



subject:-

Request for grant of license for setting up of Mix Land Use Colony (under TOD policy dated 09.02.2016) for an area measuring 2.90 acres (2.25% Commercial and 97.75% residential) in Group Housing Colony measuring 27.48125 acres (License no. 39 of 2013 dated 04.06.2013 (25.10 acres) and license no. 85 of 2014 dated 08.08.2014 (2.38125 acres), thereby making total area 30.38125 acres in the revenue estate of village Sihi & Harsaru, Sector-36/A, GMUC being developed by Krisumi Corporation Pvt. Ltd.

The case relates to grant of license for setting up of Mix Land Use Colony (under TOD policy dated 09.02.2016) for an area measuring 2.90 acres (2.25% Commercial and 97.75% residential) in Group Housing Colony measuring 27.48125 acres (License no. 39 of 2013 dated 04.06.2013 (25.10 acres) and license no. 85 of 2014 dated 08.08.2014 (2.38125 acres), thereby making total area 30.38125 acres in the revenue estate of village Sihi & Harsaru, Sector-36/A, GMUC.

The report of District Town Planner, Gurugram may kindly be perused at CP/233-235, vide which it has been reported that the applied site falls in Sector-36A of FDP-GMUC-2031AD, which is Residential Sector, wherein, the development of Mix Land Use Colony under TOD is a confirming activity. As per the report of DTP, Gurugram (CP/233), the applied site falls in different three pockets i.e. Pocket-A, B & C. The entire site area of Pocket-B & C i.e. 0.5542 acre falls within 500.00 mtr. Intense Zone of TOD and out of total area 2.3458 acres of Pocket-A, approx. 0.5790 acres area falls under 500.00 mtr. Intense Zone of TOD and approx. 1.7668 acres area falls under 500-800 mtr. Transit Zone of TOD. Accordingly, the area measuring 1.332 acres falls within Intense Zone and area measuring 1.7668 acres falls in Transition Zone. The applied site has been earmarked on the road circulation plan (CP/238). Accordingly, the calculation of fee and charges is as under:

Scrutiny Fee	Required (in Rs.)	Deposited (in Rs.)
Total area of scheme = 2.90 acres ✓ Area falls within 0 to 500 mtr. Intense Zone = 1.1332 acres GH Component 97.75% 1.107703 x 4047 x 10 x 3.50 = 1,56,901/- ✓ Commercial Component 2.25% 0.025497 x 4047 x 10 x 3.50 = 3,612/- ✓ Area falls within 500 to 800 mtr. Transition Zone = 1.7668 acres ✓ GH Component 97.75% 1.72705 x 4047 x 10 x 2.50 = 1,74,735/- ✓ Commercial Component 2.25% 0.03975 x 4047 x 10 x 2.50 = 4,022/- ✓	3,39,270/-	The applicant has deposited an amount of Rs.54,80,920/- (NP/2) on account of scrutiny fee + license fee. After considering the scrutiny fee, balance available license fee is Rs.51,41,650/- ✓
Licence Fee Total area of scheme = 2.90 acres Area falls within 0 to 500 mtr. Intense Zone = 1.1332 acres GH Component 97.75% 1.107703 x 80,00,000 = 88,61,624/- ✓ Commercial Component 2.25%	2,23,94,991/- ✓ 25% Required = Rs. 55,98,748/- ✓ 1,68,96,243 ✓	Rs.51,41,650/- (NP/2), which is deficit by Rs.4,57,098/-. The applicant company has also requested to adjust the amount Rs.5,66,910/- submitted

$0.025497 \times 6,80,00,000 = 17,33,796/-$ ✓
 Area falls within 500 to 800 mtr. Transition Zone = 1.7668 acres
 GH Component 97.75%
 $1.72705 \times 40,00,000/1.75 \times 2.5 = 98,68,857/-$ ✓
 Commercial Component 2.25%
 $0.03975 \times 3,40,00,000/1.75 \times 2.5 = 19,30,714/-$ ✓

through demand draft no. 080166 dated 12.04.2013 and demand draft no. 080527 dated 05.08.2013 respectively. The status of adjustment may be verified by Accounts Branch.

Conversion Charges for Intense Zone			
Description	Area (in Acres)	Rate per Sqm.	Amount
GH Component	✓1.107703	4047x158x3.5/1.75	14,16,588 ✓
Commercial Comp	✓0.025497	4047x1470x3.5/1.75	3,03,368 ✓
Conversion Charges for Transition Zone			
GH Component	✓1.72705	4047x158x2.5/1.75	15,77,601 ✓
Commercial Comp	✓0.03975	4047x1470x2.5/1.75	3,37,824 ✓
		Total	36,35,381 ✓
Infrastructure Augmentation Charges(IAC) for Intense Zone			
GH Component	✓1.107703	4047x2000x1.75	1,56,90,059 ✓
Commercial Comp	✓0.025497	4047x3000x1.75	5,41,729 ✓
Infrastructure Augmentation Charges(IAC) for Transition Zone			
GH Component	✓1.72705	4047x2000x0.75	1,04,84,057 ✓
Commercial Comp	✓0.03975	4047x3000x0.75	3,61,954 ✓
Total			2,70,77,799 ✓
Infrastructure Development Charges (IDC) for Intense Zone			
GH Component	✓1.107703	4047x625x3.5	98,06,287 ✓
Commercial Comp	✓0.025497	4047x1000x3.5	3,61,152 ✓
Infrastructure Development Charges (IDC) for Transition Zone			
GH Component	✓1.72705	4047x625x2.5	1,09,20,893 ✓
Commercial Comp	✓0.03975	4047x1000x2.5	4,02,171 ✓
Total			2,14,90,505 ✓
External Development Charges (EDC) for Intense Zone			
GH Component	✓1.107703	✓312.289x3.5/1.75	691.8469 lacs ✓
Commercial Comp	✓0.025497	✓486.13x3.5/1.75	24.7897 lacs ✓
External Development Charges (EDC) for Transition Zone			
GH Component	✓1.72705	✓312.289x2.5/1.75	770.4839 lacs ✓
Commercial Comp	✓0.03975	✓486.13x2.5/1.75	27.605 lacs ✓
Total			1514.7255 lacs ✓

If agreed, before further action in the matter, file may be forwarded to accounts branch for verification of above calculation, report regarding fee deposited by the applicant company, paid up capital of the company and report as per orders dated 09.02.2022.

Submitted please.

Sanjay
JE(HQ)
28.04.2023

CAB

RF

28/04/2023

Pankaj Beniwal
ATP(HQ)

ATP(PBT)

AD CRM

GOVERNMENT OF HARYANA

बेटी बचाओ — बेटी पढ़ाओ