

NORTH 24 PARGANAS ZILLA PARISHAD

RISHI BANKIM SARANI, BARASAT

KOLKATA - 700 124



2552-3005

2552-3009

Dated 06/07/2018
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Memo No.....1005..... N.Z.P.

To
Magnolia Infrastructure Development Ltd.
Algaria, Paschim Khilkapur Gram Panchayat
P.S.-Barasat, North 24 Parganas

Sub : Plan Sanction Fees in respect of proposed 8 nos. Block of (G +IV), Commercial purpose Residential Building at Mouza -Algaria,L. R. Dag No. 600, 592, 594, 595, 596, 597 Khatian No.975 P.S. Barasat, under Paschim Khilkapur Gram Panchayat Dist North 24 Parganas.

Calculation Sheet of Plan Sanction fees as per Bye Laws of North 24 Parganas Zilla Parishad for the proposed Eight nos. Block of (G+4) storied each Commercial purpose Residential building plan of Magnolia Infrastructure Development Ltd. at Mouza - Algaria,L. R. Dag No. 600, 592, 594, 595, 596, 597 Khatian No.975 P.S. Barasat, under Paschim Khilkapur Gram Panchayat Dist North 24 Parganas.

A. Covered Area (Total Floor Area) :-

Block-1, 7 & 9 Ground Floor Cover Area = 3 X 1 X 533.670 = 1601.01 Sqm.
Typical Floor (1st & 4th Floor) Covered Area= 3 X 4 X 531.230 = 6374.76 Sqm.
Total Covered Area= 7975.77 Sqm.

Block-2 & 3 Ground Floor Cover Area = 2 X 1 X 358.100 = 716.20 Sqm.
Typical Floor (1st & 4th Floor) Covered Area= 2 X 4 X 353.340 = 2826.72 Sqm.
Total Covered Area= 3542.92 Sqm.

Block-4 & 5 Ground Floor Cover Area = 2 X 1 X 301.440 = 602.88 Sqm.
Typical Floor (1st & 4th Floor) Covered Area= 2 X 4 X 297.560 = 2380.48 Sqm.
Total Covered Area= 2983.36 Sqm.

Block-6 & 8 Ground Floor Cover Area = 2 X 1 X 417.800 = 835.60 Sqm.
Typical Floor (1st & 4th Floor) Covered Area= 2 X 4 X 415.360 = 3322.88 Sqm.
Total Covered Area= 4158.48 Sqm.

Total Built Up Area

Block -1, 7 & 9 = 7975.770 Sqm.

Block -2 & 3 = 3542.920 Sqm.

Block- 4 & 5 = 2983.360 Sqm.

Block - 6 & 8 = 4158.480 Sqm.

18660.530 Sqm. i.e. 200787.30 Sq. ft.

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

Car Parking Area (-) = 3875.00 Sqm

Stair Area (-) = 841.05 Sqm

Total Exempted Area = 4716.05 Sqm

Covered Area (Total Floor Area) = 18660.53 Sqm.

Total Exemption Area(-)= 4716.05 Sqm.

Total Floor Area after Exemption for F.A.R. Consideration= 13944.48 Sqm.

B. Floor Area Ratio (F.A.R.) = $\frac{\text{Total Floor Area}}{\text{Total Land Area}} = 1.491$

Pucca Building (Rate on the Basis of per Sq. ft. of total floor area of the proposed structure/ building)-
Construction for Commercial Purposes :

Commercial Area = 2,00,787.30 sq. ft.

Rate is Rs.1/- Sqft. (As per Table-2)

Sanction Fees = @Rs.1/Sqft. X 200787.30 Sqft. = Rs.200787.30 i.e. Rs.2,00,787.00


(Rupees Two Lakh Seven Hundred Eighty Seven) only.

Total Plan Sanction Charges (A).	Zilla Parishad Share (B)	P.S. / G.P. Share (C)
Rs. 2,00,787.00 (Rupees Two Lakh Seven Hundred Eighty Seven)only	70% of the Total Vetting Charge stands Rs. 1,40,551.00 (Rupees One Lakh Forty Thousand Five Hundred Fifty One only)	30% of the Total Total Vetting Charge stands Rs. 60,236.00 (Rupees Sixty Thousand Two Hundred Thirty Six only)

You are requested to deposit **Rs.1,40,551.00 (Rupees One Lakh Forty Thousand Five Hundred Fifty One 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. 60,236.00 (Rupees Sixty Thousand Two Hundred Thirty Six only)** mentioned in column "C" at Paschim Khilkapur Gram Panchayat 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

Memo No.....

Date ___/07/2018

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.

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North 24 Parganas Zilla Parishad