



GOVERNMENT OF WEST BENGAL

Regional Labour Office, Barasat

34, K.N.C. Road (Station Road), 3rd Floor, Barasat, North 24 Parganas

Tele-fax: 033-2552-3628. Email: bst.rlo.alc@gmail.com

Memo No: 1237/2024/RLO/BST

Dated: 06/11/2024

To
New Greenland Construction,
Jagadishpur, Rajarhat-Bishnupur 1no. Gram Panchayet,
Rajarhat Panchayat Samity.

Sub: E-Payment of CESS

Ref: Your letter vide No. 203/(N)ZP Dated: 12.09.2024

With reference to the above, this is to inform you that an amount of Rs. 181198/- (One Lakh Eighty One Thousand One Hundred Ninety Eight) deposited by you through NEFT on 11.09.2024 has been credited to our CESS A/C bearing No. 0127050013759 vide UTR No.N255243261817688.

Now, you are requested to submit Form-I as per BOCW CESS Rules under section 6(1) to the Regional Labour Office, Barasat at an early date.

Inspector Minimum Wages
Labour Welfare Facilitation Centre
Gobardanga Municipality, North 24-Pgs.

Office Of The Rajarhat Panchayat Samity
Rajarhat, North 24 Parganas

Memo No:-1753/RPS

File No.: BP-

Date: 19/11/2024

To,

Ashok Mondal

Developer : New Greenland Construction

Jagadishpur, Rajarhat-Bishnupur 1 no. Gram Panchayat
Rajarhat Panchayat Samity,
North 24 Parganas.

Sub: - Request To Deposit Development Fees In Respect Of Proposed G+IV Storied Residential Cum Commercial Building Plan Of " **Ashok Mondal** " At Mouza-Jagadishpur, J.L. No. 27, R.S. No. 197, R.S. & L.R. Dag No.385, L.R. Khatian No. 3509, P.S. Rajarhat, Under Rajarhat-Bishnupur 1 No. G.P., Rajarhat Panchayet Samity, North 24 Parganas.

**Ref: MEMO No : 203/1(7)/NZP, Dated: 12/09/2024 & MEMO No : 481/(N)ZP,
Dated:14/11/2024**

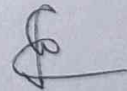
Sir,

With reference to the above mentioned subject the undersigned would like to inform them that their prayer for permission of G-IV storied Residential Cum Commercial Building plan of " Ashok Mondal", as stated in the said reference has examined and is under active consideration of Panchayat Samity.

You are hereby requested to deposit the Development fee as per resolution of Purta Karya-O-Paribahan Sthayee Samity, Dated : 21.09.2022, amounting of **Rs.-40,688/-** (Rupees Forty Thousand Six hundred and Eighty Eight only) (calculation of which shown below) in **A/C No 922020041830946, A/C holder Name EO RAJARHAT PANCHAYAT SAMITY A/C BUILDING PLAN FEE, IFSC Code UTIB0002121**. You are also requested to submit the bank statement authenticated by bank itself before the undersigned before getting the Building Plan Approval or Sanction.

Proposed Total Covered Area = 945.00 sqm. = 10171.98 square feet
Payable Development Fees (@Rs. 4.00/ sft.) = Rs.40,687.92/- (Say Rs.- 40,688/-)

Thanking You

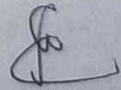


Executive Officer
Rajarhat Panchayat Samity

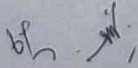
Memo No: 1753 /RPS

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 (RWP) Rajarhat Development Block.
5. Account-cum Head clerk, Rajarhat Development Block
6. Cashier, Rajarhat Panchayet Samity for receiving fees



Executive Officer
Rajarhat Panchayat Samity
Quanda/
JE-RWP



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

Memo No. 203 / (N)ZP.

Date: 12 /09/2024

DEMAND NOTICE

To,
 Developer: New Greenland Construction,
 Owner: Ashok Mondal,
 Jagadishpur, Rajarhat-Bishnupur 1no. Gram Panchayet,
 Rajarhat Panchayat Samity.

Sub: Calculation of plan Sanction Fees in respect of proposed G+4 storied Residential Cum Commercial Building plan of "Developer: New Greenland Construction, Owner: Ashok Mondal", at Mouza- Jagadishpur, J.L. no. 27, R.S. no. 197, R.S. & L.R. Dag no. 385, L.R. Khatian no. 3509, P.S. Rajarhat, Under Rajarhat- Bishnupur 1no. 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 Cum Commercial Building plan of "Developer: New Greenland Construction, Owner: Ashok Mondal", at Mouza- Jagadishpur, J.L. no. 27, R.S. no. 197, R.S. & L.R. Dag no. 385, L.R. Khatian no. 3509, P.S. Rajarhat, Under Rajarhat- Bishnupur 1no. G.P, Rajarhat Panchayat Samity, North 24 Parganas.

A. Covered Area(Total Floor Area):-

Ground Floor Covered Area= 1 X 180.000 = 180.000 Sqm.

Typical Floor (1st to 4th) Floor Covered Area = 4 X 191.250 = 765.000 Sqm.

Total Covered Area = 945.00 Sqm.

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

Car Parking Area (-) = 140.63 Sqm.

Stairway, Lift, Lobby Area (-) = 109.600 Sqm.

Total Exemption(-) = 250.230 Sqm.

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

(Total Covered Area- Total Exemption Area)=(945.000 - 250.000) Sqm. = 694.770 Sqm.

B.Floor Area Ratio (F.A.R)= $\frac{\text{Total Floor Area after Exemption}}{\text{Total Land Area}} = \frac{694.770}{365.670} = 1.90$

C. (i) Building for Residential use:

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

Sanction Fees=@Rs.175.00/Sqm. X 905.63 Sqm =Rs. 158485.00

(ii) Building for Commercial use:

Rate is Rs.600.00/Sqm. [As per Table-1,(i)]

Sanction Fees=@Rs.600.00/Sqm. X 39.37 Sqm =Rs. 23622.00

Total Residential + Commercial Sanction = Rs. 182107.00

(Rupees. One Lakh Eighty Two Thousand One Hundred Seven) only

Plan Sanction fees Rs. 182107.00 (Rupees. One Lakh Eighty Two Thousand One Hundred Seven) only

Table-1

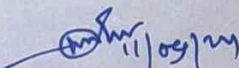
Total Plan Sanction Charges (A)	ZillaParishad Share (B)	P.S / G.P. Share (C)
Rs. 182107.00 (Rupees. One Lakh Eighty Two Thousand One Hundred Seven) only	80% of the Total Plan Sanction Fee stands Rs. 145686.00 (Rupees One Lakh Forty Five Thousand Six Hundred Eighty Six only)	20% of the plan sanction Fee stands Rs.36421.00(Rupees Thirty Six Thousand Four Hundred Twenty One only)

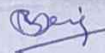
Table -2 Project Cost Rs. 18302760.00 (as submitted by the developer)

Cess Amount Rs.183028.00(Rupees, One Lakh Eighty Three Thousand Twenty Eight only)

Cess Amount(1% of the Project Cost) (D)	ZP Share (1% of the Cess Amount) (E)	Balance Amount of Cess. (F)
Rs.183028.00(Rupees, One Lakh Eighty Three Thousand Twenty Eight only)	Rs.1830.00(Rupees One Thousand Eight Hundred Thirty only) Vide order No. 6895F dt. 11.09.06 Govt	Rs.181198.00 (Rupees One Lakh Eighty One Thousand One Hundred Ninety Eight only).

1. You are requested to deposit 1) Rs. 145686.00 (Rupees One Lakh Forty Five Thousand Six Hundred Eighty Six only) as plan Sanction fees mentioned at Table-1 Column B and 2) Rs.1830.00(Rupees One Thousand Eight Hundred Thirty only) as Cess mentioned at Table-2 Column E as the payment mode in the Protal within 15 days from the date of issue of this letter.
2. You are directed to deposit Rs.36421.00(Rupees Thirty Six Thousand Four Hundred Twenty One only) mention at Table-1, Column C at Rajarhat Panchayet Samity for their final clearance.
3. You are Further request to deposit of Rs.181198.00 (Rupees One Lakh Eighty One Thousand One Hundred Ninety Eight only) as cess Amount mentioned at Table-2 Column F in favour of West Bengal Building and other Construction Workers Welfare Fund"(Pay through online A/C No. 0127050013759, IFS Code PUNB 0012720 payable at PNB Barasat).
4. Zilla Parishad will issue approval order along with approved Building plan after receiving the plan Sanction fees/Development fees deposit slip and cess amount credit certificate issued by the concerned authority.


Additional Executive Officer
North 24 Parganas Zilla Parishad



Memo no.....

Date...../09/2024

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. Deputy Commissioner of Labour and Cess welfare department , North 24 Parganas, Barasat , with a request to confirm whether the cess amount has deposited in the respective Bank Account or not.
7. Office Copy.

Additional Executive Officer
North 24 Parganas Zilla Parishad