

RISHI BANKIM SARANI, BARASAT.

KOLKATA-700124

DEMAND NOTICE

Memo No. / (N)ZP.

Date: /06/2020

To,
LEISURE COUNTRY CLUB & RESORTS PVT. LTD.
&
MEGACITY PLAZA (P) LTD.
Jamaipur, Rajarhat Bishnupur-II no. Gram Panchayat
P.S. Newtown, Rajarhat Panchayet Samity,
North 24 Parganas.

Sub: Plan Sanction Fees in respect of proposed (G+IV) storied residential cum commercity Building plan of "LEISURE COUNTRY CLUB & RESORTS PVT. LTD." & "MEGACITY PLAZA (P) LTD.", at Mouza- Jamaipur, J.L. No.-42, R.S. & L.R. Dag No. 422, L.R. Khatlan no. 3601 & 3603, P.S.Rajarhat, under Rajarhat Bishnupur-II no. Gram Panchayat, Rajarhat Panchayat samity, North 24 Parganas.

Calculation Sheet of Plan Sanction Fees as per New Town Kolkata Planning Area(Building) Rules 2014 for the peoposed (G+IV) storied residential Building plan of "LEISURE COUNTRY CLUB & RESORTS PVT. LTD." & "MEGACITY PLAZA (P) LTD.", at Mouza- Jamaipur, J.L. No.-42, R.S. & L.R. Dag No. 422, L.R. Khatlan no. 3601 & 3603, P.S.Rajarhat, under Rajarhat Bishnupur-II no. Gram Panchayat, Rajarhat Panchayat samity, North 24 Parganas.

A. Covered Area(Total Floor Area):-

Ground Floor Covered Area= 1 X 411.670 = 411.67 Sqm.
Typical(1st to 4th) Floor Covered Area= 4 X 430.140= 1720.56 Sqm.
Total Covered Area= 2132.23 Sqm.

Exemption Area

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

Car Parking Area(-) = 275.00 Sqm.
Stair, Lift, Lobby Are (-) = 304.120 Sqm.
Total Exemption = 579.120 Sqm.

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

(Total Covered Area- Total Exemption Area)=(2132.230 -579.120) Sqm. = 1553.110 Sqm.

B. Floor Area Ratio (F.A.R)= $\frac{\text{Total Floor Area after Exemption}}{\text{Total Land Area}} = \frac{1553.110}{895.930} = 1.734$

C. (i) Building Residential use: Rate is Rs.175.00/Sqm. [As per Table-1,(i)]
Sanction Fees=@Rs.175.00/Sqm. X 1994.17 Sqm =Rs. 348980.00

(ii) Building Commercial use: Rate is Rs. 600.00/Sqm. [As per Table-1,(i)]
Sanction Fees=@Rs.600.00/Sqm. X 138.06 Sqm =Rs. 82836.00

Total Residential + Commercial Sanction fees= (Rs. 348980.00 + Rs. 82836.00) =Rs. 431816.00
(Rupees Four Lakh Thirty One Thousand Eight Hundred Sixteen) only.

Total Plan Sanction Charges (A)	Zilla Parishad Share (B)	P.S / G.P. Share (C)
Rs. 431816.00 (Rupees Four Lakh Thirty One Thousand Eight Hundred Sixteen) only.	80% of the Total Plan Sanction Fee stands Rs. 345453.00 (Rupees Three Lakh Forty Five Thousand Four Hundred Fifty Three only)	20% of the plan sanction Fee stands Rs.86363.00(Rupees Eighty Six Thousand Three Hundred Sixty Three only)

You are requested to deposit Rs. 345453.00 (Rupees Three Lakh Forty Five Thousand Four Hundred Fifty 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 and also deposit a Demand Draft in favour of " West Bengal Building and other Construction Workers " as Cess amount 1% i.e. Rs.211316.00 (Rupees Two Lakhs Eleven Thousand Three Hundred Sixteen) only of total project Cost Rs. 21131602.00 as declaration submitted by the Developer.

You are directed to deposit Rs.86363.00(Rupees Eighty Six Thousand Three Hundred Sixty Three only) mentioned in column "C" at Rajarhat Panchayat Samity for their final clearance.
If the fees are varied and stands effective by Govt. On the date of clearance , then additional fees is to be deposited by the developer.

Additional Executive Officer
North 24 Parganas Zilla Parishad