

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



Memo No. /(N)ZP.

Date: 16/10/2023

**DEMAND NOTICE**

To,  
Roy Infrabuild Private Limited,  
Kampa, Kampa- Chakla Gram Panchayet,  
Barrackpur-I Panchayat Samity.

Sub: Calculation of plan Sanction Fees in respect of proposed **G+4 storied Residential Building** plan of "Roy Infrabuild Private Limited", at Mouza-Kampa, j.L. No. 21, L.R. & R.S. Dag no. 35,38,40, L.R. Khatian no. 2232, 2705, 2926, P.S. Bizpur under Kampa- Chakla G.P, Barrackpur-I Panchayat Samity, North 24 Parganas.

Calculation Sheet of Plan Sanction Fees as per North 24 Parganas Zilla Parishad Building By Law -2015 for the proposed **G+4 storied Residential Building** plan of "Roy Infrabuild Private Limited", at Mouza-Kampa, j.L. No. 21, L.R. & R.S. Dag no. 35,38,40, L.R. Khatian no. 2232, 2705, 2926, P.S. Bizpur under Kampa- Chakla G.P, Barrackpur-I Panchayat Samity, North 24 Parganas.

**A. Covered Floor Area:-**

Ground Floor Area= 1 X 2518.78 Sqm. = 2518.78 Sqm.  
1<sup>st</sup> to 4<sup>th</sup> Floor Area= 4 X 2912.45 Sqm. = 11649.8 Sqm.  
Total Floor Area = 14168.58 Sqm. = 152510.59 Sqft.

**C. Building for Residential use:**

Rate is Rs.1.00/Sqft. [As per Table-1,(i)]

Sanction Fees=@Rs.1.00/Sqft. X 152510.59 Sqft. =Rs. 152510.59 = Say Rs. 152511.00

(Rupees. One Lakh Fifty Two Thousand Five Hundred Eleven ) only

Development fees Rs. 152511.00 (Rupees. One Lakh Fifty Two Thousand Five Hundred Eleven ) only

**Table-1**

Total Plan Sanction Charges (A)	ZillaParishad Share (B)	P.S / G.P. Share (C)
Rs. 152511.00 (Rupees. One Lakh Fifty Two Thousand Five Hundred Eleven ) only	70% of the Total Plan Sanction Fee stands Rs. 106758.00 (Rupees One Lakh Six Thousand Seven Hundred Fifty Eight only)	30% of the plan sanction Fee stands Rs.45753.00( Rupees Forty Five Thousand Seven Hundred Fifty Three only)

**Table -2 Project Cost Rs. 174587604.29 (as submitted by the developer)**

Cess Amount Rs.1745876.00(Rupees. Seventeen Lakh Forty Five Thousand Eight Hundred Seventy Six only)

Cess Amount(1% of the Project Cost) (D)	ZP Share (1% of the Cess Amount) (E)	Balance Amount of Cess. (F)
Rs.1745876.00(Rupees. Seventeen Lakh Forty Five Thousand Eight Hundred Seventy Six only)	Rs, 17459.00(Rupees Seventeen Thousand Four Hundred Fifty Nine only) Vide order No, 6895F dt, 11.09.06 Govt of west Bengal	Rs.1728417.00( Rupees Seventeen Lakh Twenty Eight Thousand Four Hundred Seventeen only)