

NORTH 24 PARGANAS ZILLA PARISHAD **RISHI BANKIM SARANI, BARASAT.** **KOLKATA-700124**

Memo No. **1899** /(N)ZP.

Date: **12/08/2025**

DEMAND NOTICE

To,
Saket Hirise Pvt. Ltd.,
Khamar, Rajarhat-Bishnupur 1no. Gram Panchayet,
Rajarhat Panchayat Samity.

Sub: Calculation of plan Sanction Fees in respect of proposed G+3 storied Residential Building plan of "Saket Hirise Pvt. Ltd.", at Mouza - Khamar, J.L. no.29, L.R. Dag no.136, Khatian no. 470, P.S. Rajarhat, Under Rajarhat-Bishnupur 1no. G.P, Rajarhat Panchayat Samity, North 24 Parganas.

Ref: Online Acknowledgement no.HF8H7175 Dated: 18.02.2025.

Calculation Sheet of Plan Sanction Fees as per New Town Kolkata Planning Area(Building) Rules 2014 for the proposed G+3 storied Residential Building plan of "Saket Hirise Pvt. Ltd.", at Mouza - Khamar, J.L. no.29, L.R. Dag no.136, Khatian no. 470, P.S. Rajarhat, Under Rajarhat-Bishnupur 1no. G.P, Rajarhat Panchayat Samity, North 24 Parganas.

A. Covered Area(Total Floor Area):
Ground Floor Covered Area=1 X 215.360 = 215.360 Sqm.
Typical 1st to 3rd Floor Covered Area=3X 211.910 = 635.730 Sqm.
Total Covered Area = 851.090 Sqm.

Exemption Area [As per C1-27(e) & 30(A(i)) Table – XVI & 27(i)&(h)]
Car Parking (Gr. Fl.) (-) = 0.000 Sqm.
Stairway, Lift, Lobby Area (-) = 65.440 Sqm.
Total Exemption(-) = 65.440 Sqm.
Total Floor Area after Exemption for F.A.R. Consideration:-
(Total Covered Area- Total Exemption Area)=(851.090 – 65.440) Sqm. = 785.650 Sqm.

B.Floor Area Ratio (F.A.R)= Total Floor Area after Exemption = 785.650 = 0.430
Total Land Area **1821.080**

C. (i) Building for Residential use:
Rate is Rs.125.00/Sqm. [As per Table-1,(i)]
Sanction Fees=@Rs.125.00/Sqm. X851.09 Sqm =Rs.106386.25 = Say Rs.106386.00
(Rupees One Lakh Six Thousand Three Hundred Eighty Six) only
Plan Sanction fees Rs.106386.00 (Rupees One Lakh Six Thousand Three Hundred Eighty Six) only

Table-1

Total Plan Sanction Charges (A)	ZillaParishad Share (B)	P.S / G.P. Share (C)
Rs.106386.00 (Rupees One Lakh Six Thousand Three Hundred Eighty Six) only	80% of the Total Plan Sanction Fee stands Rs. 85109.00 (Rupees Eighty Five Thousand One Hundred Nine only)	20% of the plan sanction Fee stands Rs.21277.00(Rupees Twenty One Thousand Two Hundred Seventy Seven only)

Table -2 Project Cost Rs. 16490038.97 (as submitted by the developer)

Cess Amount Rs.164900.00(Rupees, One Lakh Sixty Four Thousand Nine Hundred only)	Cess Amount Rs.164900.00(Rupees, One Lakh Sixty Four Thousand Nine Hundred only)
Cess Amount(1% of the Project Cost) (D)	ZP Share (1% of the Cess Amount) (E)
Rs.164900.00(Rupees, One Lakh Sixty Four Thousand Nine Hundred only)	Rs.1649.00(Rupees One Thousand Six Hundred Forty Nine only) Vide order No, 6895F dt, 11.09.06 Govt of west Bengal
	Balance Amount of Cess. (F)
	Rs.163251.00(Rupees One Lakh Sixty Three Thousand Two Hundred Fifty One only).