

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

Memo No:-1950/RPS

Date:- 25/10/17

To
Simplex Properties & Trading Pvt. Ltd, &
Motiar Rahaman Mondal
Jatragachi, Jyangra Hatiara-II Gram Panchyat
Rajarhat Panchyat Samity
North 24 Parganas

Sub: Regarding approval of proposed 2 nos (G+IV) Storied residential Building at Mouza-
Jatragachi, L.R. Dag Nos-1016 & 1020, R.S. Kh Nos-1437 & 1691, Touzi No-174/179, J.L. No-24,
Kh nos-2077 & 2078 under P.S-Rajarhat under JH-II G.P. under Rajarhat Panchyat Samity, Dist
North 24 Parganas.

Ref No:- 979/1(6)/NZP, Dt. 22.09.2017 & 1003/(N) Z.P, Dt.12.10.17

Sir,

In connection with above he is hereby inform that his application for approval of 2 nos (G+IV)
residential Building has been approved by this Panchayat Samiti under the West Bengal Panchayat
(Panchayat Samiti 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.

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



**Rajarhat Development Block
North 24 Parganas**

Memo No:- 1933 /RPS

Date:- 16/10/17

To

Simplex Properties & Trading Pvt. Ltd, &
Motiar Rahaman Mondal
Jatragachi, Jyangra Hatiara-II Gram Panchyat
Rajarhat Panchyat Samity
North 24 Parganas

Sub: Plan Sanction Fees in respect of proposed 2 nos (G+IV) Storied residential Building at
Mouza-Jatragachi, L.R. Dag Nos-1016 & 1020, R.S. Kh Nos-1437 & 1691, Touzi No-174/179, J.L.
No-24, Kh nos-2077 & 2078 under P.S-Rajarhat under JH-II G.P. under Rajarhat Panchyat
Samity, Dist North 24 Parganas.

Ref No:- 979/1(6)/NZP, Dt. 22.09.2017 & 1003/(N) Z.P, Dt.12.10.17

Sir,

With reference to the above mentioned subject and reference, the undersigned would like to inform him that his prayer for permission of residential building as stated in the said reference has examined and is under active consideration of Panchyat Samity.

He is hereby requested to deposit the the building construction fee amounting of Rs 54056.00 calculation shown below in favour of the Executive Officer, Rajarhat Panchyat Samiti, by Bank Draft.

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

Proposed cover area =2009.50 m²=21622.22 sq-ft @ 2.50 /sq-ft=Rs 54055.55 say
Rs 54056.00

Thanking you,

Yours faithfully,



Executive Officer
Rajarhat Panchayat Samity



Memo no:- 1933 (1/6)/RPS

Dated:- 16/10/17

Copy forwarded for information to:-

1. Sabhapati ,Rajarhat Panchyat Samity
2. SahaSabhapati ,Rajarhat Panchyat Samity
3. Karmadhyakshya PKOPSS ,Rajarhat Panchyat Samity
4. S.A.E.(R.W.S.) Rajarhat Panchyat Samity
5. Account-cum-Head clerk, Rajarhat P.S.
6. Cashier,Rajarhat Panchyat Samity for receiving fees.



Executive Officer
Rajarhat Panchayat Samity



NORTH 24 PARGANAS ZILLA PARISHAD

RISHI BANKIM SARANI, BARASAT

KOLKATA - 700 124



2552-3005

2552-3009

Dated 22/09/2017

Memo No. 979 N.Z.P.

To
Simplex Properties & Trading Pvt. Ltd. &
Motiar Rahaman Mondal
Jatragachi, Jyangra Hatiara-II Gram Panchayat
Rajarhat Panchayat Samity
North 24 Parganas

Sub: Plan Sanction Fees in respect of proposed 2 no. of (G+4) Residential Building at Mouza -Jatragachi, L.R. Dag No.-1016, & 1020 R.S. Khatian No.1437 & 1691, Touzi No.174/179, J.L. No.-24, Khatian Nos.2077 & 2078 under P.S. Rajarhat under Jyangra Hatiara-II Gram Panchayat under Rajarhat Panchayat Samity, North 24 Pgs.

Calculation Sheet of Plan Sanction fees as per Kolkata Gazette Notification No. 698-UD/O/M/HID/41-03/2013 (PT), Date 04/03/2014 for the proposed 2 No. (G+IV) storied Residential building plan of Simplex Properties & Trading Pvt. Ltd. at Mouza -Jatragachi, L.R. Dag No.-1016, & 1020 R.S. Khatian No.1437 & 1691, Touzi No.174/179, J.L. No.-24, Khatian Nos.2077 & 2078 under P.S. Rajarhat under Jyangra Hatiara-II Gram Panchayat under Rajarhat Panchayat Samity, North 24 Pgs.

Covered Area (Total Floor Area) :-

Block-A & B
Ground Floor Covered Area = 1 X 278.49 = 278.49 Sqm.
Ground Floor Covered Area = 1 X 123.41 = 123.41 Sqm.
Typical (1st & 4th) Floor Covered Area = 4 X 278.49 = 1113.96 Sqm.
Typical (1st & 4th) Floor Covered Area = 4 X 123.41 = 493.64 Sqm.
Total Covered Area = 2009.50 Sqm.

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

Car Parking Area (-) = 200.00 Sqm.

Stair, Lift, Lobby Area (-) = 198.00 Sqm.

Total Exemption Area = 398.00 Sqm.

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

(Total Covered Area - Total Exemption Area) = (2009.50 - 398.00) Sqm = 1611.50 Sqm.

B. Floor Area Ratio (F.A.R.) = $\frac{\text{Total Floor Area after Exemption}}{\text{Total Land Area}} = \frac{1611.50}{932.37} = 1.73$

Building Residential use: Rate is Rs.175.00/Sqm. (As per Table-I(ii),(b))

Sanction Fees = @Rs.175/Sqm. X 2009.50 Sqm. = Rs.3,51,662.50 Say Rs.3,51,663.00

(Rupees Three Lakh Fifty One Thousand Six Hundred Sixty Three) only.

Total Plan Sanction Charges (A)	Zilla Parishad Share (B)	P.S. / G.P. Share (C)
Rs. 3,51,663.00 (Rupees Three Lakh Fifty One Thousand Six Hundred Sixty Three) only.	80% of the Total Plan Sanction Fee stands Rs.2,81,330.00 (Rupees Two Lakh Eighty One Thousand Three Hundred Thirty only)	20% of the Total Plan Sanction Fee stands Rs. 70,333.00 (Rupees Seventy Thousand Three Hundred Thirty Three only)

You are requested to deposit Rs.2,81,330.00 (Rupees Two Lakh Eighty One Thousand Three Hundred Thirty 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.

You are directed to deposit Rs. 70,333.00 (Rupees Seventy Thousand Three Hundred Thirty Three 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.

Additional Executive Officer
North 24 Parganas Zilla Parishad

Date 22/09/2017

Memo No.

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, Panchayat Samity
- 6) Office Copy.

Additional Executive Officer
North 24 Parganas Zilla Parishad

NORTH 24 PARGANAS ZILLA PARISHAD

RISHI BANKIM SARANI, BARASAT

KOLKATA - 700 124



2584-6358
2584-6357

Memo No. / (N) Z.P.

Date / 10 / 17

To,
The Executive Officer
Rajarhat Panchayat Samity
North 24 Parganas


Sub : Approval of Building of **Simplex Properties & Trading Pvt. Ltd. & Motiar Rahaman Mondal** Mouza - Jatragachi, L.R. Dag No.-1016, & 1020 R.S. Khatian No.1437 & 1691, Touzi No.174/179, J.L. No.-24, Khatian Nos.2077 & 2078 under P.S. Rajarhat under Jyangra Hatiara-II Gram Panchayat under Rajarhat Panchayat Samity, North 24 Pgs.

Ref :- i) Letter of NZP vide Memo No. 979/NZP dated 22.09.2017.
ii) letter no.1383/Rht. Dated 06.06.2017

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 **Simplex Properties & Trading Pvt. Ltd. & Motiar Rahaman Mondal** for 2 no. Block of (G + 4) Residential Building only subject to the certificate of Structural plan from Dipanjan Mani, Civil Engineer (B. Tech.) M.A.K.A.U.T. (W.B.U.T.) and Vetted by Dr. Dipankar Chakravorty, Jadavpur University, Kolkata-700 032.

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

1003/1 (2)
Memo No. / (N) Z.P.

Date 12 / 10 / 17

Copy forwarded for information and necessary action to :

1. **Simplex Properties & Trading Pvt. Ltd. & Motiar Rahaman Mondal**, Jatragachi, Jyangra Hatiara-II G.P., Rajarhat Panchayat Samity, Dist-North 24 Parganas
2. Office Copy


Additional Executive Officer
North 24 Parganas Zilla Parishad

