



# HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad – 500 007.

Planning Department

Application No. **058262/SMD/LT/U6/HMDA/03122022**

Date : **10/03/2023**

Applicatoin Date: **03/12/2022**

To,

LAXMA REDDY AND OTHERS

8-2-684/3/37, Road No. 12, Banjara Hills, Hyderabad, Hyderabad, Telangana

Pin Code - 500034

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential Addition / Extensions, Draft Layout (Open Plotted)** in Survey No. **38p, 39p, 40p,41p, 43p, 45p, 46p, 47p** of **Mohabatnagar** Village, **Maheswaram** Mandal, **Ranga Reddy** District to an extent of **51,875.66** 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 Addition / Extensions, Draft Layout (Open Plotted)** as mentioned in the subject cited in Survey No. **38p, 39p, 40p,41p, 43p, 45p, 46p, 47p** of **Mohabatnagar** Village, **Maheswaram** Mandal, **Ranga Reddy** District to an extent of **51,875.66** 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 Addition / Extensions, Draft Layout (Open Plotted)** .

### The details of charges are as follows:

Processing Charges	:	77,814.00 `
@ Rs.0/- per sq.mts ( 0 sq.mts )	:	
Development Charges for total site area	:	20,45,502.00 `
@ Rs.80/- per sq.mts ( 51875.66 sq.mts )	:	
Publication charges	:	5,000.00 `
Processing charges for Total Site Area	:	1,70,459.00 `
@ Rs.10/- per sq.mts ( 51875.66 sq.mts )	:	
Capitalization Charges	:	54,05,100.00 `
@ 1.5 times of market value	:	
Interest for development,capitalization charges.	:	8,95,272.00 `
@ Rs.0/- per sq.mts ( 0 sq.mts )	:	
Audit Inspection Charges	:	10,000.00 `
@ Rs.0/- per sq.mts ( 0 sq.mts )	:	

**Total :** **86,09,147.00 `**

Initial amount paid by applicant : **50,000.00 `**

**Balance amount to be paid by applicant :** **85,59,147.00 `**

**(Rupees Eighty Five Lacs Fifty Nine Thousand One Hundred Fourty Seven Only.)**

You are requested to pay the above charge within one month i.e. before **10 April, 2023** 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 follow the conditions mentioned in Rc. No. 6537/MSB/CR/MDK/13, dt. 05.08.12
5. The applicant shall submit an undertaking in terms of G.O. Ms. No. 541 MA
6. The applicant shall mortgage 15% of the plotted area as per G.O.Ms.No. 168 M.A, dt 07.04.2012
7. The applicant shall follow the conditions imposed by HMDA
8. 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.
9. 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
10. 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.
11. The applicant/ developer are the whole responsible if anything happens/ while constructing the building.
12. 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.
13. The applicant shall provide the STP and septic tank as per standard specification.
14. Any conditions laid by the authority are applicable.
15. The applicant shall follow the fire service department norms as per act 1999
16. Submit Registered Mortgage Deed (ORIGINAL) via Registered Post with Acknowledgement to the undersigned Director, HMDA.
17. 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.
18. 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.
19. 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.
20. Within 30 days, if amount is not paid by the applicant then penalty@10% will be charged along with Interest for instalment payments.
21. In case cheque bounce of post-dated cheques, legal action shall be initiated as per law against the applicant.
22. 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. If any deficiency is noticed in payment of fees in future same should be remitted by the applicant on demand by HMDA.
2. The applicant shall mortgage 5% additional of the plotted area or to submit RDo nal conversion certificate before release of plans by HMDA

Your compliance on the above should reach the undersigned within one month i.e., **before 10 April, 2023 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.

**PDC INFORMATION :  
DEVELOPMENT, CAPITALIZATION CHARGES : -**

S.NO.	INSTALLMENTS	DUE DATE	AMOUNT IN RS	CHEQUE NO.	BANK NAME	BANK BRANCH
1	1	10/04/2023	₹ 2,292,242.00			
2	2	10/07/2023	₹ 2,088,969.00			
3	3	10/10/2023	₹ 2,088,969.00			
4	4	10/01/2024	₹ 2,088,969.00			

**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**



**hmda**

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