

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

Memo No. 973 /(N)ZP.

Date: 11/02/2025

**DEMAND NOTICE**

To,  
**Developer: Vrisa Construction Pvt. Ltd.,**  
**Bhatenda, Rajarhat-Bishnupur 1no. Gram Panchayet,**  
**Rajarhat Panchayat Samity.**

Sub: Calculation of plan Sanction Fees in respect of proposed **G+4** storied Residential Building plan of "Developer: Vrisa Construction Pvt. Ltd.", at Mouza- Bhatenda, J.L. no. 28, L.R. Dag no. 261/815 & 261/817(P), Khatian no. 67, 4889,4914,5578,5579, 5580 & 5581, P.S. Rajarhat, Under Rajarhat-Bishnupur-1no. G.P, Rajarhat Panchayat Samity, North 24 Parganas.

Ref: Online Acknowledgement No. HV6Q16G24 Dated: 27.03.2024.

Calculation Sheet of Plan Sanction Fees as per New Town Kolkata Planning Area(Building) Rules 2014 for the proposed **G+4** storied Residential Building plan of "Developer: Vrisa Construction Pvt. Ltd.", at Mouza- Bhatenda, J.L. no. 28, L.R. Dag no. 261/815 & 261/817(P), Khatian no. 67, 4889,4914,5578,5579, 5580 & 5581, 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 485.500 = 485.50 Sqm.

Typical Floor (1<sup>st</sup> to 4<sup>th</sup> ) Floor Covered Area = 4 X 527.760 =2111.04 Sqm.

**Total Covered Area = 2596.54 Sqm.**

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

Car Parking Area (-)= 465.860 Sqm.

Stairway, Lift, Lobby Area (-)= 197.950 Sqm.

Total Exemption(-) = 663.680 Sqm.

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

(Total Covered Area- Total Exemption Area)=( 2596.54 – 663.680 ) Sqm. = 1932.680 Sqm.

B.Floor Area Ratio (F.A.R)=  $\frac{\text{Total Floor Area after Exemption}}{\text{Total Land Area}} = \frac{1932.680}{971.210} = 1.990$

**C.( i) Building for Residential use:**

Rate is Rs.100.00/Sqm. [As per Table-1,(i)]

Sanction Fees=@Rs.175.00/Sqm. X2596.54 Sqm =Rs. 454395.00

(Rupees. Four Lakh Fifty Four Thousand Three Hundred Ninety Five ) only

Plan Sanction fees Rs. 454395.00 (Rupees. Four Lakh Fifty Four Thousand Three Hundred Ninety Five ) only

**Table-1**

Total Plan Sanction Charges (A)	ZillaParishad Share (B)	P.S / G.P. Share (C)
Rs. 454395.00 (Rupees. Four Lakh Fifty Four Thousand Three Hundred Ninety Five ) only	80% of the Total Plan Sanction Fee stands Rs. 363516.00 (Rupees Three Lakh Sixty Three Thousand Five Hundred Sixteen only)	20% of the plan sanction Fee stands Rs.90879.00( Rupees Ninety Thousand Eight Hundred Seventy Nine only)

**Table -2 Project Cost Rs. 55898313.12 (as submitted by the developer)**

Cess Amount Rs.558983.00(Rupees, Five Lakh Fifty Eight Thousand Nine Hundred Eighty Three only)

Cess Amount(1% of the Project Cost) (D)	ZP Share (1% of the Cess Amount) (E)	Balance Amount of Cess. (F)
Rs.558983.00(Rupees, Five Lakh Fifty Eight Thousand Nine Hundred Eighty Three only)	Rs. 5590.00(Rupees Five Thousand Five Hundred Ninety only) Vide order No, 6895F dt, 11.09.06 Govt of west Bengal	Rs.553393.00 ( Rupees Five Lakh Fifty Three Thousand Three Hundred Ninety Three only ).



1. You are requested to deposit 1) Rs. 363516.00 (Rupees Three Lakh Sixty Three Thousand Five Hundred Sixteen only) as plan Sanction fees mentioned at Table-1 Column B and 2) Rs. 5590.00(Rupees Five Thousand Five Hundred Ninety only) as Cess mentioned at Table-2 Column E as the payment mode in the Protal within 15 days from the date of issue of this letter.
2. You are directed to deposit Rs.90879.00( Rupees Ninety Thousand Eight Hundred Seventy Nine only) mention at Table-1, Column C at Rajarhat Panchayet Samity for their final clearance.
3. You are Further request to deposit of Rs.553393.00 ( Rupees Five Lakh Fifty Three Thousand Three Hundred Ninety Three 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.

11/02/25  
Additional Executive Officer  
North 24 Parganas Zilla Parishad

Memo no.....

Date...../02/2025

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.

Additional Executive Officer  
North 24 Parganas Zilla Parishad