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

Memo No. 1057/(N)ZP.

To,

Date: 0 6/03/2023

PLONINONEE

DEMAND NOTICE

DEVLOPER: AD CONSTRUCTION,

Land owner: Sri Subodh Majhi, Sri Keshaw Peasad Jaiswal, Sri Subhen Gain, Sri Rabi Gyne, Sri Swapan Gayen, Sri Pradip Das, Smt. Bina Das, Sri Bipon Basu, Sri Biplab Basu, Smt. Sanhita Biswas, Sri Soumen Ghosh & Sri Swapana Ghosh , Ghuni, Jyangra Hatiara-2no. Gram Panchayet, Rajarhat Panchayat Samity.

Sub: Calculation of plan Sanction Fees in respect of proposed G+4 storied(14.950 M.HT) Residential Building plan of "DEVLOPER: AD CONSTRUCTION, Land owner: Sri Subodh Majhi, Sri Keshaw Peasad Jaiswal, Sri Subhen Gain, Sri Rabi Gyne, Sri Swapan Gayen, Sri Pradip Das, Smt. Bina Das, Sri Bipon Basu, Sri Biplab Basu, Smt. Sanhita Biswas, Sri Soumen Ghosh & Sri Swapana Ghosh ", at Mouza- Ghuni, j.L. no. 23, R.S. & L.R. Dag no. 3091 & 3092, L.R. Khatian no. 7903, 8180, 1917/2, 1638/3, 1900/4, 3310,3311,3846, 8432, 8433, 9374, 9380 & 7540, RE.SA. No. 232, Touzi no. 178, P.S. Rajarhat New Town under Jyangra Hatiara-2no. G.P, Rajarhat Panchayat Samity, North 24 Parganas.

Calculation Sheet of Plan Sanction Fees as per New Town Kolkata Planning Area(Building) Rules 2014 for the proposed G+4 storied(14.950 M.HT) Residential Building plan of "DEVLOPER: AD CONSTRUCTION, Land owner: Sri Subodh Majhi, Sri Keshaw Peasad Jaiswal, Sri Subhen Gain,

Sri Rabi Gyne, Sri Swapan Gayen, Sri Pradip Das, Smt. Bina Das, Sri Bipon Basu, Sri Biplab Basu, Smt. Sanhita, Biswas, Sri Soumen Ghosh & Sri Swapana Ghosh ", at Mouza- Ghuni, j.L. no. 23, R.S. & L.R. Dag no. 3091 & 3092, L.R. Khatian no. 7903, 8180, 1917/2, 1638/3, 1900/4, 3310,3311,3846, 8432, 8433, 9374, 9380 & 7540, RE.SA. No. 232, Touzi no. 178, P.S. Rajarhat New Town under Jyangra Hatiara-2no. G.P, Rajarhat Panchayat Samity, North 24 Parganas.

A. Covered Area(Total Floor Area):-Ground Floor Covered Area= 1 X 707.768 = 707.768 Sqm. Typical 1st to 4th Floor Covered Area =4 X 752.755 = 3011.02 Sqm. **Total Covered Area** = 3718.79 Sqm. Exemption Area [As per C1.-27(e) & 30(A(i)) Table – XVI & 27(i)&(h)] Car Parking Area (-)= 445.078 Sqm. Stairway, Lift, Lobby Area (-) = 427.08 Sqm. Total Exemption(-) = 872.155 Sqm. 🖌 Total Floor Area after Exemption for F.A.R. Cosideration: (Total Covered Area- Total Exemption Area)=(3718.788 - 872.155) Sqm. = 2846.633 Sqm. B.Floor Area Ratio (F.A.R)= Total Floor Area after Exemption = 2846.633 = 2.020 Total Land Area 1409.070 -C.(i) Building for Commercial use: Rate is Rs.600 .00/Sqm. [As per Table-1,(i)] Sanction Fees=@Rs.600.00/Sqm. X91.41 Sqm =Rs. 54847.00 (il) Building for Residential use: Rate is Rs.175.00/Sqm. [As per Table-1,(i)]

Sanction Fees=@Rs.175.00/Sqm. X 3627.38 _Sqm =Rs. 634791.00

Total Commercial + Residential sanction fees = Rs. 689638.00

(Rupees. Six Lakh Eighty Nine Thousand Six Hundred Thirty Eight) only

Plan Sanction fees Rs. 689638.00 (Rupees. Six Lakh Eighty Nine Thousand Six Hundred Thirty Eight) only

Iotal Plan Sanction Charges (A) Rs. 689638.00	ZillaParishad Share (B)	P.S / G.P. Share (C)
(Rupees. Six Lakh Eighty Nine Thousand Six Hundred Thirty Eight) only	Lawring one Thousand Seven	20% of the plan sanction Fee stands Rs. 137928.00(Rupees One Lakh Thirty Seven Thousand Nine Hundred Twenty Eight only)

Project Cost Rs. 56032811.50 (as submitted by the developer) Table -2

Cess Amount Rs. 560328.00(Rupees, Five Lakh Sixty Thousand Three Hundred Twenty Eight only) Cess Amount(1% of the Broi

(D)	ZP Share (1% of the Cess Amount) (E)	Balance Amount of Cess. (F)
Twenty Eight only)	Vide order No. coore in	Rs. 554725.00(Rupees Five Lakh Fifty Four Thousand Seven Hundred Twenty Five only)

- 1. You are requested to deposit 1) Rs. 551710.00 (Rupees Five Lakh Fifty One Thousand Seven Hundred Ten only) as plan Sanction fees mentioned at Table-1 Column B and 2) Rs. 5603.00 (Rupees Five Thousand Six Hundred Three only) as Cess mentioned at Table-2 Column E at ZillaParishad 's Cash Section by Bank Draft in favour of North 24 Parganas Zilla Parishad within 15 days from the date of the issue of this
- 2. You are directed to deposit Rs. 137928.00(Rupees One Lakh Thirty Seven Thousand Nine Hundred Twenty Eight only) mention at Table-1, Column C at Rajarhat Panchayet Samity for their final clearance.
- 3. You are Further request to deposit of Rs. 554725.00(Rupees Five Lakh Fifty Four Thousand Seven Hundred Twenty Five 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

Additional Execu live Officer North 24 ParganasZillaParishad

Memo no.....

Copy forwarded for information & necessary action as per rule: 1. Savadhipati, North 24 Parganas Zilla Parishad.

Date...../03 /2023

- 2. Secretary, North 24 Parganas Zilla Parishad.
- 3. Financial Controller & Chief Accounts Officer, North 24 ParganasZillaParishad. 4. Executive Officer, Rajarhat Panchavat Samity.
- 5. Cash Section, North 24 Parganas Zilla Parishad.

6. Deputy Commissioner of Labour and Cess welfare department, North 24Parganas, 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 ParganasZillaParishad

00-0,0-0-1-

RECEIVE ORIGINAL SANCTION PLAN AND RELATED DOCUMENTS AV. (1) + BOSE & OHLELL (AD CONSTRUCTION) AT MOUZArianum, J.L. No,:-23,: R.S No.:-23,2; R.S & L.R. Dag No.:-3092 I.R. KHATIAN NO:- 7903, &180, 1917/2 I.R. KHATIAN NO:- 7903, &180, 1917/2

the.

Lie of Receiver

	B.P- 3	
CONTENT	DELIVER	MEMO NO .:-
PS RECEIVE COPY		
PS TO ZILLA RECEIVE COPY	V	1040/RPS dt 17/8/2.2
VZP TO NKDA RECEIVE COPY	×	
OAD WIDTH CERTIFICATE	×	
EWERAGE CERTIFICATE	X	
KDA TO NZP RECEIVE COPY	×	1057/10)28 dt 63 2023
ZP DEMAND LETTER	V	1057/ (N)2Pat 6/3/2023
2P CASHIER RECEIVE COPY	V	SL-NO-9317,9318 BOOK NO-094
2P APPROVAL COPY	V	1126/NZP d+ 17/3/2023
ORPS RECEIVE COPY	V	21 3 2023
PS DEMAND LETTER	~	399/RPS df 24/3/2023
Ph CASHIER RECEIVE COPY		NEFT By developer
ES APPROVAL COPY	V	415/RPS dt 28/3/2023
RCHITECTURAL COPY	1	
TRUCTURAL COFY		14 C
'ess _		165/ 2023/ ALC/BST 15 3 202

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Office of the Rajarhat Panchayat Samity Rajarhat Development Block North 24 Parganas

Memo No:- 1040 /RPS

Date: - 1710872 B.P.:- 311

То

The Additional Executive Officer (Zilla Parishad) North 24 Parganas Barasat

Sub:- Submission of G+IV storied Residential Building for your Approval

Sir,

In connection with above I am submitting herewith the details of G+IV storied Residential Building for Avijit Bose and Others at R.S. & L.R DAG NO.:-3091,3092;L.RKHATIANNO.:7903,8180,1917/2,1638/3,1900/4,3310,3311,3846,8432, 8433,9374,9380,7540;AT Mouza:- Ghuni, J.L. NO.:- 23, TOUZI NO.:178,R.S. No-232,within the jurisdiction of J.H-2 Gram Panchayet. At this end for your Approval.

This is for your kind information and taking necessary action.

Enclose. 1.Deed&Parcha 2.Form 4A 3.Tax& Khajna 4.Architectural Drawing 5.Conversion Certificate 6.Developement Agreement 7.Power Of Attorney



Yours faithfully

Executive Officer Rajarhat Panchayat Samity

Office of the Rajarhat Panchayat Samity Rajarhat Development Block North 24 Parganas

Memo No:- h15 /RPS

Date:- 28 3/23

To,

DEVLOPER: A D CONSTRUCTION,

Land Owner : Sri Subodh Majhi, Sri Keshaw Peasad Jaiawal, Sri Subhen Gain, Sri Rabi Gyne, Sri Swapan Gayne, Sri Pradip Das, Smt. Bina Das, Sri Bipon Basu, Sri Biplab Basu, Smt. Sanhita Biswas, Sri Soumen Ghosh & Sri Swapan Ghosh, Ghuni, Jyangra Hatiara 2no Gram Panchayet,

Rajarhat Panchayat samity, North 24 Parganas.

Sub:- Approval of Proposed (G+IV) Storied Residential Building Plan of "Developer: A D CONSTRUCTION .,Land Owner: : Sri Subodh Majhi,Sri Keshaw Peasad Jaiawal,Sri Subhen Gain,Sri Rabi Gyne, Sri Swapan Gayne, Sri Pradip Das, Smt. Bina Das,Sri Bipon Basu,Sri Biplab Basu, Smt. Sanhita Biswas, Sri Soumen Ghosh & Sri Swapan Ghosh," at Mouza-Ghuni; J.L No:-23, R.S & L.R Dag No:-3091 & 3092, L.R. Khatian no-7903, 8180, 1917/2, 1638/3, 1900/4, 3310, 3311, 3846, 8432, 8433, 9374, 9380 & 7540, RE.SA. No-232, Touzi No-178, P.S:-Rajarhat New Town, under Jyangra Hatiara 2no. Gram Panchayat, Rajarhat Panchayet Samity, North 24 Parganas.

Ref .No:- i) 1057/NZP on dated-06.03.2023 ii) 1126 /NZP on dated- 17 .03 .2023 iii) 399/RPS on dated-24 .03 .2023

Sir,

In connection with above he is hereby inform that his application for approval of proposed (G+IV) Storied Residential Building Plan has been approved by this Panchayat Samity under the West Bengal Panchayat (Panchayat Samity Administration) Rules,2008.

He is also asked to inform the undersigned before commencement of the said construction, so that undersigned can send Engineers for inspection of the said work and deposited the actual amount of CESS to the concern authority after completion of the said project.

He is also requested to received the approved Building plan from this Office as early as possible.

Thanking You

Executive Officer Rajarhat Panchayat Samity Executive Officer Rejarhat Panchayat Samity Rejarhat, Norm 24 Parganas

Office of the Rajarhat Panchayat Samity **Rajarhat Development Block** North 24 Parganas

Memo No:-319 /RPS

Date: - 24 Pypy3

To

DEVLOPER: A D CONSTRUCTION,

Land Owner : Sri Subodh Majhi,Sri Keshaw Peasad Jaiawal,Sri Subhen Gain,Sri Rabi Gyne, Sri Swapan Gayne, Sri Pradip Das, Smt. Bina Das, Sri Bipon Basu, Sri Biplab Basu, Smt. Sanhita Biswas, Sri Soumen Ghosh & Sri Swapan Ghosh, Ghuni, Jyangra Hatiara 2no Gram Panchayet, Rajarhat Panchayat samity, North 24 Parganas.

Sub: - Plan Sanction Fees in respect of proposed G+ IV Storied Residential Building Plan of

"Developer: A D CONSTRUCTION ., Land Owner: : Sri Subodh Majhi, Sri Keshaw Peasad Jaiawal, Sri Subhen Gain, Sri Rabi Gyne, Sri Swapan Gayne, Sri Pradip Das, Smt. Bina Das, Sri Bipon Basu, Sri Biplab Basu, Smt. Sanhita Biswas, Sri Soumen Ghosh & Sri Swapan Ghosh," at Mouza-Ghuni; J.L No:-23, R.S & L.R Dag No:-3091 & 3092, L.R. Khatian no-7903, 8180, 1917/2, 1638/3, 1900/4, 3310, 3311, 3846, 8432, 8433, 9374, 9380 & 7540, RE.SA. No-232, Touzi No-178, P.S:-Rajarhat New Town, under Jyangra Hatiara 2no. Gram Panchayat, Rajarhat Panchayet Samity, North 24 Parganas.

Ref .No.:-i) 1057/NZP on dated-06.03.2023 ii) 1126 /NZP on dated- 17.03.2023

Sir.

With reference to the above mentioned subject the undersigned would like to inform them that their prayer for permission of Residential Building Plan of "Developer: A D CONSTRUCTION ., Land Owner: : Sri Subodh Majhi, Sri Keshaw Peasad Jaiawal, Sri Subhen Gain, Sri Rabi Gyne, Sri Swapan Gayne, Sri Pradip Das, Smt. Bina Das, Sri Bipon Basu, Sri Biplab Basu, Smt. Sanhita Biswas, Sri Soumen Ghosh & Sri Swapan Ghosh :," as stated in the said reference has examined and is under active consideration of Panchayat Samity.

He is hereby requested to deposit the Building construction fees amounting of Rs. 1,60116.00(One Lakh Sixty Thousand One Hundred Sixteen only) calculation shown below in A/C No.-922020041830946 A/C holder Name- EO RAJARHAT PANCHAYET SAMITY A/C BUILDING PLAN FEE, IFSC Code-UTIB0002121. You are also requested to submit the bank statement authenticated by bank itself, before the undersigned.

Proposed cover area-3718.79m² 40,029 sq- ft @ 4/sq-ft =1,60116.00/-

(One Lakh Sixty Thousand One Hundred Sixty only). It is requested to receive the approved plan of building after submission of all fees receipt copy (Panchayat Samity demand amount and CESS amount) from this office as early as possible.

Thanking You

-1 G -

Executive Officer Rajarhat Panchayat Samit

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

Memo No. 126 /(N)ZP.

To,

Ref:

Date: 17/03/2023

The Executive Officer, Rajarhat Panchayat Samity, North 24 Parganas

Approval of Building plan of proposed G+4 storied(14.950 M.HT) Residential Building plan of Sub: "DEVLOPER: AD CONSTRUCTION, Land owner: Sri Subodh Majhi, Sri Keshaw Peasad Jalswal, Sri Subhen Gain, Sri Rabi Gyne, Sri Swapan Gayen, Sri Pradip Das, Smt. Bina Das, Sri Bipon Basu, Sri Biplab Basu, Smt. Sanhita Biswas, Sri Soumen Ghosh & Sri Swapana Ghosh ", at Mouza- Ghuni, j.L. no. 23, R.S. & L.R. Dag no. 3091 & 3092, L.R. Khatian no. 7903, 8180, 1917/2, 1638/3, 1900/4, 3310,3311,3846, 8432, 8433, 9374, 9380 & 7540, RE.SA. No. 232, Touzi no. 178, P.S. Rajarhat New Town under Jyangra Hatiara-2no. G.P, Rajarhat Panchayat Samity,

i) Letter of NZP vide memo no. 1057/N.Z.P. Dated 06.03.2023. ii)Letter of RPS vide memo no. 1040/RPS Dated 17.08.2022.

With reference to the letter mentioned above, North 24 Parganas Zilla Parishad, hereby accords the technical approval of proposed G+4 storied(14.950 M.HT) Residential Building plan of "DEVLOPER: AD CONSTRUCTION, Land owner: Sri Subodh Majhi, Sri Keshaw Peasad Jaiswal, Sri Subhen Gain, Sri Rabi Gyne, Sri Swapan Gayen, Sri Pradip Das, Smt. Bina Das, Sri Bipon Basu, Sri Biplab Basu, Smt. Sanhita Biswas, Sri Soumen Ghosh & Sri Swapana Ghosh ", subject to the Structural Stability Certificate mentioned over the plan by Susmita Choudhury, B.Tech (Civil) WBUT, M.E(Construction)JU, ESE-I/RJPSON/130, ESE-II/KMC/664, as well as vetting & approval of plan by Dr. Dipankar Chakravorty, Structural Engineering Division, Professor & Former Head Civil Engineering

In this regard, you are hereby instructed to check the land details once again from your end prior to release of

Besides you are also hereby instructed to keep regular watch from your end, so that construction work in the

Occupancy cum completion certificate will have to be issued from your end after receiving the full clearance of cess amount credit certificate from the concerned authority.

Memo no. /(N)Z.P.

Additional Executive Officer North 24 Parganas Zila Parishad Date: /03/2023

Copy forwarded for information and necessary action as per rule:

Received 21/031

- 1. DEVLOPER, ADCONSTRUCTION, Land owner: Sri Subodh Majhi, Sri Keshaw Peasad Jaiswal, & Others, Ghuni, Jyangramatara 2no, Gram Panchayet, Rajarhat Panchayat Samity.
- 2. Office Copy

Additional Executive Officer North 24 Parganas Zila Parishad ITTO 14 Varganas 71

NORTH 24 PARGANAS ZILLA PARISHAD RISHI BANKIM SARANI, BARASAT. KOLKATA-700124 ZP. <u>APPROVAL ODER</u>

Memo No. /(N)ZP.

Date: / /03/2023

To, The Executive Officer, Rajarhat Panchayat Samity, North 24 Parganas

Sub: Approval of Building plan of proposed G+4 storied(14.950 M.HT) Residential Building plan of "DEVLOPER: AD CONSTRUCTION, Land owner: Sri Subodh Majhi, Sri Keshaw Peasad Jaiswal, Sri Subhen Gain, Sri Rabi Gyne, Sri Swapan Gayen, Sri Pradip Das, Smt. Bina Das, Sri Bipon Basu, Sri Biplab Basu, Smt. Sanhita Biswas, Sri Soumen Ghosh & Sri Swapana Ghosh ", at Mouza- Ghuni , j.L. no. 23, R.S. & L.R. Dag no. 3091 & 3092, L.R. Khatian no. 7903, 8180, 1917/2, 1638/3, 1900/4, 3310,3311,3846, 8432, 8433, 9374, 9380 & 7540, RE.SA. No. 232, Touzi no. 178, P.S. Rajarhat New Town under Jyangra Hatiara-2no. G.P, Rajarhat Panchayat Samity, North 24 Parganas.

Ref: i) Letter of NZP vide memo no. 1057/N.Z.P. Dated 06.03.2023. ii)Letter of RPS vide memo no. 1040/RPS Dated 17.08.2022.

With reference to the letter mentioned above, North 24 Parganas Zilla Parishad, hereby accords the technical approval of proposed **G+4** storied(14.950 M.HT) Residential Building plan of "DEVLOPER: AD CONSTRUCTION, Land owner: Sri Subodh Majhi, Sri Keshaw Peasad Jaiswal, Sri Subhen Gain, Sri Rabi Gyne, Sri Swapan Gayen, Sri Pradip Das, Smt. Bina Das, Sri Bipon Basu, Sri Biplab Basu, Smt. Sanhita Biswas, Sri Soumen Ghosh & Sri Swapana Ghosh ",subject to the Structural Stability Certificate mentioned over the plan by Susmita Choudhury, B.Tech (Civil)-WBUT, M.E(Construction)JU, ESE-I/RJPSON/130, ESE-II/KMC/664, as well as vetting & approval of plan by Dr. Dipankar Chakravorty, Structural Engineering Division, Professor & Former Head Civil Engineering Department, Jadavpur University.

In this regard, you are hereby instructed to check the land details once again from your end prior to release of final approval/sanction.

Besides you are also hereby instructed to keep regular watch from your end, so that construction work in the field is to be made as per approved plan.

Occupancy cum completion certificate will have to be issued from your end after receiving the full clearance of cess amount credit certificate from the concerned authority.

1126/1(2) Memo no. /(N)Z.P.

مرم Additional Executive Officer North 24 Parganas Zila Parishad Date: 1구/03/2023

Copy forwarded for information and necessary action as per rule:

- 2. DEVLOPER: AD CONSTRUCTION, Land owner: Sri Subodh Majhi, Sri Keshaw Peasad Jaiswal, & Others,
- Ghuni, Jyangra Hatiara-2no. Gram Panchayet, Rajarhat Panchayat Samity.
- 2. Office Copy

Additional Executive Officer North 24 Parganas 7ila Parishad



GOVERNMENT OF WEST BENGAL Office of the Assistant Labour Commissioner 34, K.N.C. Road (Station Road), 3rd Floor, Barasat, North 24 Parganas Tele-fax: 033-2552-3628. Email: bst.rlo.alc@gmail.com

Memo No: 16 5 /2023/ALC/BST

Dated: 15/03/2023

To AD Construction, Ghuni, Jyangra Hatiara-2 no. Gram Panchayet, Rajarhat Panchayat Samity

Sub: E-payment of CESS

In Connection with your letter No. NIL, Dated: NIL, this is to inform you that an amount of Rs.554725/- (Five Lakh Fifty Four Thousand Seven Hundred Twenty Five Only) is credited at our A/C No. 0127050013759 Vide UTR/Reference No. BARBR52023030600887221 as a Cess amount on 06.03.2023.

Now, you are requested to submit Form-I as per BOCW CESS Rules under section 6(1) to the office of the under signed at an early date.

Biswajit Mukherjee Deputy Labour Commissioner (P) Barasat, North 24 Parganas

Form No. 2, (Rule 5)	<u>Cashier's Receipt</u> Parganas Zilla Paris	
Baras	at North 04 Deve	nad
004	at, North 24 Parganas	· /
Book No. 094	SI. No	Date: 151323
Received from Shri/Smt. or M/s		C. e. marine fran
(Full address)	Jothy Chin, Tree	mare Hotin - Dart Ry
Rs. 5.6032 P. (Rupees)	(In words)	mon Abreever
only by Cash / Cheque / Draft be	aring No. & Date	1att
BOD, Répartent Bran	nch on account of <u></u>	m.f.Trcp.
		11
		10 15/3/23
Counter Signature of E.O./A.E.O./FC&C North 24 Parganas Zilla Parishad,Bara	CAO asat Nar	Signature of the Cashiepar STIBO ne:
		Holth 24 Parganasar Barasar

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Form No. 2, (Rule 5) Cashier's Receipt North 24 Parganas Zilla Parishad Barasat, North 24 Parganas.				
Book No	SI. No. 9317	Date: 1.5.1.3)23		
Received from Shri/Smt. or M/s. D. La Labor. AD. Company form (Name in full) of. Babor May thi Scotling, Ghum, Jre angera Hadra D. P. Refere (Full address) Rs. D. S. J. T. R. (Rupees Fine Jake Jelle and Ama Person Proper (In Words) only by Cash / Cheque / Draft bearing No. & Date 393256 of 1.06 [3123]. drawn on ADD, R. Jarthat. Branch on account of Plan Santice feel				
Counter Signature of E.O./A.E.O./ North 24 Parganas Zilla Parishad	/FC&CAO I,Barasat	Signature of the Cashier shou Name:		

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