

NORTH 24 PARGANAS ZILLA PARISHAD

RISHI BANKIM SARANI, BARASAT

KOLKATA - 700 124



2552-3005

2552-3009

Dated 27 / 11 / 2018

Memo No. 1334/N.Z.P.

To

Magnolia Infrastructure Development Ltd.
Mohammadpur, Bishnupur-II Gram Panchayat
Rajarhat Panchayat Samity
North 24 Parganas

Sub: Plan Sanction Fees in respect of proposed 4th no. Block of (G+4) storied Residential cum Commercial Building plan of Magnolia Infrastructure Development Ltd. (Magnolia Success) at Mouza - Mohammadpur J.L. No.-32 L.R. Dag No. 1617, 1618, Kh. No. 1456, 7894 P.S. Rajarhat New Town under Bishnupur-II G.P, Rajarhat Panchayat Samity, North 24 Parganas.

Calculation Sheet of Plan Sanction fees as per New Town Kolkata Area (Building) Rules 2014 for the proposed 4th (One) No. Block of (G+IV) storied Residential Cum Commercial building plan of Magnolia Infrastructure Development Ltd. (Magnolia Success) at Mouza - Mohammadpur J.L. No.-32 L.R. Dag No. 1617, 1618, Kh. No. 1456, 7894 P.S. Rajarhat New Town under Bishnupur-II G.P, Rajarhat Panchayat Samity, North 24 Parganas.

Covered Area (Total Floor Area) :-

Ground Floor Covered Area = 1 X 1655.098 = 1655.098 Sqm.
First Floor to 4th Floor Covered Area = 4 X 1568.266 = 6273.064 Sqm.
Wordrobe Covered Area = 1 X 64.800 = 64.800 Sqm.
Total Covered Area = 7992.962 Sqm.

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

Car Parking Area (-) = 1025.00 Sqm.

Stair, Lift, Lobby Area (-) = 373.80 Sqm.

Total Exemption Area = 1398.80 Sqm.

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

(Total Covered Area - Total Exemption Area) = (7992.96 - 1398.80) Sqm = 6594.16 Sqm.

B. Floor Area Ratio (F.A.R) = $\frac{\text{Total Floor Area after Exemption}}{\text{Total Land Area}} = 1.83$

C. (i) Building Residential use :

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

Sanction Fees = @Rs.175.00/Sqm. X 7806.05 Sqm = Rs.13,66,059.45

(ii) Building other than Residential use Education use and Institutional use :

Rate is Rs.600.00/Sqm.

Sanction Fees = @Rs.600.00/Sqm. X 186.91 Sqm = Rs.1,12,144.80

Total Sanction Fees = (Rs.13,66,059.45 + Rs.1,12,144.80) = Rs.14,78,204.00

(Rupees Fourteen Lakh Seventy Eight Thousand Two Hundred Four) only.

Total Plan Sanction Charges (A)	Zilla Parishad Share (B)	P.S. / G.P. Share (C)
Rs. 14,78,204.00 (Rupees Fourteen Lakh Seventy Eight Thousand Two Hundred Four only.	80% of the Total Plan Sanction Fee stands Rs.11,82,563.00 (Rupees Eleven Lakh Eighty Two Thousand Five Hundred Sixty Three only)	20% of the Total Plan Sanction Fee stands Rs. 2,95,641.00 (Rupees Two Lakh Ninety Five Thousand Six Hundred Forty One only)

You are requested to deposit Rs.11,82,563.00 (Rupees Eleven Lakh Eighty Two Thousand Five Hundred Sixty Three only) mentioned in Column "B" at Zilla Parishad's Cash Section by Bank Draft within 15 days from the date of the issue of this letter.

You are directed to deposit Rs. 2,95,641.00 (Rupees Two Lakh Ninety Five Thousand Six Hundred Forty One only) mentioned in column "C" at Rajarhat Panchayat Samity for their final clearance.

If the fees are varied and stands effective by the Govt. on the date of clearance, then additional fees is to be deposited by the developer.

Additional Executive Officer
North 24 Parganas Zilla Parishad

Date / / 2018

Memo No 11(6)/NZP

Copy forwarded for information & necessary action to :

- 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) Cash Section, North 24 Parganas Zilla Parishad
- 5) Executive Officer,..... Panchayat Samity
- 6) Office Copy.

Additional Executive Officer
North 24 Parganas Zilla Parishad