

**MULTI-STORED RESIDENTIAL APARTMENT BUILDING
WITH MINIMUM EXTENT OF
2000 SQ.M. and above CALCULATION OF DEVELOPMENT
CHARGES, PROCESSING CHARGES IMPACT FEES CHARGES
AND
OTHER CHARGES AS PER RULES IN FORCE.**

S.NO.	CHARGES/FEES	AMOUNT(in Rs)
1	G.O.MS.NO.223 MA &UD Dt: 30/08/2016 Development charges @ Rs. 100/- per Sq.m for built up area: Total Built up area X Rs.100/- =	
2	G.O.MS.NO.223 MA &UD Dt: 30/08/2016 Development charges for plot area @ Rs. 80/- per Sq.m Plot areaX Rs.80/- =	
3	Proc.NO:2419/P8/Plg/HMDA/2012 Dt:21/03/2012. Processing charges @ Rs. 25/- per Sq.m for built up area: Total Built up area.....X Rs.25/- =	
4	Proc.NO:2419/P8/Plg/HMDA/2012 Dt:21/03/2012. Processing charges @ Rs. 10/- per Sq.m for plot area: Plot areaX Rs.10/- =	
5	Proc.NO:2419/P8/Plg/HMDA/2012 Dt:21/03/2012. Plot amalgamation / sub-division charges (if the proposal is having more than one plot or if the plot is sub-divided). Consolidation charges @ Rs 10/- per Sq.m or minimum of Rs. 10,000/- (whichever is greater) Plot areaX Rs. 10/- =	
6	OO No.5425/Policy/P8/Plg/HMDA/2011. Layout development charges as per G.O.MS.NO.223 MA &UD Dt: 30/08/2016 Layout processing charges as per Proc. No. 2419/P8/Plg/HMDA/12 dt. 21.03.2012.	
	OO.No.5425/Policy/P8/Plg/HMDA/2011. Table - A	
	latest Market Value of land per Sq.yd.	Shortfall of Open space charges for percentages Rs. Per Sq.mts
	Above 25,000	100% of Shortfall of

		open charges	
	20,001 to 25,000	90% of shortfall of open charges	
	15,001 to 20,000	80% of shortfall of open charges	
	10,001 to 15,000	70% of shortfall of open charges	
	8,001 to 10,001	60% of shortfall of open charges	
	5,001 to 10,000	50% of shortfall of open charges	
	3,001 to 5,000	45% of shortfall of open charges	
	Upto 3,000	45% of shortfall of open charges	
	<p>a) Proportionate layout charges for site area (project) Site area Sq.m X 1.67 fraction will achieve 100% site area = Achieved area..... Sq.m or Sq.yds X development charges @ Rs. 80/- per Sq.m =</p> <p>i) Total site areaSq.m X Rs. 80/- per Sq.m =</p> <p>ii) Total site area processing charges @ Rs. 10/- per Sq.m Total site area Sq.m X @ Rs. 10/- =</p> <p>b) Shortfall of open space charges. Latest Market Value in Sy. No. , in village , in mandal , in district = @ Rs. per Sq.yd.</p> <p>c) Total site area 100 % achieved Sq.yds X 10% divided by 100 = The 10% of shortfall of open space charges = b Rs..... X c..... Sq.yds = 10% shortfall of open space charges will be the percentage of open space as per Market value with the Table-A of OO No. 5425/Policy/P8/Plg/HMDA/2011.</p> <p>i.e. applicable formula = Item No. c X Table - A=</p>	<p>Proportionate layout charges: Total Plot area(sq.m) x 1.67 x Rs.90(80+10)/- = --</p> <p>Open space charges: Total Plot area (sq.yd) x10%x1.67xlatest market value=Amount Amount x market value percentage = ---</p> <p>Proportionate layout charges + Open Space Charges = -----/-</p>	
7	<p>Andhra Pradesh ordinance No. 15 of 2007 dt/ 15.12.2007 (if the work commenced on the plot prior approval from the authority) Compounding fees applicable 33% of total</p>		

	<p>payment excluding FSID charges. Total Charges arrived X 33/100 =</p>									
8	<p>Proc.No:2297/misc/CDA/2006,Dt: 30/04/2006. Ref: GO Ms No.62 of Home (Prisons-A2) Department; Dated 25-03-2006. FSID charges @ Rs. 3 per Sq.m from 12mts height to 18mts height of building of Total built up area (FSID Charges is applicable from 12mts height of building) Built up area..... Rs.3/- =</p> <table border="1"> <tr> <td>From 12 Meters height to 18 Meters per Square Meters of total Built-up area for all types of buildings.</td> <td>Rs.3.00/-</td> </tr> <tr> <td>From 18Meters height to 30 Meters per Square meters of total built-up area for Residential Buildings.</td> <td>Rs.5.00/-</td> </tr> <tr> <td>From 15Meters height to 30 Meters per Square meters of total built-up area for Non- Residential Buildings.</td> <td>Rs.5.00/-</td> </tr> <tr> <td>From 30Meters height and above per Square Meters of total built-up area.</td> <td>Rs10.00/-</td> </tr> </table>	From 12 Meters height to 18 Meters per Square Meters of total Built-up area for all types of buildings.	Rs.3.00/-	From 18Meters height to 30 Meters per Square meters of total built-up area for Residential Buildings.	Rs.5.00/-	From 15Meters height to 30 Meters per Square meters of total built-up area for Non- Residential Buildings.	Rs.5.00/-	From 30Meters height and above per Square Meters of total built-up area.	Rs10.00/-	
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From 30Meters height and above per Square Meters of total built-up area.	Rs10.00/-									
9	<p>O.O.No:11111/P8/HUDA/97 Dt:18/08/1999 Publication charges : Rs.5000/-</p>									
10	<p>G.O.MS.NO.245 MA &UD Dt: 30/06/2012 Government Amendment Orders of rule 11 in Go Ms No.7 MA Dt: 05-01-2016 (Payment of Shelter Fee 20% for Above 3000 Sq.mtrs). Shelter fee rate is applicable for ORRGC as quoted as per GHMC Area @ Rs. 750/- per Sq.m as mentioned in the GO Ms no.185 MA,Dt:07- 05-2013 Shelter Fee 20% of total site area of the project with an Extent above 3000 sq.mtrs @ Rs.750/- per sq.mtr. 20% of site area X Rs.750/- =</p>									

11	<p>GO MS NO:528 MA dt:31-07-2008 and GO MS No:33 MA dt:24-01-2013 MSB For Residential Apartment(Group Housing Projects in sites 4000 Sq.M. and above out of the total site Area 3% of Land and give to HMDA free of cost for capitalisation towards provision of Master Plan facilities. This condition shall apply only to the sites located outside GHMC limits). 3% of Land = i.e. $\frac{\text{Sq.Mtrs.} \times 3\%}{100} = \text{Sq.M/ Sq.yds}$</p> <p>OPTION of paying 1.5 times of basic value of such land to HMDA. 3% of Land X 1.5times X Land Value as per Market value certificate issued by Sub-Registrar officer.</p>																				
12	<p>Industries and Commerce (Mines. I) department. G.O.MS.No.34 MA Dt: 17/06/2015.& G.O.M.S No.8 MA Dt:25/02/2016</p> <p>The Environmental Impact fee shall be remitted to the Head of Account</p> <ol style="list-style-type: none"> 0853-Non-Ferrous Mining and Metallurgical Industry. 102-Mineral Concessions, fee, rent, royalties etc. SH(03)-Royalty on Environment Impact fee. <p>Environmental Impact fee @ Rs.3/- per Square feet for Buildings above 10,000 Square feet of built-up area Total Built up area (including cellar, stilt floor area, Parking pathways)..... Sq.m X 10.764 Sq.ft = Square feet's X Rs. 3/- =</p>																				
13	<p>U.O. Note No. CGM(T)/HGCL/DGM(T)-4/522/Misc/2013-14 dt. 30.10.2013. Access charges as per given table</p> <table border="1" data-bbox="312 1711 979 2045"> <thead> <tr> <th>Sl. No.</th> <th>Length of Grid road aligned in the applicant/developers site in mts</th> <th>Amount access charges in Rs.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0-100</td> <td>5,00,000/-</td> </tr> <tr> <td>2</td> <td>101-200</td> <td>10,00,000/-</td> </tr> <tr> <td>3</td> <td>201-300</td> <td>15,00,000/-</td> </tr> <tr> <td>4</td> <td>301-400</td> <td>20,00,000/-</td> </tr> <tr> <td>5</td> <td>401-500</td> <td>25,00,000/-</td> </tr> </tbody> </table>		Sl. No.	Length of Grid road aligned in the applicant/developers site in mts	Amount access charges in Rs.	1	0-100	5,00,000/-	2	101-200	10,00,000/-	3	201-300	15,00,000/-	4	301-400	20,00,000/-	5	401-500	25,00,000/-	
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1	0-100	5,00,000/-																			
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4	301-400	20,00,000/-																			
5	401-500	25,00,000/-																			

6	501-600	30,00,000/-
7	601-700	35,00,000/-
8	701-800	40,00,000/-
9	801-900	45,00,000/-
10	901-1000	50,00,000/-
11	1000 & above	50,00,000/-
<p>a) The access charges indicated in the above table, subject to a minimum of Rs. 5,00,000/-</p> <p>b) If the Applicant / Developer is getting access from one side only / part of the grid road, 75% of charges as stated in the above table to be collected.</p> <p>b) For calculating the length of the Grid road, centre line of the roads is taken for calculating the access charges</p> <p>If applicable, access or approach to service road of ORR through Grid Roads of ORRGC Master Plan access charges .</p>		

14. **SPECIAL IMPACT FEE for SDZ-1 & SDZ -2 OF ZONE -A, B and C of rule 16 A and B of Go Ms No.470 MA Dt:09-07-2008 and Government Amendment orders.**
Go Ms No.9 Dt:05-01-2016.(Impact Fee 10mtrs to 15mtrs Height and GO MS NO:7 MA,dt:05-01-2016)(impact fees for above 15mtrs Height as per the rate given in TABLE -VI rule 6 of GO MS NO:168 MA,dt:07-04-2012).

The ORRGC is characterised by two SDZs in 1km Growth Corridor :
SDZ 1 - means the area within or inside the ORR towards city side.
SDZ 2 - means the area outside the ORR (away from the city side) within the ORRGC.

The ORRGC is characterised into Three Zones i.e. Zone A, Zone B, Zone C
Zone A : From Muttangi Junction on NH9 to Bongalur junction on Nagarjuna sagar highway.
Zone B : From Bongalur Junction on Nagarjuna sagar highway to Shamirpet- Upparpalli junction on karimnagar highway.
Zone C : From Shamirpet- Upparpalli Junction, on Karimnagar highway to Muttangi Junction on NH9.

GO Ms No.9 MA Dt: 05-01-2016 In the Regulation 16, the rate of Special Impact fee prescribed in Table-A for building heights upto 15m and in Table-B for building heights above 15 m shall be substituted with the following:

Requirments Technical Scrutiny Officer: (For Considering Special Impact Fee)

- **To Select zone i.e. Zone A, Zone B, Zone C-→ provide in drop down.**
- **Select/Specify SD i.e. SDZ 1, SDZ2 -→ provide in drop down.**

USE	Building Height	Zone-A		Zone-B		Zone-C	
		SDZ1	SDZ2	SDZ1	SDZ2	SDZ1	SDZ2
Residential and all other non-commercial uses.	Upto 10 m	75	50	50	40	40	30
	Above 10 m and upto 15 m	100	75	75	50	50	40
Commercial, ITES	Upto 10m	150	100	100	75	75	50
	Above 10m and upto 15m	200	150	150	100	100	75

IN RULE -16, TABLE -A
GO MS No. 09 MA dt. 05.01.2016
For Building Heights UPTO 15 Meters (Rates in Rupees per Sq.m of built up area)

IN RULE - 16, TABLE - B
GO MS No. 09 MA dt. 05.01.2016
FOR BUILDING HEIGHTS ABOVE 15 METERS

Stretch of ORRGC		Rate of Special Impact fee leviable
Zone A (from Muttangi Junction on NH9 to Bongalur junction on Nagarjuna sagar highway)	SDZ 1	1.25 times the rate given in table-VI of rule 21 of G.O.Ms. No.168. MA dt:07-04-2012 read with G.O. Ms.No.7,MA dt: 05-01-2016
	SDZ 2	1.20 times the rate given in table-VI of rule 21 of G.O.Ms. No.168. MA dt:07-04-2012 read with G.O. Ms.No.7,MA dt: 05-01-2016
Zone B (from bongalur Junction on Nagarjuna sagar highway to shamirpet-Upparpalli junction, on karimnagar highway)	SDZ 1	1.15 times the rate given in table-VI of rule 21 of G.O.Ms. No.168. MA dt:07-04-2012 read with G.O. Ms.No.7,MA dt: 05-01-2016
	SDZ 2	1.10 times the rate given in table-VI of rule 21 of G.O.Ms. No.168. MA dt:07-04-2012 read with G.O. Ms.No.7,MA dt: 05-01-2016
Zone C (from Shamirpet- Upparpalli Junction, on Karimnagar highway to Muttangi Junction on NH9)	SDZ 1	1.05 times the rate given in table-VI of rule 21 of G.O.Ms. No.168. MA dt:07-04-2012 read with G.O. Ms.No.7,MA dt: 05-01-2016

	SDZ 2	Same as rates given in table-VI of rule 21 of G.O.Ms. No.168. MA dt:07-04-2012 read with G.O. Ms.No.7,MA dt: 05-01-2016
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**IN RULE 21, Table - VI
GO MS No.07 MA Dt. 05.01.2016**

FOR BUILDING HEIGHTS ABOVE 15 METERS UPTO 17 FLOORS AND ABOVE 17 Floors ,WITH REFERENCE TO THE ABOVE TABLE, RATES OF SPECIAL IMPACT FEE LEVIABLE WITH MULTIPLY FACTORS AS SHOWN IN THE ABOVE IN RULE - 16, TABLE - B

GO MS No. 09 MA dt. 05.01.2016

FOR BUILDING HEIGHTS ABOVE 15 METERS AND UPTO 17 Floors AND ABOVE 17 Floors WITH THE FOLLOWING RATES AS GIVEN BELOW

Areas	Height(No. of Floors).Use of the Building and Rate in Rs. per sq m of Built-up Area			
	Above 15m & up to 17 floors		Above 17 floors	
	Residential	Commercial, Offices, ITES, Institutional, Educational & Others(except Industrial)	Residential	Commercial, Offices, ITES, Institutional, Educational & Others(except Industrial)
		HMDA(AREA)		
GHMC	500	1000	750	1500
Municipalities	250	500	500	1000
G.P. Areas	175	250	350	500 to be considered by hmda

SPECIAL IMPACT FEES	AMOUNT (in Rs.)
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.470 Ma dt:09.07.2008 & Government Amendment orders Go. Ms. No. 09 Ma Dt: 05/01/2016 for buildings upto 10 mts of rule 16(A) Zone-A of SDZ-1 (From Muttangi Jun on HM-9 to Bongulur Jn on Nagarjuna sagar Highway)</p> <p>1 (a) Special Impact fees for residential built up area for SDZ- 1 of Zone-A building height upto 10 mts @Rs75 per Sq.mts Built up area X Rs. 75 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.470 Ma dt:09.07.2008 & Government Amendment orders Go. Ms. No. 09 Ma Dt: 05/01/2016 for buildings upto 10 mts of rule 16(A) Zone-A of SDZ-2 (From Muttangi Jun on HM-9 to Bongulur Jn on Nagarjuna sagar Highway)</p> <p>1(b) Special Impact fees for residential built up area for SDZ- 2 of</p>	

<p>Zone-A building height upto 10 mts @Rs 50 per Sq.mts Built up area X Rs. 50 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.470 Ma dt:09.07.2008 & Government Amendment orders Go. Ms. No. 09 Ma Dt: 05/01/2016 for buildings upto 10 mts of rule 16(A) Zone-A of SDZ-1 (From Muttangi Jun on HM-9 to Bongulur Jn on Nagarjuna sagar Highway)</p> <p>1 (c) Special Impact fees for residential built up area for SDZ- 1 of Zone-A building height above 10 mts & upto 15mts height @Rs 100 per Sq.mts Built up area X Rs. 100 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.470 Ma dt:09.07.2008 & Government Amendment orders Go. Ms. No. 09 Ma Dt: 05/01/2016 for buildings upto 10 mts of rule 16(A) Zone-A of SDZ-2 (From Muttangi Jun on HM-9 to Bongulur Jn on Nagarjuna sagar Highway)</p> <p>1 (d) Special Impact fees for residential built up area for SDZ- 2 of Zone-A building height above 10 mts & upto 15mts height @Rs 75 per Sq.mts Built up area X Rs. 75 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.168 Ma dt:07/04/2012 & Amendment Go. Ms. No. 07 Ma Dt:05/01/2016 for buildings above 15 mts upto 17 floors of rule 16(A) Zone-A of SDZ-1 (From Muttangi Jun on HM-9 to Bongulur Jn on Nagarjuna sagar Highway)</p> <p>1 (e) Special Impact fees for residential built up area for SDZ- 1 of Zone-A building height above 15mts upto 17floors @Rs 175 per Sq.mts X 1.25 times. Built up area X Rs. 175 x 1.25 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.168 Ma dt:07/04/2012 & Amendment Go. Ms. No. 07 Ma Dt:05/01/2016 for buildings above 17 Floors of rule 16(A) Zone-A of SDZ-1 (From Muttangi Jun on HM-9 to Bongulur Jn on Nagarjuna sagar Highway)</p> <p>1(f). Special Impact fees for residential built up area for SDZ- 1 of Zone-A building height above 17floors @Rs 350 per Sq.mts X 1.25 times. Built up area X Rs. 350 x 1.25 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.168</p>	

<p>Ma dt:07/04/2012 & Amendment Go. Ms. No. 07 Ma Dt:05/01/2016 for buildings above 15 mts and upto 17 floors of rule 16(A) Zone-A of SDZ-2 (From Muttangi Jun on HM-9 to Bongulur Jn on Nagarjuna sagar Highway)</p> <p>1 (g) Special Impact fees for residential built up area for SDZ- 2 of Zone-A building height above 15mts and upto 17 floors @Rs 175 per Sq.mts X 1.20 times. Built up area X Rs. 175 x 1.20 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.168 Ma dt:07/04/2012 & Amendment Go. Ms. No. 07 Ma Dt:05/01/2016 for buildings above 17 floors of rule 16(A) Zone-A of SDZ-2 (From Muttangi Jun on HM-9 to Bongulur Jn on Nagarjuna sagar Highway)</p> <p>1 (h) Special Impact fees for residential built up area for SDZ- 2 of Zone-A building height above 17Floors @Rs 350 per Sq.mts X 1.20 times. Built up area X Rs. 350 x 1.20 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.470 Ma dt:09.07.2008 & Government Amendment orders Go. Ms. No. 09 Ma Dt: 05/01/2016 for buildings upto 10 mts of rule 16(A) Zone-B of SDZ-1 (From Bongulur Junction, on Nagarjuna sagar Highway to Shamirpet - upparpally Junction, on Karimnagar Highway)</p> <p>2 (a) Special Impact fees for residential built up area for SDZ- 1 of Zone-B building height upto 10 mts @Rs 50 per Sq.mts Built up area X Rs. 50 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.470 Ma dt:09.07.2008 & Government Amendment orders Go. Ms. No. 09 Ma Dt: 05/01/2016 for buildings upto 10 mts of rule 16(A) Zone-B of SDZ-2 (From Bongulur Junction, on Nagarjuna sagar Highway to Shamirpet - upparpally Junction, on Karimnagar Highway)</p> <p>2(b) Special Impact fees for residential built up area for SDZ- 2 of Zone-B building height upto 10 mts @Rs 40 per Sq.mts Built up area X Rs. 40 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.470 Ma dt:09.07.2008 & Government Amendment orders Go. Ms. No. 09 Ma Dt: 05/01/2016 for buildings upto 10 mts of rule 16(A) Zone-B of SDZ-1 (From Bongulur Junction, on Nagarjuna sagar Highway to Shamirpet - upparpally Junction, on Karimnagar Highway)</p>	

<p>Highway) 2 (c) Special Impact fees for residential built up area for SDZ- 1 of Zone-B building height above 10 mts & upto 15mts height @Rs 75 per Sq.mts Built up area X Rs. 75 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.470 Ma dt:09.07.2008 & Government Amendment orders Go. Ms. No. 09 Ma Dt: 05/01/2016 for buildings upto 10 mts of rule 16(A) Zone-B of SDZ-2 (From Bongulur Junction, on Nagarjuna sagar Highway to Shamirpet - upparpally Junction, on Karimnagar Highway) 2 (d) Special Impact fees for residential built up area for SDZ- 2 of Zone-B building height above 10 mts & upto 15mts height @Rs 50 per Sq.mts Built up area X Rs. 50 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.168 Ma dt:07/04/2012 & amendment Go. Ms. No. 07 Ma Dt:05/01/2016 for buildings above 15 mts and upto 17floors of rule 16(A) Zone-B of SDZ-1 (From Bongulur Junction, on Nagarjuna sagar Highway to Shamirpet - upparpally Junction, on Karimnagar Highway) 2 (e) Special Impact fees for residential built up area for SDZ- 1 of Zone-B building height above 15mts and upto 17floors @Rs 175 per Sq.mts X 1.15 times. Built up area X Rs. 175 x 1.15 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.168 Ma dt:07/04/2012 & amendment Go. Ms. No. 07 Ma Dt:05/01/2016 for buildings above 17floors of rule 16(A) Zone-B of SDZ-1 (From Bongulur Junction, on Nagarjuna sagar Highway to Shamirpet - upparpally Junction, on Karimnagar Highway) 2 (f) Special Impact fees for residential built up area for SDZ- 1 of Zone-B building height above 17floors @Rs 350 per Sq.mts X 1.15 times. Built up area X Rs. 350 x 1.15 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.168 Ma dt:07/04/2012 & Amendment Go. Ms. No. 07 Ma Dt:05/01/2016 for buildings above 15 mts and upto 17 floors of rule 16(A) Zone-B of SDZ-2 (From Bongulur Junction, on Nagarjuna sagar Highway to Shamirpet - upparpally Junction, on Karimnagar Highway) 2 (g) Special Impact fees for residential built up area for SDZ- 2 of Zone-B building height above 15mts and upto 17floors @Rs 175 per Sq.mts X 1.10 times. Built up area X Rs. 175 x 1.10 =</p>	

<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.168 Ma dt:07/04/2012 & Amendment Go. Ms. No. 07 Ma Dt:05/01/2016 for buildings above 17 floors of rule 16(A) Zone-B of SDZ-2 (From Bongalur Junction, on Nagarjuna sagar Highway to Shamirpet - upparpally Junction, on Karimnagar Highway)</p> <p>2 (h) Special Impact fees for residential built up area for SDZ- 2 of Zone-B building height above 17floors @Rs 350 per Sq.mts X 1.10 times. Built up area X Rs. 350 x 1.10 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.470 Ma dt:09.07.2008 & Government Amendment orders Go. Ms. No. 09 Ma Dt: 05/01/2016 for buildings upto 10 mts of rule 16(A) Zone-C of SDZ-1 (From Shamirpet - upparpally Junction, on Karimnagar Highway to Muttangi Junction on NH-9)</p> <p>3 (a) Special Impact fees for residential built up area for SDZ- 1 of Zone-C building height upto 10 mts @Rs 40 per Sq.mts Built up area X Rs. 40 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.470 Ma dt:09.07.2008 & Government Amendment orders Go. Ms. No. 09 Ma Dt: 05/01/2016 for buildings upto 10 mts of rule 16(A) Zone-C of SDZ-2 (From Shamirpet - upparpally Junction, on Karimnagar Highway to Muttangi Junction on NH-9)</p> <p>3(b) Special Impact fees for residential built up area for SDZ- 2 of Zone-C building height upto 10 mts @Rs 30 per Sq.mts Built up area X Rs. 30 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.470 Ma dt:09.07.2008 & Government Amendment orders Go. Ms. No. 09 Ma Dt: 05/01/2016 for buildings upto 10 mts of rule 16(A) Zone-C of SDZ-1 (From Shamirpet - upparpally Junction, on Karimnagar Highway to Muttangi Junction on NH-9)</p> <p>3 (c) Special Impact fees for residential built up area for SDZ- 1 of Zone-C building height above 10 mts & upto 15mts height @Rs 50 per Sq.mts Built up area X Rs. 50 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.470 MA dt:09.07.2008 & Government Amendment orders Go. Ms. No. 09 Ma Dt: 05/01/2016 for buildings upto 10 mts of rule 16(A) Zone-C of SDZ-2 (From Shamirpet - upparpally Junction, on Karimnagar Highway to Muttangi Junction on NH-9)</p> <p>3 (d) Special Impact fees for residential built up area for SDZ- 2 of Zone-C building height above 10 mts & upto 15mts height @Rs 40 per Sq.mts. Built up area X Rs. 40 =</p>	

<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.168 Ma dt:07/04/2012 & Amendment Go. Ms. No. 07 Ma Dt:05/01/2016 for buildings above 15 mts and upto 17 floors of rule 16(A) Zone-C of SDZ-1 (From Shamirpet - upparpally Junction, on Karimnagar Highway to Muttangi Junction on NH-9)</p> <p>3 (e) Special Impact fees for residential built up area for SDZ- 1 of Zone-C building height above 15mts and upto 17 floors @Rs 175 per Sq.mts X 1.05 times. Built up area X Rs. 175 x 1.05 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.168 Ma dt:07/04/2012 & Amendment Go. Ms. No. 07 Ma Dt:05/01/2016 for buildings above 17 floors of rule 16(A) Zone-C of SDZ-1 (From Shamirpet - upparpally Junction, on Karimnagar Highway to Muttangi Junction on NH-9)</p> <p>3 (f) Special Impact fees for residential built up area for SDZ- 1 of Zone-C building height above 17 floors @Rs 350 per Sq.mts X 1.05 times. Built up area X Rs. 350 x 1.05 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.168 Ma dt:07/04/2012 & Amendment Go. Ms. No. 07 Ma Dt:05/01/2016 for buildings above 15 mts and upto 17 floors of rule 16(A) Zone-C of SDZ-2 (From Shamirpet - upparpally Junction, on Karimnagar Highway to Muttangi Junction on NH-9)</p> <p>3 (g) Special Impact fees for residential built up area for SDZ- 2 of Zone-C building height above 15mts and upto 17 floors @ Rs 175 per Sq.mts Built up area X Rs. 175 =</p>	
<p>Special impact fees is applicable in ORRGC as per G.O.Ms.No.168 Ma dt:07/04/2012 & Amendment Go. Ms. No. 07 Ma Dt:05/01/2016 for buildings above 17 floors of rule 16(A) Zone-C of SDZ-2 (From Shamirpet - upparpally Junction, on Karimnagar Highway to Muttangi Junction on NH-9)</p> <p>3 (h) Special Impact fees for residential built up area for SDZ- 2 of Zone-C building height above 17 floors @Rs 350 per Sq.mts Built up area X Rs. 350 =</p>	

Short Statement of \$ sub type\$ Building project Development charges / fees structure as per rules in force.

Sl. No.	charges	Amount in Rupees
1	Total Development Charges	
2	Total Processing Charges	

3	Plot Amalgamation Charges	
4	Publication Charges	
5	Special Impact fees	
6	Shelter fees	
7	3% of Land Value towards Capitalisation towards Master Plan Facilities.	
8	Grid Road Access Charges	
9	Compounding Fees	
	Total Amount	
The above total amount to be paid through online in favour of HMDA		
10	FSID Charges to be paid through online in favour of HMDA	
11	Environmental Impact fees to be paid in Head of Account 1. 0853-Non-Ferrous Mining and Metallurgical Industry. 2. 102-Mineral Concessions, fee, rent, royalties etc. 3. SH(03)-Royalty on Environment Impact fee.	
	Total Amount	

Here ends the MULTI-STORED APARTMENT BUILDING CALCULATIONS For Development charges and other charges under the provision of Government orders and office orders in FORCE.

Note:- In Rule - 17 d OF GO MS NO:470 MA DT:09-07-2008 THE DEFERMENT CHARGES SHALL BE COLLECTED BY THE LOCAL AUTHORITY (GRAMA PANCHAYATH)

Development Deferment charges.	AMOUNT (in Rs)
<p>with a view to discourage owners / Developers sites for keeping the sites vacant / undeveloped, a charge called Development Deferment charges shall be levied by the local body / gram panchayat before release of plans at the following rates.</p> <p>a). 1st year grace period from the date of notification of these regulations.</p> <p>b). 2nd year from the date of notification Rs.2/- per Sq.mtr of land per year.</p> <p>c). 3rd year from the date of notification Rs.5/- per Sq.mtr of land per year.</p> <p>d). from the date of operationalisation of traffic on ORR Rs.10/- per Sq.mtr of land per year.</p> <p>(1) Total site area of ProjectX @ Rs.10 = _____.</p> <p>For Ex: Total Site area = 2000 sq.mts @ 10 Rs per Sq.mts Aug 2011 = Rs 10 X as on today(14/10/2016) = 2000*10*5 =100000</p>	