

# NORTH 24 PARGANAS ZILLA PARISHAD

RISHI BANKIM SARANI, BARASAT

KOLKATA - 700 124



552-3005

2552-3009

Dated 14 /08/2019

Memo No. 927/N.Z.P.

To  
Torque Reality Pvt. Ltd.  
Chotochandpur, Bishnupur-II Gram Panchayat  
Rajarhat Panchayat Samity  
North 24 Parganas

Sub :Plan Sanction Fees in respect of proposed 1 no. Block of (G +4) storied Residential plan of Torque Reality Pvt. Ltd. at Mouza –Chotochandpur J.L. No.-43 R.S. Dag No. 470 L.R. Khatian No.255 P.S.- Rajarhat New Town under Rajarhat 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 1 (One) No. Block of (G+2) storied **Residential building plan** of Torque Reality Pvt. Ltd. at Mouza –Chotochandpur J.L. No.-43 R.S. Dag No.470 L.R. Khatian No.255 P.S.- Rajarhat New Town under Rajarhat Bishnupur-II G.P, Rajarhat Panchayat Samity, North 24 Parganas.

**Covered Area (Total Floor Area) :-**

Ground Floor Covered Area = 1 X 357.410 = 357.41 Sqm.  
Typical (1<sup>st</sup> to 4th) Floor Covered Area = 4 X 397.850 = 1591.40 Sqm.  
Total Covered Area = 1948.81 Sqm.

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

Car Parking Area (-) = 200.00 Sqm.  
Stair, Lift, Lobby Area (-) = 16.870 Sqm.  
Total Exemption Area = 216.870 Sqm.

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

(Total Covered Area –Total Exemption Area ) = (1948.810 – 216.870) Sqm = 1731.940 Sqm.

**B. Floor Area Ratio (F.A.R) =  $\frac{\text{Total Floor Area after Exemption}}{\text{Total Land Area}} = 2.17$**

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

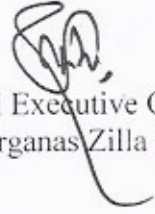
Rate is Rs.175.00/Sqm. (As per Table -1(i),  
Sanction Fees = @Rs.175.00/Sqm. X 1948.81 Sqm = Rs.3,41,042.00  
**(Rupees Three Lakh Forty One Thousand Forty Two ) only.**

Total Plan Sanction Charges ( A )	Zilla Parishad Share ( B )	P.S. / G.P. Share ( C )
Rs. 3,41,042.00 ( Rupees Three Lakh Forty One Thousand Forty Two only.	80% of the Total Plan Sanction Fee stands Rs.2,72,834.00 (Rupees Two Lakh Seventy Two Thousand Eight Hundred Thirty Four only)	20% of the Total Plan Sanction Fee stands Rs. 68,208.00 (Rupees Sixty Eight Thousand Two Hundred Eight only)

You are requested to deposit Rs.2,72,834.00 (Rupees Two Lakh Seventy Two Thousand Eight Hundred Thirty Four 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.2,33,464.00 (Rupees Two Lakh Thirty Three Thousand Four Hundred Sixty Four) only of total project Cost Rs. 2,33,46,427.00 as declaration submitted by the Developer.

You are directed to deposit Rs. 68,208.00 (Rupees Sixty Eight Thousand Two Hundred Eight 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 / / 2019

Memo No /1(6)/NZZP

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

Form No. 2, (Rule 5)

**Cashier's Receipt**  
**North 24 Parganas Zilla Parishad**  
**Barasat, North 24 Parganas.**

Book No. 079

Sl. No. 7850

Date: 02/12/19

Received from Shri/Smt. or M/s Torque Reality Pvt. Ltd.  
(Name in full)

of Ch. Chandan, Bichupur - II S.P., Rajarhat,  
(Full address)

Rs. 2,72,834/- (Rupees) Two lakh seventy two thousand eight hundred  
(In words) thirty four

only by Cash / Cheque / Draft bearing No. & Date 064193 dt. 30/11/19 drawn on

ADFC, Salt Lake Branch on account of Plan Santika Fee.

Counter Signature of E.O./A.E.O./FC&CAO  
North 24 Parganas Zilla Parishad, Barasat

Signature of the Cashier  
Name: \_\_\_\_\_

02/12/19  
North 24 Parganas, Barasat

Form No. 2, (Rule 5)

**Cashier's Receipt**  
**North 24 Parganas Zilla Parishad**  
**Barasat, North 24 Parganas.**

079

Book No. ....

Sl. No. **7851**

Date: **02/12/19**

Received from Shri/Smt. or M/s Tanque Realib D. D.  
(Name in full)

of Chofachandpur, Bishnupur - D. S. B. Road  
(Full address)

Rs. 2,33,464 Rupees Two lakh thirty three thousand  
(In words) Sixty four

only by Cash / Cheque / Draft bearing No. & Date 064192 dt. 30.11.19 drawn on

WPC, Branch on account of Collection of Penalties

Counter Signature of E.O./A.E.O./FC&CAO  
North 24 Parganas Zilla Parishad, Barasat

[Signature]  
Signature of the Cashier  
Name: .....  
North 24 Parganas Zilla Parishad  
Barasat  
**02/12/19**