

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

Memo No. 70 / (N)ZP

Date: 04-05-2021 /03/2021

To,
The Executive Officer
Rajarhat Panchayat Samity
North 24 Parganas

Sub: Approval of Building plan of proposed **G+IV** storied Residential Building (Appartment) plan of **Dharitri Infracventure Pvt. Ltd.** ,at Mouza-Hudarait , J.L. No. -54, R.S Dag no. 224, Touzi no. 172 & 173, R.S & L.R Dag no. 2673, L.R. Khatian no. 862/1, P.S. Rajarhat New Town under Chandpur G.P, Rajarhat Panchayat Saqmity, North 24 Parganas.

Ref: i) Letter of NZP vide memo no. 902/N.Z.P. Dated 21.01.2021
ii) Letter no. 1148/RPS dt. 10.09.2020

In reference to letter mention above the North 24 Parganas Zilla Parishad here by accords the technical approval in respect of the said construction "**Dharitri Infracventure Pvt. Ltd.**" G+IV storied Residential Building plan only subject to the certificate of Architect plan submitted by the Developer issued by Mita Saha, Licence Building Surveyor, KMC no. 662(I) and vetted & approved by Dr. Partha Ghosh, B.E. (Civil), M.E. (Structural), Ph. D (Engg.), Assistant Professor, Construction Engg. Department , Jadavpur university, Kol – 98.

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 approval plan.


Additional Executive Officer
North 24 Parganas Zilla Parishad

Memo No. / (N)ZP

Date: /03/2021

Copy forwarded for information and necessary action as per rule:

1. Dharitri Infracventure Pvt. Ltd. , Hudarait, Chandpur Gram Panchayat, Rajarhat Panchayat Samity, North 24 Parganasa.
2. Office Copy

Additional Executive Officer
North 24 Parganas Zilla Parishad

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

Memo No. 902 / (N)ZP.

DEMAND NOTICE

Date: 2/01/2021

To,
Dharitri Ifraventure Pvt. Ltd.
Hudarait, Chandpur Gram Panchayat
Rajarhat Panchayat Samity, North 24 Parganas.

Sub: Sub: Calculation of plan Sanction Fees in respect of proposed **G+IV** storied Residential Building (Appartment) plan of **Dharitri Ifraventure Pvt. Ltd.**, at Mouza-Hudarait, j.L. No.-54, R.S Dag no. 224, Touzi no. 172 & 173, R.S & L.R Dagno. 2673, L.R. Khatian no. 862/1, P.S. Rajarhat New Town under Chandpur 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+IV** storied Residential Building (Appartment) plan of **Dharitri Ifraventure Pvt. Ltd.**, at Mouza-Hudarait, j.L. No.-54, R.S Dag no. 224, Touzi no. 172 & 173, R.S & L.R Dagno. 2673, L.R. Khatian no. 862/1, P.S. Rajarhat New Town under Chandpur G.P, Rajarhat Panchayat samity, North 24 Parganas.

A. Covered Area (Total Floor Area):-

TOWER-7:- Ground Floor Covered Area	= 1 X 205.700	= 205.700 Sqm.
Typical 1 st & 4 th Floor Covered Area	= 4X 205.700	= 822.800 Sqm
TOWER-8:- Ground Floor Covered Area	= 1 X 219.940	= 219.940 Sqm.
Typical 1 st & 4 th Floor Covered Area	= 4X 219.940	= 879.760 Sqm
Total Covered Area		= 2128.200 Sqm.

Exemption Area [As per C1.-27(e) & 30(A(i)) Table – XVI & 27(i)&(h)]
Car Parking Area (-) = 368.58 Sqm.
Stairway, Lift, Lobby Area (-) = 75.25 Sqm.
Total Exemption = 439.83 Sqm.

Total Floor Area after Exemption for F.A.R. Consideration:-
(Total Covered Area- Total Exemption Area)=(2128.200 – 439.83) Sqm. =1688.37 Sqm.

B. Floor Area Ratio (F.A.R)= $\frac{\text{Total Floor Area after Exemption}}{\text{Total Land Area}} = \frac{1688.37}{1863.94052} = 0.906$

C. (i) Building Residential use:

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

Sanction Fees=@Rs.175.00/Sqm. X 2128.200 Sqm =Rs. 372435.00

(Rupees Three Lakh Seventy Two Thousand Four Hundred Thirty Five) only.

Total Plan Sanction Charges (A)	Zilla Parishad Share (B)	P.S / G.P. Share (C)
Rs. 372435.00 (Rupees Three Lakh Seventy Two Thousand Four Hundred Thirty Five) only.	80% of the Total Plan Sanction Fee stands Rs. 297948.00 (Rupees Two Lakh Ninty Seven Thousand Nine Hundred Forty Eight only)	20% of the plan sanction Fee stands Rs.74487.00(Rupees Seventy Four Thousand Four Hundred Eighty Seven only)

You are requested to deposit Rs. 297948.00 (Rupees Two Lakh Ninty Seven Thousand Nine Hundred Forty Eight 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.295614.00 (Rupees Two Lakh Ninty Five Thousand Six Hundred Forteen) only** of total project Cost Rs. 29561394.67 as declaration submitted by the Developer.

You are directed to deposit **Rs.74487.00(Rupees Seventy Four Thousand Four Hundred Eighty Seven 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.

Sd
Additional Executive Officer
North 24 Parganas Zilla Parishad

Memo no. 902/100/N.Z.P

Date.....21/01/2021

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

21/01/21