



Hyderabad Metropolitan Development Authority

District Commercial Complex, HUDA Building, Tarnaka, Secunderabad – 500017

O.O. No. 8330/P8/Plg/Policy/H/2009

Dt: 03-03-2015

Sub: HMDA – Plg. Dept. – Payment of Development charges & Capitalization charges in Installments – Orders – Issued - Reg.

- Ref:**
- 1) Representation of the applicant dt: 27-01-2015 in file no. 102629/LO/Plg/HMDA/2014
 - 2) Representation of the applicant dt: 18-02-2015 in file no. 105680/LO/HMDA/Plg/2013 dt: 18-02-2015
 - 3) Note orders of M.C, HMDA in File No.14750/LO/Plg/HMDA/08

During past two years many building permissions / draft layout approvals / MSB approvals are accorded and intimations are given to the applicants / builders for payment of D.C, P.C and other charges. Due to real estate market conditions in the recent past, the applicants are not coming forward for payment of D.C, R.C and many files are pending unapproved.

Recently, due to some improvement in the market, the applicants are coming forward for payment of charges payable by them, and requesting to provide installment facility so that they can invest in the real estate market for development around Hyderabad city.

On receipt of several representations from the applicants / developers, HMDA has decided to introduce installment system for payment of development charges in the interest of overall development of HMDA region and Telangana state.

Therefore, it is decided to collect the development charges & Capitalization charges in installments as per the section 46(5) of HMDA Act, 2008, with an interest at the rate of 12% as stated in section 46(1) of HMDA Act, 2008 as per the following table;

S.No.	D.C charges Payable in Rs.	No. of equal Installments to be allowed	Period for payment of installment
1	15,00,000 to 75,00,000	4	Up to Twelve (12) Months
2	75,00,001 and above	8	Up to Twenty Four (24) Months

The interest at the rate of 12% shall be calculated for the total period and added to the principal amount and then it shall be converted into equal quarterly installments as mentioned above.

Conditions:

- a) 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 installments.
- b) The applicant has to submit a separate application for availing the facility of installments. Upon receiving such application, the applicant may be allowed to deposit the post dated cheques for their installment amount.
- c) 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 installment system of payment of development charges & capitalization charges.

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- d) In case the applicant completes the project / development before the period of allowable installments, he shall pay the total balance charges along with final layout application / application for release of Mortgage.
- e) The installment facility shall be applicable to the applicants who pays their first installment within 30 days of intimation of D.C letter otherwise he shall pay the full amount.
- f) In case cheque bounce of post dated cheques, legal action shall be initiated as per law against the applicant.
- g) If any promoter / builder / applicant fails to pay the installments 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 as a fresh.

The post dated cheques shall be recorded in a separate register in respective units of planning department and all the cheques are to be immediately handed over to the accounts department through U.O. Note to Chief Accounts Officer. The accounts department is primarily responsible for encashment of all the post dated cheques as per their maturity and they must take all measures to deposit the post dated cheques as per the dates mentioned and shall intimate the planning department.


These orders shall come in to force with immediate effect.

Sd/-
Special Chief Secretary &
Metropolitan Commissioner,
HMDA

To
All the CPOs
All the POs, APOs & JPOs
The Chief Accounts Officer, HMDA

Copy to:
The Director (Planning) – I & II
The P.S to MC, HMDA for information
The Secretary, HMDA for information

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


Director (Planning)