



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY  
(G.H.M.C. Building) 3<sup>rd</sup> Floor,  
West Marredpally, Secu. Hyderabad – 500 026.

PLANNING DEPARTMENT [Dev.Control]

Lr.No.1572/P4/Plg/HMDA/2009

Dated: 20-07-2009

To  
Sri.A.Suryanarayana, Secretary,  
Telugu Film Producers Mutually Aided  
Co-operative Housing Society Ltd,  
Dr.D.Ramanaidu Building Complex,  
Film Nagar, Jubilee Hills, Hyderabad -- 33.

Sir,

Sub:- HMDA – Plg.dept.- Multistoried Building Plans with Cellar + Sub-Cellar + Ground Floor + 19 Upper Floors, along with 5% EWS and 5% LIG with Ground + 3 Upper Floors along with amenities block with Ground + 3 Upper Floors in Sy.Nos.239(P), 240(P) of Kokapet (V), to an extent of Acres 5-21 gts. or 26741 sq.yards or 22358.15 sq.mtrs. – Reg.

- Ref:-1. Your Application dated. 11-02-2009.  
2. G.O.Ms.No.439 MA dt.13-06-2007.  
3. VAC Charges as per Memo No.4058/H2/2003-3 MA dt.17-6-2003.  
4. Minutes of the MSBC Meeting held on 14-05-2009.  
5. This office letter of even No. dt.6-6-2009.  
6. Your letter dt.9-6-2009.

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With reference to your application cited, you are informed that the proposals in the site under reference have been scrutinized, and requested to remit the following fees for according Multi – Storied Building Permission.

The details are as follows:

A. Development Charges for Block A, B, C, D.

A. Development Charges as per the G.O.Ms.No.439 MA dt.13-6-2007

1. Development Charges for built up area  
@ Rs.50/- per sq.mtrs. (75828.48 x 50/-)  
(19107 + 18807.24 + 18807.24 +  
19107 = 75828.48 sq.mtrs.) = Rs. 37,91,424=00
2. Processing Charges for built up area  
@ Rs.5/- per sq.mtrs. (75828.48 sq.mtrs. x 5/-)  
(19107+18807.2+18807.24 + 19107  
= 75828.48 sq.mtrs.) = Rs. 3,79,142=00
3. Remaining open area charges @ Rs.40/- per sq.mtrs.  
(22358.15 – 4296.5 = 18061.65 x 40/-) = Rs. 7,22,466=00
4. Publication Charges = Rs. 5000=00

5. Consolidation Charges @ Rs.2/- per sq.mtrs. (22358.15 sq.mtrs. x 2/-)	=	Rs.	44,717=00
6. Propionate Layout Charges @ Rs.42/- (22358.15 x 1.67 = 37338.11)	=	Rs.	15,68,201=00
At the time of application applicant has paid processing charges, dt.11-2-2009	=	Rs.	1,00,000=00
<b>Total DC</b>	=	Rs.	<u>64,10,950=00</u>

**B. Development charges for LIG and EWS as per G.O.Ms.No.439 MA dt.13-6-2007**

1. Development Charges for built up area for LIG and EWS with Ground Floor + 3 Upper Floors (1,136.08 sq.mtrs. x 50/-)	=	Rs.	56,804=00
2. Processing Charges @ Rs.5/- per sq.mtrs. (1136.08 sq.mtrs. x 50/-)	=	Rs.	5,681=00
<b>Total</b>	=	Rs.	<u>62,485=00</u>

**C. Development Charges for amenities block as per G.O.Ms.No.439 MA dt.13-6-2007**

1. Development Charges for built up area @ Rs.60/- per sq.mtrs. (1136.08 sq.mtrs. x 60/-)	=	Rs.	68,165=00
2. Processing Charges @ Rs.5/- per sq.mtrs. (1136.08 sq.mtrs. x 5/-)	=	Rs.	5,681=00
<b>Total</b>	=	Rs.	<u>73,846=00</u>

**D). Special Impact Fees as per G.O.Ms.No.470 DT.9-7-2008 for Residential Building for built up area only upto 15 mtrs, height**

1) Special Impact Fees for building upto 10 mtrs, height @ Rs.100/- per sq.mtrs. for built up area (12107.40 x 100/-) ABCD and EWS, LIG amenities =	=	Rs.	12,10,740=00
2) Special Impact Fees for building above 10 mtrs, Upto 15 mtrs, height @ Rs.150/- per sq.mtrs. for Built up area (7880.86 sq.mtrs.)	=	Rs.	11,82,129=00
<b>Total</b>	=	Rs.	<u>23,92,869=00</u>

**E). Special Impact Fees as per G.O.Ms.No.470 MA dt.9-7-2008 for amenities building built up area only upto 15 mtrs. height.**

1). Special Impact Fees for Building upto 10 mtrs, height @ Rs.200/- (852.06 sq.mtrs. x 200/-)	=	Rs.	1,70,412=00
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2)	Special Impact Fees for Building height above 10 mtrs, and 10 mtrs, and upto 15 mtrs, height @ Rs.300/- (284.02 sq.mtrs).	=	Rs.	85,206=00
	<b>Total</b>	=	<b>Rs.</b>	<b>2,55,618=00</b>

F). Special Impact Fees as per G.O.Ms.No.470 MA dt.9-7-2008 for Building Heights above 15 mtrs, rates 1.4 times more as per G.O.Ms.No.86 MA dt.3-3-2006 and G.O.Ms.No.171 MA dt.19-4-2006.

1)	Special Impact Fees for built up area @ Rs.250/- per sq.mtrs. for above 15 mtrs, and upto 21 mtrs, height of the building (7596.84 x 250 x 1.4)	=	Rs.	26,58,894=00
2)	Special Impact Fees for built up area for above 21 mtrs, building height upto 30 mtrs, @ Rs.500/- per sq.mtrs. (11395.26 x 500/- x 1.4)	=	Rs.	79,76,682=00
3)	Special Impact Fees for built up area for building height above 30 mtrs, and upto 50 mtrs, height @ Rs.1000/- per sq.mtrs. (22790.52 x 1000/- x 1.4)	=	Rs.	3,19,06,728=00
4)	Special Impact Fees for built up area only for building height above 50 mtrs, @ Rs.2000/- per sq.mtrs. for built up area only (18992.1 x 2000 x 1.4)	=	Rs.	5,31,77,880=00
	<b>Total</b>	=	<b>Rs.</b>	<b>9,57,20,184=00</b>

G). FIRE SERVICE INFRASTRUCTURE DEVELOPMENT FUND CHARGES AS PER OFFICE ORDERS PROCEEDINGS NO.2297/MISC/CDA/2006 DT.30-4-2006

1)	FSIDF Charges for built up area upto 18 mtrs, height @ Rs.3/- per sq.mtrs. (22650.6 sq.mtrs. x 3/-)	=	Rs.	67,952=00
2)	FSIDF Charges from 18 mtrs, to 30 mtrs. Height of the building for built up area @ Rs.5/- per sq.mtrs. (15193.68 sq.mtrs. x 5/-)	=	Rs.	75,969=00
3)	FSIDF Charges from 30 mtrs, and above Height of building for built up area @ Rs.10/- per sq.mtrs. (37984.20 sq.mtrs. x 10/-)	=	Rs.	3,79,842=00
	<b>Total</b>	=	<b>Rs.</b>	<b>5,23,763=00</b>

G). 3% of land to HMDA or 1.5 times of basic value as per G.O.Ms.No.528 MA dt.31-7-2008

1.	3% of land is 802.23 sq.yds. @ Rs.3000/- per sq.mtrs. (total site area is 26741 sq.yds.) (802.23 x 3000/ x 1.5)=	Rs.	36,10,035=00
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As per the G.O.Ms.No.38 MA dt.20-1-2009 the applicant can avail the Impact Fees in six equal installments within a period of three years.

F. <b><u>TOTAL IMPACT FEES</u></b>	=	Rs. 9,83,68,671=00
<b><u>INSTALLMENTS</u></b>		
1 <sup>st</sup> installment shall be pay along with the pay DC and PC and other charges FSIDF Charges (64,10,950 + 62,485 + 73,846 + + 5,23,763 + 36,10,035 + 1,63,94,779)	=	Rs. 2,70,75,858=00
2 <sup>nd</sup> installment shall be pay 6 months after 1 <sup>st</sup> installment paid by the applicant / developer	=	Rs. 1,63,94,779=00
3 <sup>rd</sup> installment shall be pay 6 months after 2 <sup>nd</sup> installment paid by the applicant / developer	=	Rs. 1,63,94,779=00
4 <sup>th</sup> installment shall be pay 6 months after 3 <sup>rd</sup> installment paid by the applicant / developer	=	Rs. 1,63,94,779=00
5 <sup>th</sup> installment shall be pay 6 months after 4 <sup>th</sup> installment paid by the applicant / developer	=	Rs. 1,63,94,779=00
6 <sup>th</sup> installment shall be-paid 6 months after 5 <sup>th</sup> installment paid by the applicant / developer	=	Rs. 1,63,94,779=00

The applicant shall be submit the post dated cheques for the above payments at the time of release building plans subject to mortgage of additional 5% of built up area or 50% of the ground floor / first floor / second floor are whichever is less to the Sanctioning Authority.

Further, you are also requested to remit an amount of Rs: 5,23,763=00 (Rupees: Five lakhs twenty three thousand seven hundred and sixty three only) towards Fire Service Infrastructure Development Fund through separate Challan in A/c.No.14198 at Indian Overseas Bank, Himayathnagar, Extension Counter, HMDA / Tarnaka / West Marredpally, Secunderabad and produce the same on or before 10-08-2009.

You are requested to remit the above said amount through Rs.10,90,49,750=00 a Challan in Indian Overseas Bank, HMDA extension counter, Tarnaka / West Marredpally, Secunderabad in favour of the Metropolitan Commissioner, HMDA on or before 15-08-2009 and submit duplicate challan with application for taking necessary action. Further, you are also requested to submit an undertaking in terms of G.O.Ms.No.541 M.A., dt:17-11-2000 as per the enclosed format.

**SUBJECT TO THE FOLLOWING CONDITIONS:**

The Committee was informed that the land was allotted by HUDA to the Telugu Film Producers Mutually Aided Co-operative Housing Society at Kokapet in view of their land acquired in the ORR Phase-I (ie. Gachibowli – Shamshabad – ORR).

The Committee resolved to recommend the technical approval with following conditions:

- The Committee Members felt that all the building plans and applications shall be invariably signed by the owner of the property. Builder / Developer (if any), Architect and Structural Engineer who designed structure with their present and permanent address. This has to be as per 5.3 of Zoning Regulations 1981, G.O.Ms.No.541 M.A. dt.17.11.2000 and Regulation 24. of G.O.Ms.No.86 MA, dt.3.3.2006. It was requested that the Greater Hyderabad Municipal Corporation should release the plan only after the registration of the builders. It was also resolved that there should no name of the consultants / firms on the building plans.

- b) The applicant shall obtain EIA clearance from A.P.Pollution Control Board as required under the law in force.
- c) The work of the 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.
- d) The Committee felt that the applicant shall provide refuse – chute along with proper garbage disposal.
- e) Rain water harvesting on the roof tops may also be incorporated, and also make special provision for storm water drains, to store water.
- f) The applicant should, plans, as per the Growth Corridor (ORR) G.O.Ms.No.470 regulations, with 17 mtrs, all around set backs as against 16 mtrs.
- g) Structural clearance from Chief Engineer, HMDA.


The Committee recommended the proposal for Multistoried Residential Apartment with Sub-Cellar + Cellar + Ground + 19 Upper Floors. With a height of 59.60 mtrs, in four tower blocks in File.No.1572/P4/Plg/H/2009 in Sy.Nos.239(P) and 240(P) of Kokapet (V), Rajendranagar (M), R.R.District to an extent 5.571 Acres, subject to the above conditions.

2. U.O.Note.No.1572/P4/Plg/HMDA/2009, Dated.5-5-2009.

1. Soil Investigation Report.
2. Sketches of STAAD Model showing plan, 3D view and elevation showing height of each floor for all blocks.
3. The Live load on External Driveways shall be 20 kN/Sqm and checked for actual wheel load due to fire tender etc.
4. Detailed design of all slabs & stair cases and check for deflection and respective drawings for all blocks.
5. Member end forces, grouping of columns showing loads case, load, moments and detailed design of critical column in each group.
6. Reactions, grouping of footings showing load case, load, moments and detailed design of critical footing in each group and detailed design of all rafts and checked for beam and punching shear.
7. Design of retaining walls.
8. Width of Expansion Joints shall be provided as per IS 1893 and it should be shown in Structural Drawings.
9. Complete set of Architectural Drawings.

Sd/-  
Metropolitan Commissioner

//t.c.f.b.o//

  
Divl.Admn.Officer(Plg).