

Office of the Rajarhat Panchayat Samity
Executive Officer
North 24 Parganas

Memo No: - 3037 /RPS

Date:- 23/12/19.

TO
Dharity Infraculture Pvt Ltd
Hadurtite , Chandpur G.P.
Rajarhat Panchayat Samity
North 24 Parganas

B.P.- 65

Sub: Approval of Building in respect of proposed 3 block (G+4) (Tower - 4 , 5 & 6) storied Residential Building plan of Dharity Infraculture Pvt ltd at mouza - Hudarite, Touzi No - 10 , J.L No - 54 , R.S Dag No - 224 , L.R.S Dag No - 2673 , L.R.S Kh No - 2197 , 1616 & 2160 P.S - Rajarhat under Rajarhat Panchayat Samity, Dist North 24 Parganas.

Ref No: - i) 1177/ (N) Z.P; Dated - 06.11.2019

In connection with above he is hereby inform that his application for approval of 3 no Block (G+4) (Tower - 4 , 5 & 6) 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.

Difference amount of cess will have to be paid if there is differene in the super-buildup area submitted in revised plan (if produced) and the present approved plan , in future.

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

Thanking you

Yours faithfully

Signature
23/12/19

Executive Officer
Rajarhat Panchayat Samity

NORTH 24 PARGANAS ZILLA PARISHAD

RISHI BANKIM SARANI, BARASAT.

KOLKATA - 700 124



2584-6358
2584-6357

Memo No. 1177/(N) Z.P.

Date 06/11/19

To,
The Executive Officer
Rajarhat Panchayat Samity
North 24 Parganas

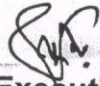
Sub : Approval of Building of **Dharitri Infraventure Pvt. Ltd.**, at Mouza - Hudartite, Touzi No.-10, J.L. No.54, R.S. Dag No.-224, L.R.S Dag No.-2673, L.R.S. Kh. No.-2197, 1616 & 2160 P.S. Rajarhat under Bishnupur-I Gram Panchayat Dist- North 24 Parganas.

Ref :- i) Letter of NZP vide Memo No.1130/N.Z.P. dated 01.10.2019.
ii) letter no.2785/RPS. Dated 03.09.19 of Rajarhat P.S.

In reference to letter mentioned above the North 24 Parganas Zilla Parishad here by accords the technical approval in respect of the said construction by **Dharitry Infraventure Pvt. Ltd.** for three nos. Block of (G + 4) storied namely (Tower 4, 5 & 6) Residential Building only subject to the certificate of Structural plan from **MS MITA SAHA, M.I.E., M.E.(Struct), C.E., ESE-92(1), AG-89, Sec-II, Salt Lake** and vetted by Dr. Gokul Mondal, Associate Professor, Department of Construction Engg., Jadavpur University, Kolkata-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 approved plan.


Additional Executive Officer
North 24 Parganas Zilla Parishad

Memo No. / (N) Z.P.

Date / 11/19

Copy forwarded for information and necessary action to :

1. The Pradhan, Bishnupur-I Gram Panchayat, North 24 Parganas.
2. Dharitri Infraventure Pvt. Ltd. Hudartite, Bishnupur - I Gram Panchayat, Rajarhat Panchayat Samity, North 24 Parganas.
3. Office Copy

Additional Executive Officer
North 24 Parganas Zilla Parishad



NORTH 24 PARGANAS ZILLA PARISHAD

RISHI BANKIM SARANI, BARASAT

KOLKATA - 700 124



2552-3005

2552-3009

Dated

10/09/2019

1/10/2019

1130
Memo No. ~~1169~~.....N.Z.P.

To
Dharitry Infraventure Pvt. Ltd.
Hudartite, Bishnupur-I Gram Panchayat
Rajarhat Panchayat Samity
North 24 Parganas

Sub : Plan Sanction Fees in respect of proposed 3 nos. Block of (G +4) (Tower-4,5&6) storied Residential Building plan of **Dharitry Infraventure Pvt. Ltd.** at Mouza – Hudartite, Touzi No.-10, J.L. No.54, R.S. Dag No.-224, L.R.S Dag No.-2673, L.R.S. Kh. No.-2197, 1616 & 2160 P.S. Rajarhat under Bishnupur-I Gram Panchayat Dist- North 24 Parganas.

Calculation Sheet of Plan Sanction fees as per New Town Kolkata Area (Building) Rules 2014 for the proposed 3(three) Nos. Block of (G+IV) storied Residential building plan of **Dharitry Infraventure Pvt. Ltd.** at Mouza –Hudartite, Touzi No.-10, J.L. No.54, R.S. Dag No.-224, L.R.S Dag No.-2673, L.R.S. Kh. No.-2197, 1616 & 2160 P.S. Rajarhat under Bishnupur-I Gram Panchayat Dist- North 24 Parganas.

Covered Area (Total Floor Area) :-

Tower-4 Ground Floor Covered Area = 1 X 200.135 = 200.14 Sqm.
Typical (1st to 4th) Floor Covered Area = 4 X 200.135 = 800.54 Sqm.
Total Covered Area = 1000.68 Sqm.

Tower-5 Ground Floor Covered Area = 1 X 154.890 = 154.89 Sqm.
Typical (1st to 4th) Floor Covered Area = 4 X 155.050 = 620.20 Sqm.
Total Covered Area = 775.09 Sqm.

Tower-6 Ground Floor Covered Area= 1 X 133.520 = 133.52 Sqm.
Typical (1st to 4th) Floor Covered Area = 4 X 133.520= 534.08 Sqm.
Total Covered Area = 667.60 Sqm.

Total Covered Area = (1000.68 +775.09 + 667.60)Sqm =2443.37 Sqm.

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

Car Parking Area (-) = 500.00 Sqm.

Stair, Lift, Lobby Area (-) =145.80 Sqm.

Total Exemption Area = 645.80 Sqm.

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

(Total Covered Area –Total Exemption Area) = (2443.365 – 645.800) Sqm = 1797.565 Sqm.

B. Floor Area Ratio (F.A.R) = $\frac{\text{Total Floor Area after Exemption}}{\text{Total Land Area}}$ = 1.08

C. (i) Building Residential use :

Rate is Rs.125.00/Sqm. (As per Table -1,

Sanction Fees = @Rs.125.00/Sqm. X 2443.37 Sqm = Rs.3,05,421.00

(Rupees Three Lakh Five Thousand Four Hundred Twenty One) only.

Total Plan Sanction Charges (A)	Zilla Parishad Share (B)	P.S. / G.P. Share (C)
Rs. 3,05,421.00 (Rupees Three Lakh Five Thousand Four Hundred Twenty One) only.	80% of the Total Plan Sanction Fee stands Rs.2,44,337.00 (Rupees Two Lakh Forty Four Thousand Three Hundred Thirty Seven only)	20% of the Total Plan Sanction Fee stands Rs. 61,084.00 (Rupees Sixty One Thousand Eighty Four only)

You are requested to deposit **Rs.2,44,337.00 (Rupees Two Lakh Forty Four Thousand Three Hundred Thirty Seven 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.5,88,416.00 (Rupees Five Lakh Eighty Eight Thousand Four Hundred Sixteen)** only of Total Project Cost Rs. 5,88,41,577.00 as declaration submitted by the Developer.

You are directed to deposit **Rs. 61,084.00 (Rupees Sixty One Thousand Eighty Four 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.

1130 f (6) / 1221

Memo No.
/09/2019

Additional Executive Officer
North 24 Parganas Zilla Parishad

Date 1/10/19

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, Rajarhat Panchayat Samity
- 6) Office Copy.

Additional Executive Officer
North 24 Parganas Zilla Parishad