

RECEIVE ORIGINAL SANCTION PLAN AND RELATED DOCUMENTS  
AT Mouza-

OF VENI REALTORS LLP  
Chandrapuram; J.L. No.:- 32; R.S No.:- .....; R.S & L.R Dag No.:-  
413  
4132; L.R. KHATIAN NO:-  
Patharaghat Gram Panchayat under Rajarhat Panchayet  
Samity, North 24 Parganas

B.P- 273

CONTENT	DELIVER	MEMO NO.:-
RPS. RECEIVE COPY	✓	Date:- 01.04.2022
RPS TO ZILLA RECEIVE COPY	✓	564/RPS, Date:- 27.04.2022
NZP TO NKDA RECEIVE COPY	X	
ROAD WIDTH CERTIFICATE	X	
SEWERAGE CERTIFICATE	X	
NKDA TO NZP RECEIVE COPY	X	
NZP DEMAND LETTER	✓	268/NZP, Date:- 30.06.2022
NZP CASHIER RECEIVE COPY	✓	Book No-090, SLNo-8965, Dt:- 04/07/22 Book No-090, SLNo-8976, Dt:- 11/7/22
NZP APPROVAL COPY	✓	299/NZP, Date:- 13.7.2022
NZP TO RPS RECEIVE COPY	✓	Date:- 14.07.2022
RPS DEMAND LETTER	✓	872/RPS, Date:- 18.7.2022
RPS CASHIER RECEIVE COPY	✓	Book No-124, SLNo-17442, Dt:- Book No-124, SLNo-17441, Dt:-
RPS APPROVAL COPY	✓	920/RPS, Date:- 19.7.2022
ARCHITECTURAL COPY	01	copy
STRUCTURAL COPY	03	copy

signature of Receiver

*VP*  
20/07/2022

# VENI REALTORS LLP

Date: - 01-04-2022

To,  
The Executive Engineer  
Rajarhat Panchayet Samity  
Rajarhat, Kolkata-700135

Sub: Submission of New File for sanction of G+4 Storied building

In connection with we are submitting herewith the details of G+4 storied building plans at Mouza-  
Chakpachuria, R.S and L.R Dag no- 413, C.S Dag No- 408, J.L No- 33, L.R Khatian No- 3017, under  
Patharghata Gram Panchayet under Rajarhat Panchayet Samity, Dist- North 24 Parganas.

Respected Sir,

We are the owner of the above mentioned project we want to submit our sanction plan at our end.  
Kindly do the needful.

Thank You,

Submitted by-

**Veni Realtors LLP**  
Binay kumar Singh  
Partner

**Veni Realtors LLP**  
Rinky Shaw  
Partner



9339898663  
LOKENATH TOWER  
NK-73, NISHIKANAN, TEGHARIA  
KOLKATA-700 157

01

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

Memo No:- 564 /RPS

Date:- 28/04/22  
B.P.:-273

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

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

Sir,

In connection with above I am submitting herewith the details of Proposed G+IV Storied Building at Mouza:-Chakpachuria; R.S.& L.R Dag No-413,C.S Dag No-408, L.R Khatian No-3017, J.L No.:- 33 P.S:-Rajarhat Under Patharghata Gram Panchayat,Dist-North 24 Parganas... At this end for your Approval.

This is for your kind information and taking necessary action.

Yours faithfully



Executive Officer  
Rajarhat Panchayat Samity

Enclose.

- 1.Deed &Parcha
- 2.Form 4A
- 3.Tax & Khajna
- 4.Architectural Drawing
- 5.Conversion Certificate



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

Memo No. 268 / (N)ZP.

Date: 30 / 06 / 2022

**DEMAND NOTICE**

To,  
**VENI REALTORS LLP,**  
**Chakpachuria, P.S- Rajarhat,**  
**Patharghata Gram Panchayet,**  
**Rajarhat Panchayat samity.**

Sub: Calculation of plan Sanction Fees in respect of proposed G+4 storied Residential Building plan of "VENI REALTORS LLP", at Mouza- Chakpachuria, j.L. No.-33, Touzi no. 145, R.S. & L.R. Dag no. 413, L.R. Khatian no. 4132, P.S. Rajarhat New Town under Rajarhat Patharghata 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 Residential Building plan of "VENI REALTORS LLP", at Mouza- Chakpachuria, j.L. No.-33, Touzi no. 145, R.S. & L.R. Dag no. 413, L.R. Khatian no. 4132, P.S. Rajarhat New Town under Rajarhat Patharghata G.P, Rajarhat Panchayat samity, North 24 Parganas.

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

Ground Floor Covered Area = 1 X 152.83 = 152.83 Sqm.

Typical 1<sup>st</sup> to 4<sup>th</sup> Floor Covered Area = 4 X 170.560 = 682.24 Sqm.

Total Covered Area = 835.07 Sqm.

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

Car Parking Area (-) = 111.000 Sqm.

Stairway, Lift, Lobby Area (-) = 130.63 Sqm.

Total Exemption (-) = 241.630 Sqm.

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

(Total Covered Area - Total Exemption Area) = (835.07 - 241.630) Sqm. = 593.440 Sqm.

B. Floor Area Ratio (F.A.R.) =  $\frac{\text{Total Floor Area after Exemption}}{\text{Total Land Area}} = \frac{593.440}{326.920} = 1.815$

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

Rate is Rs.100.00/Sqm. [As per Table-1,(i)]

Sanction Fees = @Rs.100.00/Sqm. X 835.07 Sqm = Rs. 83507.00

(Rupees Eighty Three Thousand Five Hundred Seven ) only

Total Plan Sanction Charges (A)	Zilla Parishad Share (B)	P.S / G.P. Share (C)
Rs. 83507.00 (Rupees Eighty Three Thousand Five Hundred Seven ) only	80% of the Total Plan Sanction Fee stands Rs.66806.00 (Rupees Sixty Six Thousand Eight Hundred Six only)	20% of the plan sanction Fee stands Rs.16701.00 (Rupees Sixteen Thousand Seven Hundred One only)

You are requested to deposit Rs.66806.00 (Rupees Sixty Six Thousand Eight Hundred Six 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. 107864.00 (Rupees One Lakh Seven Thousand Eight Hundred Sixty Four ) only of total project Cost Rs. 10786432.18 as declaration submitted by the Developer.

You are directed to deposit Rs.16701.00 ( Rupees Sixteen Thousand Seven Hundred One 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.

9/4 29/06/22  
Additional Executive Officer  
North 24 Parganas Zilla Parishad

Memo no.....

Date...../06/2022

Copy forwarded for information & necessary action as per rule:

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. Executive Officer, Rajarhat Panchayat Samity.
5. Cash Section, North 24 Parganas Zilla Parishad.
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. 090

Sl. No. 8965

Date: 04/7/22

Received from Shri/Smt. or M/s Ven's Realtors LLP  
(Name in full)

of Chakpa churia, Pathargate a.p, Rajarhat, (N) 24 Parganas  
(Full address)

Rs. 668063.00 (Rupees Sixty Six Thousand Eight Hundred Sixty Three)  
(In words)

only by Cash /  Cheque / Draft bearing No. & Date 317833 dt 30/6/22 drawn on

Indian Bank Branch on account of plaz Santiaa fee.

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

04/7/22  
Signature of Cashier  
Name: Cashier  
North 24 Parganas, Zilla Parishad  
Barasat

Form No. 2, (Rule 5)

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

Book No. 090

Sl. No. 8976

Date: 11/7/22

Received from Shri/Smt. or M/s Venir Reactors LLP  
(Name in full)

of Patharghata A. P. Rajarhat, (N) 24 Parganas  
(Full address)

Rs. 107,864/- (Rupees One Lakh Seven Thousand Eight Hundred Sixty Four)  
(In words)

only by Cash / Cheque / Draft bearing No. & Date 317825 A. 30/8/22 drawn on

Indian Bank, Dum Dum Branch on account of Contribution of Com of TMC

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

Signature of the Cashier  
Name: [Signature]  
North 24 Parganas, Zilla Parishad  
Barasat

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

Date: /07/2022

Memo No. /(N)ZP.

**APPROVAL ORDER**

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

Sub: Approval of Building plan of proposed G+4 storied Residential Building plan of "VENI REALTORS LLP", at Mouza- Chakpachuria, j.L. No.-33, Touzi no. 145, R.S. & L.R. Dag no. 413, L.R. Khatian no. 4132, P.S. Rajarhat New Town under Rajarhat Patharghata G.P, Rajarhat Panchayat samity, North 24 Parganas.

Ref: i) Letter of NZP vide memo no. 268 /N.Z.P. Dated 30.06.2022.  
ii) Letter no. 564/RPS. dt. 27.04.2022.

With reference to the letter mentioned above, North 24 Parganas Zilla Parishad, hereby accords the technical approval of proposed G+4 storied Residential Building plan of "VENI REALTORS LLP", subject to the Structural Stability Certificate mentioned over the plan by Susmita Chaudhury, B.Tech( WBUT), M.E.(JU), Civil Engineer, NKDA, Licence no. CVER/NKDA/1000175, as well as vetting & approval of plan by Dr. Dipankar Chakravorty, Structural Engineering Division, Professor & Former Head Civil Engineering Department, Jadavpur University, respectively.

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.

b/d

**Additional Executive Officer**  
**North 24 Parganas Zila Parishad**

Date: 13/07/2022

299/1/22  
Memo no. /(N)ZP.

Copy forwarded for information and necessary action as per rule:

1. VENI REALTORS LLP, Chakpachuria, P.S- Rajarhat, Patharghata Gram Panchayet, Rajarhat Panchayat samity .
2. Office Copy .

13/07/22  
**Additional Executive Officer**  
**North 24 Parganas Zila Parishad**

d/b



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

Date: 13/07/2022

Memo No. 299/(N)ZP.

**APPROVAL ORDER**

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

Sub: Approval of Building plan of proposed G+4 storied Residential Building plan of "VENI REALTORS LLP", at Mouza- Chakpachuria, j.L. No.-33, Touzi no. 145, R.S. & L.R. Dag no. 413, L.R. Khatian no. 4132, P.S. Rajarhat New Town under Rajarhat Patharghata G.P, Rajarhat Panchayat samity, North 24 Parganas.

Ref: i) Letter of NZP vide memo no. 268/N.Z.P. Dated 30.06.2022.  
ii) Letter no. 564/RPS. dt. 27.04.2022.

With reference to the letter mentioned above, North 24 Parganas Zilla Parishad, hereby accords the technical approval of proposed G+4 storied Residential Building plan of "VENI REALTORS LLP", subject to the Structural Stability Certificate mentioned over the plan by Susmita Chaudhury, B.Tech( WBUT), M.E.(JU), Civil Engineer, NKDA, Licence no. CVER/NKDA/1000175, as well as vetting & approval of plan by Dr. Dipankar Chakravorty, Structural Engineering Division, Professor & Former Head Civil Engineering Department, Jadavpur University, respectively.

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.

*[Signature]*  
13/07/22  
Additional Executive Officer  
North 24 Parganas Zila Parishad  
Date: /07/2022

Memo no. /(N)Z.P.

Copy forwarded for information and necessary action as per rule:  
1. VENI REALTORS LLP, Chakpachuria, P.S- Rajarhat, Patharghata Gram Panchayet, Rajarhat Panchayat samity .  
2. Office Copy .



*[Signature]*  
13/07/22  
Additional Executive Officer  
North 24 Parganas Zila Parishad

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

Memo No:- 872 /RPS

Date:- 18/07/2022

**To**  
**VENI REALTORS LLP**  
Chakpachuria, P.S.-Rajarhat  
Patharghata Gram Panchayat  
Rajarhat Panchayat Samity, North 24 Parganas

B.P- 273

**Sub:-** Plan Sanction Fees in respect of proposed (G+IV) Storied Residential Building Plan of "VENI REALTORS LLP" at Mouza- Chakpachuria; J.L No:-33, R.S & L.R Dag No:-413, L.R. Khatian No-4132, P.S.-Rajarhat New Town, under Patharghata Gram Panchayat, Rajarhat Panchayat Samity, North 24 Parganas

**Ref.No.:-**i)268/(N)ZP Date:-30.06.2022  
ii) 299 /(N)ZP Date:-13.07.2022

**Sir,**

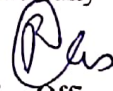
With reference to the above mentioned subject the undersigned would like to inform them that their prayer for permission of Residential Building Plan of "VENI REALTORS LLP" as stated in the said reference has examined and is under active consideration of Panchayat Samity.

He is hereby requested to deposit the Building construction fee amounting of Rs. 22,472.00 (calculation shown below) in favour of the Executive Officer Rajarhat Panchayat Samity, by Bank Draft.

Building Construction charges as per Rules 66 under 64 to 83 of the West Bengal Panchayat (Panchayat Samity Administration) Rule 2008.

Proposed cover area  $835.07m^2$  8988.69 sq- ft @2.50/sq-ft 22,471.72/- Say- @22,472.00  
(Twenty Two Thousand Four Hundred Seventy Two Only)

Thanking  
Yours faithfully

  
Executive Officer  
Rajarhat Panchayat Samity


Date:- 18/07/2022

Memo No:- 872/16/RPS

Dated:-

Copy forwarded for information to:-

1. Sabhapati, Rajarhat Panchayat Samity
2. Saha Sabhapati, Rajarhat Panchayat Samity
3. Karmadhyakshya PKOPSS, Rajarhat Panchayat Samity
- 4 J.E (B.P,C) Rajarhat Panchayat Samity
5. Account-cum Head clerk, Rajarhat P.S
6. Cashier, Rajarhat Panchayat Samity for Receiving fees

  
Executive Officer  
Rajarhat Panchayat Samity  
Dated:-

Form No. 2 [Rule 5]

**Cashier's Receipt**

..... Rajshat ..... Zilla Parishad / Panchayat Samity

Book No. 124 ..... SI. No. 17441 ..... Date 19/07/2022 .....

Received from Shri / Smt. or M/s. Veni Realtors LLP ..... of  
(Name in full)

..... Chakpachuria, Patharghata G.P .....  
(Full Address)

Rs. 16,701/- (in digit) ..... (Rupees Sixteen thousand seven hundred one only)  
(in words)

by Cash / Cheque / Draft bearing No. & Date 317838 dt. 19/07/2022 .....

drawn on Indian Bank, dum dum Branch on account of Fees for sanctioning of Building  
Plan against letter no. 268/(M)7P  
dt. 30/03/22 of AEO, N&P

Counter Signature of E.O. / A.E.O. / Secretary / Dy. Secretary

Seal of Zilla Parishad  
or Panchayat Samity

Xxxx  
Signature of Cashier  
Cashier-in-Charge  
Name Rajshat Panchayat Samity .....

Form No. 2 [Rule 5]

**Cashier's Receipt**

..... Rajarhat ..... Zilla Parishad / Panchayat Samity

Book No. 124 ..... Sl. No. 17442 ..... Date 19/07/2022 .....

Received from Shri / Smt. or M/s. Veni Realtors LLP ..... of  
(Name in full)

Chakpachuria, Patharghata G.P .....  
(Full Address)

Rs. 22,472/- (in digit) ..... (Rupees Twentytwo thousand four hundred only)  
(in words) seventytwo only

by Cash / Cheque / Draft bearing No. & Date 317839 dt. 19/07/22 .....

drawn on Indian Bank, sum sum Branch on account of Fees for sanctioning of Building  
Plan against letter no. 872/RPS  
dt. 18/07/2022 of EO, RPS

Counter Signature of E.O. / A.E.O. / Secretary / Dy. Secretary

Seal of Zilla Parishad  
or Panchayat Samity

[Signature]  
Signature of Cashier  
Cashier-in-Charge  
Name Rajarhat Panchayat Samity .....

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

Memo No:- 920 /RPS

Date:- 19/07/2022

B.P:-273

**To**

**VENI REALTORS LLP**  
Chakpachuria, P.S.-Rajarhat  
Patharghata Gram Panchayat  
Rajarhat Panchayat Samity, North 24 Parganas

**Sub:- Approval of Proposed (G+IV) Storied Residential Building Plan of "VENI REALTORS LLP" at Mouza- Chakpachuria; J.L No:-33, R.S & L.R Dag No:-413, L.R. Khatian No-4132, P.S:- Rajarhat New Town, under Patharghata Gram Panchayat, Rajarhat Panchayat Samity, North 24 Parganas**

Ref .No.:-i) 268/(N)ZP Date:-30.06.2022  
ii) 299/(N)ZP Date:- 13 .07.2022  
iii) 872/RPS Date:- 18.07.2022

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 deposit the actual amount of CESS to the concerned 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  
Yours faithfully



**Executive Officer  
Rajarhat Panchayat Samity**



**JADAVPUR UNIVERSITY**  
KOLKATA - 700 032, INDIA.

Dr. Dipankar Chakravorty

98301 88502, 2457 2589 (O)

B.E. (JU)-Gold Medalist, M.Tech. (IIT KGP)-Gold Medalist  
PhD (IITKGP)  
Professor and Former Head, Civil Engineering Department  
Faculty of Engineering & Technology

**To whom it may concern**

14/05/2022

The undersigned has gone through structural design and drawings of "Proposed G+4 storied residential building at Mouza: - Chakpachuria; J. L. No.:-33 Touzi No. :-145, R.S. & L.R Dag Nos. 413; L. R. Khatian No. : - 4132 under Patharghata Gram Panchayet P. S. rajarhat, Dist. 24-PGS. (N)" with the soil report as input

The submittals considered all primary and combination load cases as per IS codes and NBC of India including seismic forces. The design philosophy and methodology are in accordance with IS codal provisions. The vetted drawings are found to be in order and structure should be safe and stable against code stipulated earthquake forces if the pile capacities as mentioned in structural drawing are ensured at site by initial and routine pile load test under supervision of competent geotechnical engineer. The execution should be done by AAC blocks and by complying with the vetted drawings including each and every note mentioned in the drawings under supervision of competent structural and geotechnical engineers.

Dr. Dipankar Chakravorty  
Professor and Former Head, Civil Engineering Department  
Structural Engineering Division  
Jadavpur University

DR. DIPANKAR CHAKRAVORTY  
STRUCTURAL ENGINEERING DIVISION  
PROFESSOR & FORMER HEAD  
CIVIL ENGINEERING DEPARTMENT  
JADAVPUR UNIVERSITY  
B.E. (J.U.) GOLD MEDALIST  
M.TECH (IITKGP) GOLD MEDALIST  
PH.D (IIT KGP)  
(OFF) 033-2457 2580  
(M) 9830188502 & 9433903143  
EMAIL : Prof.dipankar@gmail.com