कार्यकारी अभियंता
बांधकाम परवानगी कक्ष/ पीएमएलाय/प्रा.
महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
गृहनिर्माण भवन, कलानगर बांद्रा (पू) मुंबई-५१

No. EE/P.A./P.M.A.Y./A/ n.L /2020
Date: 31/08/2020

To,
Shree Venkateshwara Infra Developers
6-1-74, Beside HDFC Bank, Lakdikapul,
Hyderabad-500 004.

Sub :- Letter of intimation of various charges such as Development Charges, Labour cess etc. for issue of Part C.C. of Proposed Affordable Housing Project under AHP Vertical PPP of PMAY for Kh No. 16, 17, 18/1/3, 19(P), 2/1/A/B, 21/1, 21/3,27/1, 27/2/B, 27/3 Mauza Champa , Dist Parshivani, Dist. Nagpur

Ref:- 1.Your application letter, dated 14/08/2020.

Sir,

This office is in receipt of your application vide letter under reference no. 1 for seeking part C.C. for Residential Buildings A-51, 54, 58, 60, 61, 63 to 70, 73, 74, 75 to 79, A-50, 55, 59, 62, 71, 72 B-19 & B 20on subjected land. As per your request for part C.C. & Area statement submitted along with application. The Devlopment Charges, Labour cess etc. are worked out as under.

I.	Location of Land	:	Kh No. 16, 17, 18/1/3, 19(P), 2/1/A/B, 21/1, 21/3,27/1, 27/2/B, 27/3 Mauza Champa, Dist. Parshivani, Dist. Nagpur
II.	Land use / Zone	:	As per sanctioned D.P. sheet issued, the land comes under Agricucture.
III.	Area of tha land (as per sanctioned Layout)	:	Total Land – 1,92,792.98 sq.mt.
IV.	Stamp Duty Ready Reckoner Rate of NA land in year 2018-2019	:	Rs.1450/- Sq.mt. for Open Land Rs. 19360/- Sq.mt.for Construction

V. Break – Up of Development Charges & Labour Cess :

I. Development Charges. (095-02-936-002)

	On Built-Up Area (for Building 1 & 2)		
1)	Residential or Institutional	14244.12 m2 X Rs.1450.00/m2 X 2 %	4,13,079.48
		Say	**4,13,100.00**
	In Words Rupees Four Lakh Thirteen Thousand One Hundred Only		

2. **Labour Cess**

For Gross Construction Area

1	Total Labour Cess for 16517.35 m^2 BUA	16517.35m2 X Rs.19360.00/m2 X 1.0 %	31,97,758.96
		Say	31,97,760.00
A	**1st installment is due to be paid out of 3 equal installments**	**31,97,760.00/3**	**10,65,920.00**
	Add : For penal interest on 1st installment from 01/05/2020 to 31/08/2020	**10,65,920.00 X 4 Months X 2%**	**85,273.60**
	Total Labour cess is due to be paid for subjected Building		**1151193.60**
		Say	**11,51,194.00**

In Word Rupees Eleven Lakh Fifty One Thousand One Hundred Ninety Four Only

Above fees / Charges are worked out as per BUA / Construction BUA statements submitted by you/your appointed architect. If any Charges regarding building permission remains to be levied under different head by Local Authority / Municipal Corporation norms, same should be borne by applicant to Municipal Corporation. The receipt for the same shall be submitted by applicant before issue O.C. If there is any deviation in area statement found before granting part C.C. then the change in charges will be binding on you.

You are requested to make the payment online for Development charges & Labour cess etc. The details of Bank information is as under

1) Name of the Bank : I D F C Bank
2) Name of Account : BUILDING PERMISSION PMAY MHADA
3) Account No. : 10037786542
4)Branch : BKC, Mumbai - 400051.
5)Branch Code : 40101
6)IFSC CODE : IDFB0040101

Thanking you,

Yours Faithfully

9/18

Executive Engineer
Planning Authority,
PMAY Cell , MHADA
Mumbai.

C.C to :

1) Divisional Account/ PMAY/ A for favours of information and please accept the payment in above mentioned account. Transfer the received payment to concerned Department.

2) Art-A-Roof Innovator, 2/7, Shubham Apartment, Near Nexa Car Showroom, Ujjawal Nagar, Wardha Rd., Nagpur-25.

कार्यकारी अभियंता
बांधकाम परवानगी कक्ष/ पीएमएवाय/प्रा.
महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
कक्ष क्र. ३१५,गृहनिर्माण भवन, कलानगर बांद्रा (पू) मुंबई-५१

म्हाडा
MHADA

जा. क्र. का.अ./बां.प/पीएमएवाय/ प्रा/ 86 /२०२०
दिनांक : 06/07/2020

LIG – 192
EWS – 868

प्रति,

Shree Venkateshwara Infra Developers
6-1-74, Beside HDFC Bank, Lakdikapul,
Hyderabad-500 004.

विषयः- महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरणांतर्गत बांधकाम परवानगी कक्ष/ पीएमएवाय/प्रा. नविन स्वतंत्र कक्ष स्थापन करण्यात आल्याने पीएमएवाय योजने अंतर्गत बांधकाम परवानगी करीता प्राप्त झालेल्या प्रस्तावासाठी अकारावायाच्या विकास शुल्काबाबत (Devlopment Charges)

संदर्भः-१. आपला दिनांक २/१२/२०१९ रोजीचा प्रस्ताव
२.या कार्यालयाचे विकास शुल्क मागणीकरीताचे पत्र क्र.३४ दिनांक १०/०२/२०१९.

महोदय,

खसरा नं. १६, १७, १८/१/३, १९(P),२/१/A/B, २१/१ २१/३, २७/१, २७/२/B, २७/३, मौजा चंपा, ता. पारशिवनी, जि.नागपुर या योजनेकरीता बांधकाम परवानगीच्या अनुषंगाने आपणांस रु.२४,३६,९३०/- इतके विकास शुल्क भरणा करण्याकरीता संदर्भीय पत्र क्र. २ अन्वये कळविण्यात आले होते. त्या अनुषंगाने आपण भविष्यात सदर विकास शुल्काची रक्कम भरावयाची झाल्यास सदरची रक्कम भरणे बंधनकारक असल्याचे मान्य करुन त्या अनुषंगाने बंधपत्र सादर करुन विकास शुल्क आकारण्यात येवू नये अशी विनंती केली होती. सदर विनंतीच्या अनुषंगाने आपणांस तात्पुरती सवलत देण्यात आली होती. महाराष्ट्र शासन, गृहनिर्माण विभाग यांनी शासन निर्णय क्र. प्रआयो/२०१७/ प्र.क्र. १२/गृनिधो-२/ शिकाना दि. ११/०१/२०१८ नुसार विकास शुल्कातून सूट देण्याबाबत नगर विकास विभागाकडून स्वतंत्रपणे शासन निर्णय निर्गमित करण्यात येईल असे नमुद केले आहे. तथापि, अद्यापर्यंत शासनाकडून स्वतंत्रपणे सदर शासन निर्णय निर्गमित झालेला नाही. त्यामुळे महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम १२४ नुसार विकास शुल्काचा भरणा अनिर्वाय असल्याने विषयांकित योजनेकरीता बांधकाम परवानगीकरीता विकास शुल्क आकारण्याचे या पत्राद्वारे प्रस्तावित करण्यात येत आहे. विकास शुल्क आकारणीबाबतचा तपशिल पुढील प्रमाणे

विकास शुल्क (095-02-936-002)

	बांधकाम परवागी करीता		
१)	तपशिल	परिगणना	शुल्क (रुपये मध्ये)
	निवासी बांधकाम क्षेत्रफळा करीता	८४०३१.७९ m2 X Rs.१४५०.००/m2X २%	२४,३६,९२१.९१
	एकूणअंक		२४,३६,९३०.००
	अक्षरी रुपये चौवीस लाख छतीस हजार नऊशे तीस फक्त		

उपरोक्त तक्त्यामधील विकास शुल्क रु. २४,३६,९३०/- इतकी रक्कम BUILDING PERMISSION PMAY MHADA या नावे आय डी एफ सी बँक, खाते क्र. १००३७७८६५४२ मध्ये online पध्दतीने भरणा त्वरीत करावा. सदर रक्कमें अदायगी करुन त्याची पावती या कार्यालयास सादर करावी. सदरच्या रक्कम अदा केल्यानंतरच विषयांकित योजनेकरीता पुढील परवानगी जारी करण्यात येईल. कृपया याची नोंद घ्यावी.

अदायगी बँकेचा तपशिल खालील प्रमाणे

1) Bank Name : I D F C Bank
2) Name of Account : BUILDING PERMISSION PMAY MHADA
3) Account No. : 10037786542
4) Branch : BKC, Mumbai - 400051.
3) Branch Code : 40101
5) IFSC CODE : IDFB0040101

आपला विश्वासू

कार्यकारी अभियंता

बांधकाम परवानगी कक्ष-पीएमएवाय/ प्रा.

प्रत: विभागीय लेखापाल/पी.एम.एवाय / प्रा. यांना माहितीकरीता व उपरोक्त रक्कम स्वीकारुन संबंधित विभागास हस्तांतरीत करणेबाबत.

SHREE VENKATESHWARA
INFRA DEVELOPERS

6-1-74, Beside HDFC Bank, Ameerpet, Hyderabad-500 004. T.S. E-mail : shreevenkateshwarainfra@gmail.com

14/02/2020
NAGPUR

To,
The Executive Engineer,
Planning Authority,
PMAY Cell, Mhada
Mumbai.

Subject: Letter for intimation of various charges deposit for building sanction permission for proposed affordable housing project under AHP vertical PPP of PMAY at Kh. No. 16, 17, 18/1, 18/3 ,19(P) ,21 /1/ A/B ,21/2 ,21/3 ,27/1,27/2/A/27/2/B,27/3, Mouza. Champa (Rithi), Tah. Parshivni, Distt. Nagpur.

Reff:-1) Letter No.EE/P.A/PMAY/A/337/2019, Dt:07/12/2019

2) Letter No.EE/P.A/PMAY/A/E-34/2020, Dt:10/02/2020

Respected Sir,

This has reference to you letter as mentioned above, we here by inform you that scrutiny charges & scrutiny deposit in respect to above mentioned project has been transferred to **" ACCOUNT OFFICER/PAMY/BUILDING PERMISSION/MHADA, ACCOUNT NUMBER 60316052411"** as below,

i) Scrutiny charges amounting Rs. 5,81,550/-, RTGS/ UTR:CIUBH19345304895:MAHB00001 Date:- 11/12/2019.

ii) Scrutiny charges amounting Rs. 6680/- , NEFT/ UTR:CIUBH20042032765, Date:- 12/02/2020.

iii) Scrutiny deposit amounting Rs. 5,88,230/- , RTGS/ UTR:CIUBH20045306454, Date:- 14/02/2020.

Thanking you,

For Shree Venkateshwara Infra Developers

SHREE VENKATESHWARA INFRA DEVELOPERS

Managing Partner
Rajaratnam Ramaswamy

कार्यकारी अभियंता
बांधकाम प्रस्तावनी तथा नियंत्रण
महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
गृहनिर्माण भवन, कलानगर बांद्रा (पू) मुंबई-५१

No: E.E.P.C.M.A.Y. /V
Date:

To,
Shree Venkateshwara Infra Developers,
B-174, Beside HDFC Bank, Lakdikapul
Hyderabad-500 004

Sub Letter of intimation of various charges such as scrutiny fees, Security Deposit, Development Charges, Labour cess etc. for Development Permission for Proposed Affordable Housing Project under AHP Vertical PPP of PMAY for Kh No. 16, 17, 18/1/3, 19(P), 2/1/A/B, 21/1, 21/3,27/1, 27/2/B, 27/3 Mauza Champa, Dist Parshvani Dist. Nagpur

Ref: 1. Your application letter, dated 02.12.2019.
2. This office letter no. 337 dt.07/12/2019

Sir,

This office is in receipt of your application vide letter under reference for seeking development permission for Residential Building on subjected land. As per your drawings & Area statement submitted along with proposal. The scrutiny Fee was intimated to you vide letter under reference No.2. Now, you have submitted revised drawings & accordingly the scrutiny fees(revised), Security Deposit, Development Charges, Labour cess are worked out. The details of these charges are as under:

I	Location of Land	:	Kh No. 16, 17, 18/1/3, 19(P), 2/1/A/B, 21/1, 21/3,27/1, 27/2/B, 27/3 Mauza Champa, Dist. Parshivani, Dist. Nagpur
II	Land use / Zone	:	As per sanctioned D.P. sheet issued, the land comes under Agricueture
III.	Area of the land (as per sanctioned Layout)	:	Total Land – 1,92,792.98 sq.mt.
IV	Stamp Duty Ready Reckoner Rate of NA land in year 2018-2019	:	Rs.1450/- Sq.mt. for Open Land Rs. 19360/- Sq.mt.for Construction

V. **Break – Up of Scrutiny Fees(revised), Development Charges, Security Deposit & Labour Cess :**

I **Scrutiny Fees** (019-03-228-001)

A Building construction

	Area in sq.m	Charges in Rs. Per sq.m.	Amount in Rs.
1 Residential	84031.79	7.00	5,88,222.53
		Say	**5,88,230.00**
Previously intimated			**5,81,550.00**
Balance to be paid			**6,680.00**

In Words Rupees Six Thousand Six Hundred Eighty Only

2.	**Development Charges. (095-02-936-002)**			
	On Built-Up Area			
1)	Residential or Institutional	84031.79 m² X Rs. 1450.00/m² X 2%		24,36,921.91
		Say		**24,36,930.00**
	In Words Rupees Twenty Four Lakh Thirty Six Thousand Nine Hundred Thirty only			
3.	**Security Deposit (095-02-936-001)**			
(1)	For Due Performance	84031.79 sq.m	7.00	5,88,222.53
			Say	**5,88,230.00**
	In Words Rupees Five Lakh Eighty Eight Thousand Two Hundred Thirty Only			
4.	**Labour Cess**			
	For Gross BUA	96218.04m2 X Rs. 19360/m2 X 1.0%		1,86,27,812.54
			Say	**1,86,27,820.00**
	In Word Rupees One Crore Eighty Six Lakh Twenty Seven Thousand Eight hundred Twenty Only			

Above fees / Charges are worked out as per BUA / Gross BUA statements submitted by you/your appointed architect. If any Charges regarding building permission remains to be levied under different head by Local Authority / Municipal Corporation norms, the same should be borne by applicant to Local Authority / Municipal Corporation. If there is any deviation in area statement found before granting building permission then the change in charges will be binding on you.

You are requested to make the payment online for scrutiny fees (revised), Security Deposit, Development Charges, Labour cess etc. The details of Bank information is as under.

1) Name of the Bank : I D F C Bank

2) Name of Account : BUILDING PERMISSION PMAY MHADA.

3) Account No. : 10037786542

4)Branch : BKC, Mumbai - 400051.

5)Branch Code : 40101

6)IFSC CODE : IDFB0040101

Yours Faithfully,

Executive Engineer
Planning Authority,
PMAY Cell , MHADA
Mumbai.

C.C to :

1) Account Officer /PMAY /building permission, F.C. Office/MHADA for favours of information and please accept the payment in above mentioned account & transfer the same amount of Sr. no. 2 & 4 to concern department.

2) Art-A-Roof Innovator, 2/7, Shubham Apartment, Near Nexa Car Showroom, Ujjawal Nagar, Wardha Rd., Nagpur-25

कार्यकारी अभियंता
बांधकाम परवानगी कक्ष/ पीएमएवाय/प्रा.
महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
गृहनिर्माण भवन, कलानगर बांद्रा (पू) मुंबई-५१

म्हाडा
MHADA

No. E.E/P.A./P.M.A.Y./A/837/2019
Date:- 9/12/19

To,
Shree Venkateshwara Infra Developers
6-1-74, Beside HDFC Bank, Lakdikapul,
Hyderabad-500 004.

Sub :- Letter of intimation of various charges such as scrutiny fees for Development Permission for Proposed Affordable Housing Project under AHP Vertical PPP of PMAY for Kh No. 16, 17, 18/1/3, 19(P), 2/1/A/B, 21/1, 21/3,27/1, 27/2/B, 27/3 Mauza Champa , Dist. Parshivani, Dist. Nagpur

Ref:- 1. Your application letter, dated 2/12/2019.

Sir,

This office is in receipt of your application vide letter under reference for seeking development permission for Residential Building on subjected land. As per your drawings & Area statement submitted along with proposal. The scrutiny Fees is worked out as under.

I.	Location of Land	:	Kh No. 16, 17, 18/1/3, 19(P), 2/1/A/B, 21/1, 21/3,27/1, 27/2/B, 27/3 Mauza Champa, Dist. Parshivani, Dist. Nagpur
II.	Land use / Zone	:	As per sanctioned D.P. sheet issued, the land comes under Agricucture.
III.	Area of tha land (as per sanctioned Layout)	:	**Total Land – 1,92,792.98 sq.mt.**
IV.	Stamp Duty Ready Reckoner Rate of NA land in year 2018-2019	:	Rs.1450/- Sq.mt. for Open Land Rs. 19360/- Sq.mt.for Construction

V. **Break – Up of** Scrutiny Fees :

1. **Scrutiny Fees.**(019-03-228-001)

	Building construction	Area in sq.m	Charges in Rs. Per sq.m.	Amount in Rs.
1)	Residential	83,078.26	7.00	5,81,547.82
			Say	**5,81,550.00**
	In Words Rupees Five Lack Eighty One Thousand Five Hundred Fifty Only			

Above fees / Charges are worked out as per BUA / Gross BUA statements submitted by you/your appointed architect. If there is any deviation in area statement found before granting building permission then the change in charges will be binding on you.

You are requested to prepare separate Demand Drafts for scrutiny fee in favour of **"ACCOUNT OFFICER / PMAY / BUILDING PERMISSION / MHADA , ACCOUNT NUMBER 60316052411"** and make payment at your earliest to the office of Account Officer/PMAY/Building Permission, Room No.503, Fourth Floor , Grihanirman Bhavan, Bandra(E) through your authorised person with office identity proof. The details of Bank information is as under.

1)Name of Bank : Bank Of Maharashtra.

2)Branch : Kalanagar , Bandra (E),Mumbai - 400051.

3)MIRC CODE : 400014043

4)IFSC CODE : MAHB0000164

Thanking you,

Yours Faithfully

7/12

Executive Engineer
Planning Authority,
PMAY Cell , MHADA
Mumbai.

C.C to :

1) Account Officer /PMAY /building permission, F.C. Office/MHADA for favours of information and please accept the payment in above mentioned account.

2) Art-A-Roof Innovator, 2/7, Shubham Apartment, Near Nexa Car Showroom, Ujjawal Nagar, Wardha Rd., Nagpur-25