



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad – 500 007.

Planning Department

Application No. **045781/SKP/R1/U6/HMDA/07052021**

Date : **10/10/2022**

Applicatoin Date: **07/05/2021**

To,

Sri. Karnati Srinivas and Others, Rep. by its DAGP LOTUS HIRIZE PROPERTIES
LOTUS HIRIZE PROPERTIES, plot No-22,Flat No-e1,1st floor,Gayathri
Enclave,gandipet road, kokapet,HYDERABAD-500075, HYDERABAD, TS
Pin Code - 500075

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential, Residential Bldg/Apartment Building Permission D (CLUBHOUSE) : 1Ground + 5, C (PROP) : 1Ground + 9, B (PROP) : 1Ground + 9, A (PROP) : 2Cellar + 1Ground + 9 in plot nos** in Survey No. **150/P** of **Narsingi Village, Narsingi Municipality** Mandal, **Ranga Reddy** District to an extent of **15,987.28** 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 D (CLUBHOUSE) : 1Ground + 5, C (PROP) : 1Ground + 9, B (PROP) : 1Ground + 9, A (PROP) : 2Cellar + 1Ground + 9 in plot nos** as mentioned in the subject cited in Survey No. **150/P** of **Narsingi Village, Narsingi Municipality** Mandal, **Ranga Reddy** District to an extent of **15,987.28** 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 (61785.38 sq.mts)	:	61,78,538.00 `
Development Charges for total site area @ Rs.80/- per sq.mts (15987.28 sq.mts)	:	12,78,982.00 `
Publication charges	:	5,000.00 `
City Level Infrastructure Fees @ Rs.175/- per sq.mts (39451.6 sq.mts)	:	79,66,845.00 `
Shelter fees @ Rs.0/- per sq.mts (0 sq.mts)	:	12,78,982.00 `
Processing charges for Total Site Area @ Rs.10/- per sq.mts (15987.28 sq.mts)	:	1,59,873.00 `
Processing Charges for total built up area @ Rs.25/- per sq.mts (63175.45 sq.mts)	:	15,79,386.00 `
Capitalization Charges @ Rs.1.5/- per sq.mts (19121 sq.mts)	:	1,16,16,008.00 `
Layout Charges @ Rs.90/- per sq.mts (15987.28 sq.mts)	:	24,02,888.00 `
Development Charges Built up area- Amenities Buildings @ Rs.120/- per sq.mts (1390.07 sq.mts)	:	1,66,808.00 `

Total : **3,26,33,310.00 `**

Initial amount paid by applicant : **3,00,000.00 `**

Balance amount to be paid by applicant : **3,23,33,310.00 `**

(Rupees Three Hundred Twenty Three Lacs Thirty Three Thousand Three Hundred Ten Only.)

FSID (Fire Structure Infrastructure Development) : 6,04,733.00 `

@ Rs.0/- per sq.mts (62442.41 sq.mts)

Environment Impact Fee : 31,66,815.00 `

@ Rs.3/- per sq.fts (852013.490608 sq.fts)

You are requested to pay the above charge within one month i.e. before **10 November, 2022** 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 comply the conditions laid down in the G.O.Ms.No.168, dt.7-4-2012 and NBC.
3. the applicant has to construct the compound wall duly maintaining the proposed 30 Mtrs.
4. The applicant shall form BT road before release of plans from HMDA.
5. The applicant shall follow the conditions mentioned in Rc. No. 6537/MSB/CR/MDK/13, dt. 05.08.12
6. The applicant shall submit an undertaking in terms of G.O. Ms. No. 541 MA
7. 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
8. The applicant shall follow the conditions imposed by HMDA
9. 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.
10. 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
11. 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.
12. The applicant/ developer are the whole responsible if anything happens/ while constructing the building.
13. 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.
14. The applicant shall provide the STP and septic tank as per standard specification.
15. Any conditions laid by the authority are applicable.
16. The applicant shall follow the fire service department norms as per act 1999
17. To restricted the building height as per Fire NOC and to change the building height in PDF plan as per Fire NOC before release of plans from HMDA.
18. Submit Registered Mortgage Deed (ORIGINAL) via Registered Post with Acknowledgement to the undersigned Director, HMDA.
19. 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 development charges & capitalization charges in instalments.
20. The applicant / promoter / builder has to submit an undertaking on Rs. 100/- stamp paper for compliance of above conditions along with application of request for availing instalment system of payment of development charges & capitalization charges.
21. In case the applicant completes the project / development within the period of allowable instalments, he shall pay the total balance charges along with final layout application /Building application for release of Mortgage.
22. Within 30 days, if amount is not paid by the applicant then penalty@10% will be charged along with Interest for instalment payments.
23. In case cheque bounce of post-dated cheques, legal action shall be initiated as per law against the applicant.
24. If any applicant / promoter / builder fails to pay the instalments 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 afresh.

Additional/Other:

1. The applicant shall submit the Environmental Clearance certificate issued by the State Level Environmental Impact Assessment Authority (SEIAA) before release of plan from HMDA.
2. The applicant shall hand over area affected under 12 mtrs wide peripheral road to the local body through register gift deed with free of cost.
3. The applicant shall submit Structural clearance certificate from OU/JNTU before release of plans from HMDA for the proposal.
4. The applicant shall submit Drainage / Sewerage network plan before release of plans.
5. 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.
6. The applicant shall submit an undertaking on Rs. 100/- Non Judicial Stamp Paper in terms of G.O.Ms.No. 541.
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 2005.
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. In case commercial /industrial / Residential buildings construction over 10,000 sq mtrs and above , provision shall be made in the plans for sewage Treatment plans (STP) which shall bring sewage and domestic discharge within the Prescribed parameters. Further , such plans should duly provide for a complete and comprehensive system of collection , transport and disposal of municipal solid waste strictly in accordance with the solid waste management Rule-2016
17. Any conditions laid by the authority are applicable.
18. If any deficiency noted in payment of fees in feature same should be remitted by The applicant on demand by HMDA
19. The applicant shall comply all conditions mentioned as per Irrigation NOC

Your compliance on the above should reach the undersigned within one month i.e., **before 10 November, 2022 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,

**For Metropolitan Commissioner, HMDA
Planning Officer**