

পৃষ্ঠা নং-

উত্তর ২৪ পরগণা জিলা পরিষদ

Calculation sheet of Sanction fees as per New Town Kolkata Planning Area (Building) Rules, 2014 for the proposed B+G + IV storied Residential cum COMMERCIAL Building Plan of "MACADAM LEISURE PVT. LTD." at Mouza - BHATENDA ; J.L. No. - 28; R.S.No.-50; R.S. & L.R. Dag No.- 694/737; L.R. Kh. No. - 5438 ; P.S. - RAJARHAT under RAJARHAT-BISHNUPUR 1NO. Gram Panchayet.; Dist. - North 24 Parganas in RAJARHAT Panchayet Samity.

DEVELOPER: - BASILICA REALTECH

A. Covered Area (Total floor Area) :-

Basement Covered Area	1	X	669.000	=	669.000	Sqm.
Ground & 1ST Floor Covered Area	2	X	669.000	=	1338.000	Sqm.
Typical Floor 2ND to 4th.) Covered Area	3	X	731.710	=	2195.130	Sqm.
			Total Covered Area	=	4202.130	Sqm.

Exemption Area

[(As per cl.- 27(e) & 30(A)(i))
Table- XVI & 27 (i) & (h)]

Car Parking Area (-)	=	830.480	Sqm.
Stair, Lift, Lobby Area (-)	=	447.620	Sqm.
Total Exemption Area (-)	=	1278.100	Sqm.

Total Covered Area	=	4202.130	Sqm.
Total Exemption Area (-)	=	1278.100	Sqm.
Total Floor Area after Exemption for F.A.R. Consideration	=	2924.030	Sqm.

B. Floor Area Ratio (F.A.R.) = 2.185

(As stated in the drawing, which is within permissible limit as per NTPA (Build.) Ruls, 2014)

Land Area (as shown in drawing) = 1338.290 Sqm.

C. (I) Residential use:

Rate is Rs. 175.00 / Sqm.

Sanction Fees @ Rs.175/Sqm. Table I (i) X 3154.78 Sqm.
Rs. 552087.00

D. (I) Commercial use:

Rate is Rs. 600.00 / Sqm.

Sanction Fees @ Rs.600/Sqm. Table I (i) X 1047.350 Sqm.
Rs. 628410.00

TOTAL RESIDENTIAL + COMMERCIAL SANCTION FEES 1180497.00
(Rupees Eleven Lakh Eighty Thousand Four Hundred and Ninety Seven only).

E. CESS CALCULATION:-

Total cost of Building as submitted by the Developer (copy attached) is **Rs. 90429837.60**

Cess @ 1% of this is Rs. 90429837.60 X 1%

Total Cess Amount Rs. 904298.00

(Rupees Nine Lakh Four Thousand Two hundred and Ninetyeight only).

A/E
B. M. M. M. M. M.

2022
28/12/21
8 AM / 1 AM