

To  
The Executive Officer  
Rajarhat Panchayet Samity

SUB: Submission of new file for sanction at a land covered by Plot of Dag no 1308,1309,1310,1311,1312,1313 and 1316 in mouza Jamalpara, J.L no 42, R.S NO 124, Touzi no 173 at present 10, within the Jurisdiction of Rajarhat- Bishnupur (RB-II) Gram Panchayet of Police Station

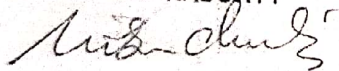
Respected Sir,

We are the developers of the above mentioned project , we want to submit our sanction plan at your end.

Kindly do the needful.

Yours faithfully

**\*MILAN CHAKRABORTY**



Director

ADVANTAGE BENGAL INFRASTRUCTURE LTD.

Constituted Attorney of

DWARKAPATI INFRA PROJECTS PVT. LTD.

MAREO SALES PVT. LTD.

NATURAL DEVELOPERS PVT. LTD.

NEWTRAL HOLDING PVT. LTD.

OSCAR BUSINESS PVT. LTD.

SMART CHAMP BUSINESS PVT. LTD.

SIMPLICITY DEVELOPERS PVT. LTD.



without sanction

o/c

(2)

OFFICE OF THE RAJARHAT PANCHYAT SAMITY  
RAJARHAT, NORTH 24 PARGANAS

Memo No: ~~702~~/Rht  
364

Date: 29.04.2021

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

B.P. 189

B+G+III

Sub: Submission of ~~G+IV~~ storied Building for your approval.

Sir,

In connection with above I am submitting herewith the Details of B+G+ III Storied building plans along with inspection report submitted by **Advantage Bengal Infrastructure LTD.** At Mouza- Jamalpara, R.S/L.R. Dag No-1308,1309,1310,1311,1312,1313 & 1316, J.L.No-42, P.S. Rajarhat under Rajarhat-Bishnupur 2 No. G.P. under Rajarhat Panchyat Samity, Dist:-N-24 Pargans at this end for your final approval.

This is for your kind information and taking necessary action.

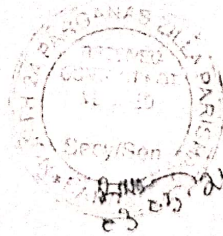
Enclose:-

1. Deed & porcha
2. Form 4A
3. Tax & Khajna
4. Conversion certificate
5. 3 copy Building Plan

Yours Faithfully

*Ras*

Executive Officer  
Rajarhat Panchyat Samity



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

Memo No. 224/(N)ZP.

DEMAND NOTICE

Date: 23/07/2021

To,  
"ADVANTAGE BENGAL INFRASTRUCTURE LIMITED"  
Jamalpara, Rajarhat Bishnupur 2no. Gram Panchayat  
Rajarhat Panchayat Samity, North 24 Parganas.

Sub: Calculation of plan Sanction Fees in respect of proposed B+G+III storied Residential Building plan of "ADVANTAGE BENGAL INFRASTRUCTURE LIMITED" at Mouza- Jamalpara, j.L. No.-42, R.S no. 124, Touzi no. 173, Present Touzi no. 10, R.S & L.R. Dag no. 1309, 1310, 1311, 1312, 1313 & 1316, L.R. Khatian no. 3782, 3631, 3783, 3664, 3531, 3781, 3380, P.S. Rajarhat New Town under Rajarhat Bishnupur 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 B+G+III storied Residential Building plan of "ADVANTAGE BENGAL INFRASTRUCTURE LIMITED" at Mouza- Jamalpara, j.L. No.-42, R.S no. 124, Touzi no. 173, Present Touzi no. 10, R.S & L.R. Dag no. 1309, 1310, 1311, 1312, 1313 & 1316, L.R. Khatian no. 3782, 3631, 3783, 3664, 3531, 3781, 3380, P.S. Rajarhat New Town under Rajarhat Bishnupur 2no. G.P, Rajarhat Panchayat samity, North 24 Parganas.

A. Covered Area(Total Floor Area):-

Basement Floor Covered Area	= 1 X 979.242	= 979.24 Sqm.
Ground Floor Covered Area	= 1 X 934.749	= 934.75 Sqm.
Typical 1 <sup>st</sup> to 3 <sup>rd</sup> Floor Covered Area	= 3 X 1000.939	= 3002.82 Sqm.
Total Covered Area		= 4916.81 Sqm.

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

Car Parking Area(Basement) (-)	= 700.000 Sqm.
Car Parking Area(Gr. Fl.) (-)	= 25.000 Sqm.
Stairway, Lift, Lobby Area (-)	= 240.74 Sqm.
Total Exemption	= 965.740 Sqm.

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

(Total Covered Area- Total Exemption Area)=( 4916.808- 965.740 ) Sqm. =3951.068 Sqm.

B. Floor Area Ratio (F.A.R.)=  $\frac{\text{Total Floor Area after Exemption}}{\text{Total Land Area}} = \frac{3951.068}{2461.027} = 1.605$

C.(i) Building for Residential use:

Rate is Rs.175.00/Sqm. [As per Table-1,(i)]

Sanction Fees=@Rs.175.00/Sqm. X4916.81 Sqm =Rs. 860441.00

(Rupees Eight Lakh Sixty Thousand Four Hundred Forty One ) only.

Total Plan Sanction Charges (A)	Zilla Parishad Share (B)	P.S / G.P. Share (C)
Rs. 860441.00 (Rupees Eight Lakh Sixty Thousand Four Hundred Forty One ) only.	80% of the Total Plan Sanction Fee stands Rs.688353.00(Rupees Six Lakh Eighty Eight Thousand Three Hundred Fifty Three only)	20% of the plan sanction Fee stands Rs.172088.00( Rupees One Lakh Seventy Two Thousand Eighty Eight only)

You are requested to deposit Rs.688353.00(Rupees Six Lakh Eighty Eight Thousand Three 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.570720.00 (Rupees Five Lakh Seventy Thousand Seven Hundred Twenty ) only of total project Cost Rs. 57072048.00 as declaration submitted by the Developer.

You are directed to deposit Rs.172088.00( Rupees One Lakh Seventy Two Thousand Eighty Eight 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.

*[Signature]*  
Additional Executive Officer  
North 24 Parganas Zilla Parishad 1/