

APPROVAL/LOGIC NOTE





PROJECT Group Housing Project , Sector 36A, Gurugram
Subject Deficit Scrutiny fees and Labour cess for approval of Building Plans of Phase 3
Vendor Director Town & Country Planning Haryana (Scrutiny fee) and " Secretary , Haryana Building and Other Construction Workers Welfare
Licence no. 39 of 2013 , 85 of 2014 and 166 of 2023
Date 24-11-2023

After depositing Labour Cess for approval of building plans and IDC for addl. FAR under GRIHA of Phase 3, the department has require additional demand due to rate diff in GH, HS, PS, NS Dispensary & others for deficit. Fees against it to the Director Town and Country Planning Haryana, Chandigarh.

IDC for Additional FAR :

| | | | | Additional Approval required | |
|---|--|---------------------------------|--|------------------------------|---------|
| Total area (Residential Component) | | | | 13,345 | Sq mtrs |
| Rate of IDC fees for Additional FAR per sq mtr. (INR) | | | | 625 | |
| Less : Already paid on dated 09-12-2023 | | 12803.861*625 =80,02,413 or Say | | 83,53,000 | |
| Payable to Director Town & Country Planning Haryana (online challan to be generated) INR | | | | 80,03,000 | |
| Labour Cess : | | | | 3,50,000 | |

| | Total demand for Labour Cess | Approved & Paid dt.29-08-2023 | Additional Approval required | |
|---|------------------------------|-------------------------------|------------------------------|---------|
| Total built up area | 29,06,280 | 29,06,280 | 29,06,280 | Sq feet |
| Rate of estimated cost of construction per sq feet (policy document attached) (INR) | Annexure attached | 2,678 | 2,678 | |
| Estimated cost of construction (INR) | 8,78,30,17,840 | 7,78,30,17,840 | | |
| Labour Cess : 1% of Estimated cost (INR) | 8,78,30,178 | 7,78,30,178 | | |
| Labour cess payable on building plans approval : 20% of Labour cess (Challan to be generated) (INR) | 1,75,66,036 | 1,55,66,036 | 20,00,000 | |
| 99% of amount of labour cess will be credited to " Secretary , Haryana Building and Other | 1,73,90,375 | 1,54,10,375 | 19,80,000 | |
| 1% amount of Labour cess will be credited to "Director Town and Country Planning Haryana" | 1,75,660 | 1,55,660 | 20,000 | |

| | | | |
|---|---|---|---|
|  |  |  |  |
| Rambir | Manu Gupta | Mr. Takahiro Yamazaki | Mr. Mohit Jain |
| Proposed by | Reviewed by | Approved by | Approved by |

[E-Payment Receipt]

(To be retained by applicant)

| | | | |
|--------------|--------------------------------|------------------|----------------------|
| Case Type | Licence | Application Type | Building Plan |
| Charges Type | IDC(For Additional FAR) | | |

| | | | |
|-------------|------------------------------|----------------|-----------------------------|
| Case Id | LC-2819 | Application Id | LC-2819A |
| Licence No. | 39 OF 2013,85 OF 2014 | | |
| Mobile No. | 7303183987 | Email Id | accounts@krisumi.com |

| | |
|--------------------------|--|
| (1.)Transaction No. | TOWNIDC3000087409 |
| (2.)Transaction Date. | 24/11/2023 10:21:29 |
| (3.)GR No / Txn. No | 113086846698 |
| (4.)Status | Success |
| (5.)Received Amount Date | 24/11/2023 |
| (6.)Payment Agreegator | HDFC |
| (8.)Total Amount | 350000.00 |
| (9.)Remarks | Deficit IDC for additional FAR under GRIHA_27.48125 acres |
| (10.)Payment Mode | Online NEFT/RTGS |

NOTE1: This is subjected to realization/credit of the payment to Department Account.



STEPS TO VERIFY PAYMENT STATUS WITH THE HELP OF QR CODE:

1. Install QR scanner app on your mobile, which can be downloaded free from App Store/Play Store.
- 2: Once QR scanner app is installed, open the app and point it to code on the receipt.
- 3: The application will scan the QR code and a page will open with, <Open Website>, <Open URL>. This option is app dependent.
- 4: Click on this option. Payment status Verification page will open

Requirement:

- 1: User needs to have a QR scanner in his mobile. QR scanner apps are free and can be downloaded from the App store on your mobile.
- 2: Internet connection on Mobile



[E-Payment Receipt]

(To be retained by applicant)

| | | | |
|--------------|-------------|------------------|---------------|
| Case Type | Licence | Application Type | Building Plan |
| Charges Type | Labour Cess | | |

| | | | |
|----------------|----------------------|-------------|-----------------------|
| Purpose | Residential | Case Id | LC-2819 |
| Application Id | LC-2819A | Licence No. | 39 OF 2013,85 OF 2014 |
| | | Mobile No. | 7303183987 |
| Email Id | accounts@krisumi.com | | |

| | |
|--------------------------|--|
| (1.)Transaction No. | TOWNPLAN3000087412 |
| (2.)Transaction Date. | 24/11/2023 10:50:46 |
| (3.)GR No / Txn. No | 113086890101 |
| (4.)Status | Success |
| (5.)Received Amount Date | 24/11/2023 |
| (6.)Payment Agreegator | HDFC |
| (8.)Total Amount | 2000000.00 |
| (9.)1% Amount | 20000(Transferred to Director Town & Country Planning Haryana) |
| (10.)99% Amount | 1980000(Transferred to Secretary, Haryana Building and Other Construction Workers Welfare Board) |
| (11.)Remarks | Deficit Labour Cess for approval of revised building plan area measuring 30.38125 acres |
| (12.)Payment Mode | Online NEFT/RTGS |

NOTE1: This is subjected to realization/credit of the payment to Department Account.



STEPS TO VERIFY PAYMENT STATUS WITH THE HELP OF QR CODE:

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- 2: Once QR scanner app is installed, open the app and point it to code on the receipt.
- 3: The application will scan the QR code and a page will open with, <Open Website>, <Open URL>.This option is app dependent.
- 4: Click on this option. Payment status Verification page will open

Requirement:

- 1: User needs to have a QR scanner in his mobile. QR scanner apps are free and can be downloaded from the App store on your mobile.

| Description | GH Component (Residential) | HS, PS, NS, Creche, Dispensary | Religious Building | Community Center |
|-----------------------------|---------------------------------------|--------------------------------------|-----------------------|----------------------|
| Total Built-up Area in Sqm. | 237778.516 | 6472.929 | 786.08 | 14561.084 |
| Total Covered Area in Sqft. | 2559447.95 | 69674.61 | 8461.36 | 156735.508 |
| Project Cost in ₹ Per Sqft. | 2678 | 2374 | 1890 | 3015 |
| Total Project Cost in ₹ | 6854201610 | 165407524 | 15991970 | 472557557 |
| 1% labour cess required | 68542016 | 1654075 | 159920 | 4725576 |
| labour cess required | 1,37,08,403/- (1/5 th) | 8,27,038/- (1/2) | 79,960/- (1/2) | 23,62,788/- (1/2) |
| Total labour cess required | 1,69,78,189/- | | | |

APPROVAL/LOGIC NOTE

| | |
|--------------------|---|
| PROJECT | Group Housing Project , Sector 36A, Gurugram |
| Subject | Scrutiny fees and Labour cess for approval of Building Plans of Phase 3 |
| Vendor | Director Town & Country Planning Haryana (Scrutiny fee) and " Secretary , Haryana Building and Other Construction Workers Welfare Board" |
| Licence no. | Licence no. 39 of 2013 , 85 of 2014 and 166 of 2023 |
| Date | 29.08.2023 |






We have been asked to submit application for approval of revised building plans of Group Housing Colony comprising of area of Phase 3 of the Project to Director Town and Country Planning Haryana, Chandigarh . As per the attached mail from Design team the tentative area of Phase 3 is 2,70,000 sq mtrs . Accordingly the scrutiny fees and labour cess has been worked out as under and is required to be deposited alongwith the application:

Scrutiny fees :

| | |
|---|------------------|
| Total area (Sq mtrs) | 2,70,000 |
| Rate of Scrutiny fees per sq mtr. (INR) | 10 |
| Payable to Director Town & Country Planning Haryana (online challan to be generated) INR | 27,00,000 |

Labour Cess :

| | |
|---|----------------|
| Total built up area (Sq feet) | 29,06,280 |
| Rate of estimated cost of construction per sq feet (policy document attached) (INR) | 2,678 |
| Estimated cost of construction (INR) | 7,78,30,17,840 |
| Labour Cess : 1% of Estimated cost (INR) | 7,78,30,178 |
| Labour cess payable on building plans approval : 20% of Labour cess (Challan to be generated) (INR) | 1,55,66,036 |
| 99% of amount of labour cess will be credited to " Secretary , Haryana Building and Other Construction Workers Welfare Board" (INR) | 1,54,10,375 |
| 1% amount of Labour cess will be credited to "Director Town and Country Planning Haryana" towards administrative expenses (INR) | 1,55,660 |

| | | | | |
|---|---|---|--|---|
|  |  |  |  |  |
| Purushottam Grover | Mr. Manu Gupta | Mr. Akash Khurana | Mr. Takahiro Yamazaki | Mr. Mohit Jain |
| Proposed by | Reviewed by | Approved by | Approved by | Approved by |

Kanwar Pal

From: Purushottam Grover
Sent: 29 August 2023 11:22
To: Manu Gupta
Cc: Rambir; Rahul Mandil; Kanwar Pal; Lipika Jain; Akash
Subject: Approval note for process of scrutiny fees and Labour cess
Attachments: Approval note for BP Phase 3.xlsx; Labour cess orders-soft copy 22.02.2023.pdf

Dear Manu San

Please find attached an approval note for processing of scrutiny fees and labour cess payment for submission of application for approval of revised building plans (Phase 3).

Scrutiny fees : Rs. 27,00,000/-

Labour cess : 1,55,66,036/-

Warm Regards,

KRISUMI
LIFE IN TECHNOLOGY



Purushottam Grover

Consultant | Coordination

Email: purushottam.grover@krisumi.com

Mobile: 9873542042

Sector 36A, Gurugram



Website: www.krisumi.com | Take a walkthrough from home: www.krisumixperience.com



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From: Lipika Jain <lipika.jain@krisumi.com>
Sent: Saturday, August 26, 2023 9:37 AM
To: Purushottam Grover <purushottam.grover@krisumi.com>; Rambir <rambir@krisumi.com>; Rahul Mandil <rahul.mandil@krisumi.com>
Subject: Fwd: UPDATED_KRISUMI_SITE PLAN_PHASE 3_24 AUG 2023_

Dear Purushottam Ji,

Request you to get the scrutiny fee and labour cess prepared basis BUA of 2,70,000 sqm. Our current working of area is approx 2,65,000 sqm and we are taking 5000 sqm extra only for fee calculation.

Regards
Lipika

Get Outlook for iOS

From: Lipika Jain
Sent: Friday, August 25, 2023 4:51:23 PM
To: rocky @rajeevagarwal.com <rocky@rajeevagarwal.com>; Rahul Mandil <rahul.mandil@krisumi.com>
Cc: Rajeev Agarwal <rajeev@rajeevagarwal.com>; Mohsin Amin <amin@rajeevagarwal.com>; Lakhan Rastogi <lakhan@rajeevagarwal.com>; Prasenjit Giri <prasenjit@rajeevagarwal.com>
Subject: RE: UPDATED _KRISUMI_SITE PLAN_PHASE 3_24 AUG 2023_

Dear Amin,

Basis the area sheet shared I am getting the scrutiny fee processed for an area of 270,000 sqm (against 264844.536 sqm mentioned in your area sheet).

I hope the BUA will not increase more than this number.

Process of getting scrutiny fee Demand Draft made also take 2-3 days hence we want to initiate at earliest.

Please confirm.

Regards
Lipika

From: rocky @rajeevagarwal.com <rocky@rajeevagarwal.com>
Sent: Thursday, August 24, 2023 12:04 PM
To: Lipika Jain <lipika.jain@krisumi.com>
Cc: Rajeev Agarwal <rajeev@rajeevagarwal.com>; Mohsin Amin <amin@rajeevagarwal.com>; Rahul Mandil <rahul.mandil@krisumi.com>; Lakhan Rastogi <lakhan@rajeevagarwal.com>; Prasenjit Giri <prasenjit@rajeevagarwal.com>
Subject: UPDATED _KRISUMI_SITE PLAN_PHASE 3_24 AUG 2023_

DEAR SIR/MA'AM,

KINDLY FIND THE ATTACHED DRAWING OF KRISUMI (SITE PLAN)_SANCTION DRAWING_ PHASE 3

WE UPDATED THE AREA & FORMAT KINDLY CHECK.

Regards,
ROCKY KUMAR

rajeev agarwal architects
j -1963, chiltaranjan park
new delhi - 110019
tel: 011-26271576, 26274271, 26274272, 26272789
website: www.rajeevagarwal.com

Government of Haryana
Labour Department

Office Order

Dated: 08-09-2022

Provisions of Section 5 of The Building and Other Construction Workers Welfare Cess Act, 1996 mandates to assess the amount of cess payable by the Employer on the incurred cost of the construction of the building and other construction work. For the purpose of assessment of cess, the rates for the estimation of the cost of construction of different types/ categories of buildings and other construction work has already been pegged to the "equivalent PWD(B&R) construction rates" and the same are being revised w.e.f. 01.04.2022, based on the changes in PWD(B&R) construction rates, as under:-

| Residential | | | |
|--------------------|---|--|--|
| Sr no. | Type of building | Category of Building | Rates per square feet of covered area for estimation purpose (2022-23) |
| 1 | The house constructed by an individual | 1200 sft House (Example) | Rs 1819/- |
| 2 | Group Housing Societies built by Developers / Builders Constructing Residential multi-storey flats. | The multi-storey flats up to 6 storey | Rs 2678/- |
| 3 | | The multi-storey flats above 6 storey | Rs 2678/- |
| 4 | Cooperative Societies | The multi-storey flats up to 6 storey | Rs 2678/- |
| 5 | | The multi-storey flats above 6 storey | Rs 2678/- |
| Commercial. | | | |
| | | Category of building | Rates per square feet of covered area for estimation purpose (2022-23) |
| 6 | The commercial buildings used for offices or I.T. enabled services or Show Rooms or shops. | Multi-storey office complex I.T. enabled serviced industry, show rooms buildings having superfine type of construction "A" | Rs 3547/- |
| 7 | | Multi Storey Office complex I.T. enabled services industry, Show rooms buildings having medium type of construction "B" | Rs 3416/- |
| 8 | Shopping Malls. | Shopping Malls having multi-storey building with basement, multiplex inside and | Rs 3416/- |

10.764

IDC

Residential Component - 12803.861
do 59.

Labour Cess

| Rate | |
|------------------------|-------------|
| 62.5/- Per sqm. | 89,02,413/- |
| 12.00/- Per sq. ft. | 15,27,384/- |

59000 sq. mt \times 10.764 \times 1900

Builder Area

~~10~~ \times 1%

= 7680912

~~12803.861~~
12803.861

1/5 of Labour Cess

1524183

rounded off
to 15,28,000/-