ms. No. 541 MA, dt.17.11.2000.
6. The applicant shall follow the conditions imposed by HMDA misinterpretation or suppression of any material facts or rule.
7. 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
8. 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.
9. The applicant/ developer are the whole responsible if anything happens/ while constructing the building.
10. 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.
11. The applicant shall provide the STP and septic tank as per standard specification.

12. Any conditions laid by the authority are applicable.
13. The Owner/Developers shall be responsible for the safety of construction workers.
14. If in case above said condition are not adhered HMDA/Local Authority can withdraw the said permission.
15. The HMWS and SB and T.S Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.

#### **Fee Intimation Conditions**

1. The applicant shall submit Structural clearance certificate from OU/JNTU before release of plans from HMDA for the proposal
2. The applicant shall submit Drainage / Sewerage network plan before release of plans.
3. The applicant shall submit the Environmental Clearance certificate issued by the State Level Environmental Impact Assessment Authority (SEIAA) before release of plans.
4. The applicant shall mortgage 10 % of built up area in favour of M.C. HMDA as per rule 25(d) of G.O.Ms. No. 168 MA & UD dt.07-04-2012 before release of Building Plans from HMDA.
5. The applicant shall submit an undertaking on Rs. 100/- Non Judicial Stamp Paper in terms of G.O.Ms.No. 541
6. 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.
7. 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)).
8. The applicant shall provide refuse-chute along with proper garbage disposal systems.
9. 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).
10. 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.
11. The applicant shall approach to HMWS & SB department for water supply for bulk supply.
12. The applicant shall submit an undertaking stating that he is sole responsible if any discrepancy occurs with regard to the ownership aspects.



13. If any court case is pending in court of law, the permission granted shall deemed to withdrawn and cancelled. The applicant / developer shall follow the conditions mentioned in G.O. Ms.No. 168 MA dt. 07-04-2012 & NBC 2016.
14. 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.
15. 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.
16. Any conditions laid by the authority are applicable.
17. The applicant shall submit the feasibility for water & sewerage from HMWS & SB.
18. Cellar excavation not allowed during monsoon from June to September
19. The applicant shall submit the risk insurance policy for building construction period before release of plans from HMDA
20. Mean of access to be demarcated on the Ground

Further action for release of approvals will be taken after fulfilling the above conditions.



Yours Faithfully



Designation: Chief Planning Officer  
24/06/2025 11:40:51

**For:**  
Metropolitan Commissioner  
Hyderabad Metropolitan Development  
Authority

NOTE: This is computer generated letter, doesn't require any manual signatures