






**APPROVAL/LOGIC NOTE**

<b>PROJECT</b>	Group Housing Project , Sector 36A, Gurugram			
<b>Subject</b>	Scrutiny fees and Labour cess for approval of Building Plans of Phase 3			
<b>Vendor</b>	Director Town & Country Planning Haryana ( Scrutiny fee) and " Secretary , Haryana Building and Other Construction Workers Welfare Board"			
<b>Licence no.</b>	Licence no. 39 of 2013 , 85 of 2014 and 166 of 2023			
<b>Date</b>	29.08.2023			
<p>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:</p>				
<b>Scrutiny fees :</b>				
Total area (Sq mtrs )				2,70,000
Rate of Scrutiny fees per sq mtr. (INR)				10
<b>Payable to Director Town &amp; Country Planning Haryana ( online challan to be generated ) INR</b>				<b>27,00,000</b>
<b>Labour Cess :</b>				
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)				<b>1,55,66,036</b>
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

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It includes a detailed description of the experimental procedures and the statistical analysis performed.

3. The third part of the document presents the results of the study, including a comparison of the different methods and techniques used. It also discusses the implications of the findings and the potential for future research.

## Kanwar Pal

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**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,



**Purushottam Grover**

Consultant | Coordination

Email: [purushottam.grover@krisumi.com](mailto:purushottam.grover@krisumi.com)

Mobile: 9873542042

Sector 36A, Gurugram



Website: [www.krisumi.com](http://www.krisumi.com) | Take a walkthrough from

home: [www.krisumixperience.com](http://www.krisumixperience.com)



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**From:** Lipika Jain <[lipika.jain@krisumi.com](mailto:lipika.jain@krisumi.com)>

**Sent:** Saturday, August 26, 2023 9:37 AM

**To:** Purushottam Grover <[purushottam.grover@krisumi.com](mailto:purushottam.grover@krisumi.com)>; Rambir <[rambir@krisumi.com](mailto:rambir@krisumi.com)>; Rahul Mandil <[rahul.mandil@krisumi.com](mailto: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

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**From:** Lipika Jain  
**Sent:** Friday, August 25, 2023 4:51:23 PM  
**To:** rocky @rajeevagarwal.com <[rocky@rajeevagarwal.com](mailto:rocky@rajeevagarwal.com)>; Rahul Mandil <[rahul.mandil@krisumi.com](mailto:rahul.mandil@krisumi.com)>  
**Cc:** Rajeev Agarwal <[rajeev@rajeevagarwal.com](mailto:rajeev@rajeevagarwal.com)>; Mohsin Amin <[amin@rajeevagarwal.com](mailto:amin@rajeevagarwal.com)>; Lakhan Rastogi <[lakhan@rajeevagarwal.com](mailto:lakhan@rajeevagarwal.com)>; Prasenjit Giri <[prasenjit@rajeevagarwal.com](mailto: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](mailto:rocky@rajeevagarwal.com)>  
**Sent:** Thursday, August 24, 2023 12:04 PM  
**To:** Lipika Jain <[lipika.jain@krisumi.com](mailto:lipika.jain@krisumi.com)>  
**Cc:** Rajeev Agarwal <[rajeev@rajeevagarwal.com](mailto:rajeev@rajeevagarwal.com)>; Mohsin Amin <[amin@rajeevagarwal.com](mailto:amin@rajeevagarwal.com)>; Rahul Mandil <[rahul.mandil@krisumi.com](mailto:rahul.mandil@krisumi.com)>; Lakhan Rastogi <[lakhan@rajeevagarwal.com](mailto:lakhan@rajeevagarwal.com)>; Prasenjit Giri <[prasenjit@rajeevagarwal.com](mailto: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, chittaranjan park  
new delhi - 110019  
tel: 011-26271576, 26274271, 26274272, 26272789  
website: [www.rajeevagarwal.com](http://www.rajeevagarwal.com)

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**Cc:** Rajeev Agarwal <[rajeev@rajeevagarwal.com](mailto:rajeev@rajeevagarwal.com)>; Mohsin Amin <[amin@rajeevagarwal.com](mailto:amin@rajeevagarwal.com)>; Lakhan Rastogi <[lakhan@rajeevagarwal.com](mailto:lakhan@rajeevagarwal.com)>; Prasenjit Giri <[prasenjit@rajeevagarwal.com](mailto:prasenjit@rajeevagarwal.com)>  
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website: [www.rajeevagarwal.com](http://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:-

<b>Residential</b>			
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/-
<b>Commercial.</b>			
		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/-

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