

NORTH 24 PARGANAS ZILLA PARISHAD

RISHI BANKIM SARANI, BARASAT.

KOLKATA-700124

Memo No / (N)ZP.

Date: /01/2025

DEMAND NOTICE

To,
Developer: IDEAL CONSTRUCTION,
Owner: Sudeshna Mondal,
Jatragachi, Jyangra-Hatiara 2no. Gram Panchayet,
Rajarhat Panchayat Samity.

Sub: Calculation of plan Sanction Fees in respect of proposed **G+4** storied Residential Cum Commercial Building plan of "Developer: IDEAL CONSTRUCTION, Owner: Sudeshna Mondal," at Mouza- Jatragachi, J.L. no. 24, L.R. Dag no. 1246 & 1248(P), Khatian no. 2650 & 2515, P.S. Rajarhat, Under Jyangra-Hatiara 2no. G.P, Rajarhat Panchayat Samity, North 24 Parganas.

Calculation Sheet of Plan Sanction Fees as per New Town Kolkata Planning Area(Building) Rules 2014 for the proposed G+4 storied Residential Cum Commercial Building plan of "Developer: IDEAL CONSTRUCTION, Owner: Sudeshna Mondal," at Mouza- Jatragachi, J.L. no. 24, L.R. Dag no. 1246 & 1248(P), Khatian no. 2650 & 2515, P.S. Rajarhat, Under Jyangra-Hatiara 2no. G.P, Rajarhat Panchayat Samity, North 24 Parganas.

A. Covered Area(Total Floor Area):-

Ground Floor Covered Area= 1 X 223.140 = 223.140 Sqm.

Typical Floor (1st to 4th) Floor Covered Area = 4 X 233.540 =934.160 Sqm.

Total Covered Area = 1157.30 Sqm.

Exemption Area [As per C1.-27(e) & 30(A(i)) Table – XVI & 27(i)&(h)]

Car Parking Area (-)= 155.11 Sqm.

Stairway, Lift, Lobby Area (-)= 103.140 Sqm.

Total Exemption(-) = 258.250 Sqm.

Total Floor Area after Exemption for F.A.R. Consideration:-

(Total Covered Area- Total Exemption Area)=(1157.30 – 258.250) Sqm. = 899.050 Sqm.

B Floor Area Ratio (F.A.R.)= $\frac{\text{Total Floor Area after Exemption}}{\text{Total Land Area}} = \frac{899.050}{451.790} = 1.990$

C (i) Building for Residential use:

Rate is Rs.175.00/Sqm. [As per Table 1,(i)]

Sanction Fees @Rs.175.00/Sqm. X1111.69 Sqm =Rs. 194546.00

(ii) Building for Commercial use:

Rate is Rs.600.00/Sqm. [As per Table 1,(i)]

Sanction Fees @Rs.600.00/Sqm. X 45.61 Sqm =Rs. 27366.00

Total Residential + Commercial Sanction = Rs. 221912.00

(Rupees. Two Lakh Twenty One Thousand Nine Hundred Twelve) only

Plan Sanction fees Rs. 221912.00 (Rupees. Two Lakh Twenty One Thousand Nine Hundred Twelve) only
Table-1

Total Plan Sanction Charges (A)	ZillaParishad Share (B)	P.S / G.P. Share (C)
Rs. 221912.00 (Rupees. Two Lakh Twenty One Thousand Nine Hundred Twelve) only	80% of the Total Plan Sanction Fee stands Rs. 177530.00 (Rupees One Lakh Seventy Seven Thousand Five Hundred Thirty only)	20% of the plan sanction Fee stands Rs.44382.00(Rupees Forty Four Thousand Three Hundred Eighty Two only)

Table -2 Project Cost Rs. 24905096.00 (as submitted by the developer)

Cess Amount Rs.249051.00(Rupees, Two Lakh Forty Nine Thousand Fifty One only)

Cess Amount(1% of the Project Cost) (D)	ZP Share (1% of the Cess Amount) (E)	Balance Amount of Cess. (F)
Rs.249051.00(Rupees, Two Lakh Forty Nine Thousand Fifty One only)	Rs. 2491.00(Rupees Two Thousand Four Hundred Ninety One only) Vide order No, 6895F dt, 11.09.06 Govt of west Bengal	Rs.246560.00 (Rupees Two Lakh Forty Six Thousand Five Hundred Sixty only).

1. You are requested to deposit 1) Rs. 177530.00 (Rupees One Lakh Seventy Seven Thousand Five Hundred Thirty only) as plan Sanction fees mentioned at Table-1 Column B and 2) Rs. 2491.00 (Rupees Two Thousand Four Hundred Ninety One only) as Cess mentioned at Table-2 Column E as the payment made in the Portal within 15 days from the date of issue of this letter.
2. You are directed to deposit Rs. 44382.00 (Rupees Forty Four Thousand Three Hundred Eighty Two only) mentioned at Table-1, Column C at Rajarhat Panchayat Samity for their final clearance.
3. You are further requested to deposit of Rs. 246560.00 (Rupees Two Lakh Forty Six Thousand Five Hundred Sixty only) as cess Amount mentioned at Table-2 Column F in favour of West Bengal Building and other Construction Workers Welfare Fund (Pay through online A/C No. 0127050013759, IFS Code PUNB 0012720 payable at PNB Barasat).
4. Zilla Parishad will issue approval order along with approved Building plan after receiving the plan Sanction fees/Development fees deposit slip and cess amount credit certificate issued by the concerned authority.

Sd/-
Additional Executive Officer
North 24 Parganas Zilla Parishad

Memo no. R38/17/N2P

Date.....16/01/2025

Copy forwarded for information & necessary action as per rule:

1. Savadhipati, North 24 Parganas Zilla Parishad.
2. Secretary, North 24 Parganas Zilla Parishad.
3. Financial Controller & Chief Accounts Officer, North 24 Parganas Zilla Parishad.
4. Executive Officer, Rajarhat Panchayat Samity.
5. Cash Section, North 24 Parganas Zilla Parishad.
- ✓ 6. Deputy Commissioner of Labour and Cess welfare department, North 24 Parganas, Barasat, with a request to confirm whether the cess amount has deposited in the respective Bank Account or not.
7. Office Copy.

Sd/-
Additional Executive Officer
North 24 Parganas Zilla Parishad