

Office of the Rajarhat Panchayet Samity
Rajarhat : North 24 Parganas

Memo No: - 1359 / RPS

BP -471

Date: - 09 .09.2024

To,

Developer: Gitanjali Enterprise.,

Owner: Profeeto Realtors Pvt.Ltd, Kalikapur,

Patharghata Gram Panchayet,

Rajarhat Panchayet Samity. North 24 Parganas

SUB: Approval of proposed G+IV storied Residential Cum Commercial Building plan of "Developer: Gitanjali Enterprise, Owner: Profeeto Realtors Pvt. Ltd". At Mouza: Kalikapur, JI no. 40, R.S. & L.R. DAG No. 437, L.R. Khatian No-3782,3995, R.S. No-141, Touzi No-10, P.S:- Rajarhat New Town under Patharghata G.P, Rajarhat Panchayet Samity, North 24 Parganas.

Ref: I) vide memo no. 5072/NZP, Dated 22.07.2024.and II) vide= memo no. 148/NZP, Dated 03.09.2024. and iii) Memo No.1344/RPS, Date: 06.09.2024

Sir,

In connection with the above mentioned subject it is hereby of proposed G+IV storied Residential Cum Commercial Building plan of "Developer: Gitanjali Enterprise, Owner: Profeeto Realtors Pvt. Ltd" has been approved by this Panchayat Samity under the West Bengal Panchayat (Panchayat Samity Administration) Rules, 2008 and New Town Kolkata Planning Area (Building) Rules, 2014.

It is also requested to inform the undersigned before commencement of the said construction, so that undersigned can send Engineers for inspection of the said work and deposited the actual amount of CESS to the concern authority after completion of the said Project.

Approval is accorded subject to the fact that your project should not obstruct the natural flow of existing drainage system of the surrounding area as well as passage of rain water.

This is to inform you that an amount of Rs.2,44,537.00/- and Rs.2,95,461.00/- deposited by you through NEFT /RTGS/IMPS on 09.09.2024 has been credited to our A/C No – 922020041830946, A/C holder Name – EO RAJARHAT PANCHAYAT SAMITY A/C BUILDING PLAN FEE, IFSC Code - UTIB0002121.

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

Thanking you,

Memo No: 1359 /RPS

Copy forward for information to:

1. Additional Executive Officer, North 24 Parganas
Zilla Parishad
2. Sabhapati, Rajarhat Panchayet Samity

Yours faithfully



Executive Officer

Rajarhat Panchayet Samity

Signature
JE-RWP

OFFICE OF THE RAJARHAT PANCHAYAT SAMITY RAJARHAT, NORTH 24 PARGANAS

Memo No: 1344/RPS

File No: BP-

Date: 06/09/2024

To,

Developer: Gitanjali Enterprise,
Owner: Profeeto Realtors Pvt.Ltd,
Kalikapur, Patharghata Gram Panchayet,
Rajarhat, Panchayat Samity.North 24 Parganas.

Subject: Request to deposit Development Fees in respect of proposed G+IV Storied Residential Cum Commercial Building plan of "Developer: Gitanjali Enterprise, Owner: Profeeto Realtors Pvt.Ltd ", at Mouza- Kalikapur, J.L.No-40, R.S./L.R Dag No- 437, L.R. Khatian No- 3782,3995, R.S. No-141, Touzi No-10, P.S- Rajarhat New Tow under Patharghata Gram Panchayat, Rajarhat Panchayat Samity, North 24 Parganas.

Ref No: (1) NZP Memo No.5072/NZP,Dated-22.07.2024

(2) NZP Memo No.148 /NZP, Dated-03. 09.2024

Sir,

With reference to the above mentioned subject the undersigned would like to them that their prayer for permission of Residential Cum Commercial Building Plan. He is hereby to deposit the Building construction fees amounting of 2,95461.00 (Two Lakh Ninety Five Thousand Four Hundred Sixty One Only). Calculation shown in below, **BUILDING PLAN FEES, A/C No- 922020041830946, A/C holder Name- EO RAJARHAT PANCHAYAT SAMITY, IFSE Code- UTIB0002121.**

You are also requested to deposit the Development fees as per resolution of Purta Karya-O-Paribahan Sthayee Samity, Dated:21.09.2022, submit the Bank Statement authenticated by bank itself, Before the undersigned.

Proposed Cover area = 6862.25m² = 73865.25sq-ft @ 4/sq-ft = 2,95461.00/- (Two Lakh Ninety Five Thousand Four Hundred Sixty One Only). It is requested to receive the approval plan of building after submission of all fees receipt copy (Panchayat Samity demand amount and CESS amount) from this office as early as possible.

Memo No:- 1344/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 P.S
- 6.Casher, Rajarhat Panchayat Samity for Receiving Fees

Thanking You



Executive Officer
Rajarhat Panchayat Samity

Executive Officer

Rajarhat Panchayat Samity

**NORTH 24 PARGANAS ZILLA PARISHAD
RISHI BANKIM SARANI, BARASAT.**

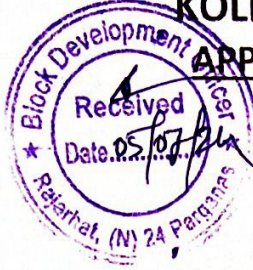
KOLKATA-700124

APPROVAL ORDER

Memo No. 148 /(N)ZP.

Date: 03/08/2024

To
The Executive Officer,
Rajarhat Panchayat Samity,
North 24 Parganas



Sub: Approval of Building plan of proposed G+4 storied Residential Cum Commercial Building plan of "Developer: Gitanjali Enterprise, Owner: Profeeto Realtors Pvt. Ltd.", at Mouza-Kalikapur, J.L. no.40, R.S. & L.R. Dag no.437, L.R.Khatian no. 3782, 3995, R.S. no. 141, Touzi no. 10, P.S. Rajarhat, Under Pathargata G.P, Rajarhat Panchayat Samity, North 24 Parganas.

- Ref: i) Letter of NZP vide memo no. 5072/N.Z.P. Dated 22.07.2024.
ii) Online Acknowledgement no. HP10M12K58 Dated 10.04.2024.

With reference to the letter mentioned above, North 24 Parganas Zilla Parishad, hereby accords the technical approval of proposed G+4 storied Residential Cum Commercial Building plan of "Developer: Gitanjali Enterprise, Owner: Profeeto Realtors Pvt. Ltd.", subject to the Structural Stability Certificate mentioned over the plan by Susmita Choudhury, B.Tech (Civil)-WBUT, M.E(Construction)JU, ESE-I/RJPSON/130, ESE-II/KMC/664, as well as vetting & approval of plan by Dr. Dipankar Chakravorty, Structural Engineering Division, Professor & Former Head Civil Engineering Department, Jadavpur University.

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.

Occupancy cum completion certificate will have to be issued from your end after receiving the full clearance of cess amount credit certificate from the concerned authority.

Memo no. . /(N)Z.P.

**Additional Executive Officer
North 24 Parganas Zila Parishad**

Date: /08/2024

Copy forwarded for information and necessary action as per rule:

- 1 Developer: Gitanjali Enterprise, Owner: Profeeto Realtors Pvt. Ltd., Kalikapur, Patharghata Gram Panchayet, Rajarhat Panchayat Samity.
- 2 Office Copy

**Additional Executive Officer
North 24 Parganas Zila Parishad**

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

Memo No. / (N)ZP.

APPROVAL ORDER

Date: /08/2024

To,
The Executive Officer,
Rajarhat Panchayat Samity,
North 24 Parganas

Sub: Approval of Building plan of proposed G+4 storied Residential Cum Commercial Building plan of "Developer: Gitanjali Enterprise, Owner: Profeeto Realtors Pvt. Ltd. ", at Mouza-Kalikapur, J.L. no.40, R.S. & L.R.Dag no.437, L.R.Khatian no. 3782, 3995, R.S. no. 141, Touzi no. 10, P.S. Rajarhat, Under Pathargata G.P, Rajarhat Panchayat Samity, North 24 Parganas.

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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.

Occupancy cum completion certificate will have to be issued from your end after receiving the full clearance of cess amount credit certificate from the concerned authority.

Memo no/43/1(2)
(N)Z.P.

Sd/-
Additional Executive Officer
North 24 Parganas Zila Parishad

Date: 03/08/2024

Copy forwarded for information and necessary action as per rule:

- ✓ 1. Developer: Gitanjali Enterprise, Owner: Profeeto Realtors Pvt. Ltd., Kalikapur, Patharghata Gram Panchayet, Rajarhat Panchayat Samity.
2. Office Copy

02/09/24
Additional Executive Officer
North 24 Parganas Zila Parishad



সম্পদে জয়ন্তে

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: 964/2024/RLO/BST

Dated: 28/08/2024

To

Gitanjali Enterprise,
Kalikapur, Patharghata Gram Panchayet,
Rajarhat Panchayat Samity,
North 24 Parganas.

Sub: E-Payment of CESS

Ref: Your letter vide No. 5072/1(7)NZIP. Dated: 22.07.2024

With reference to the above, this is to inform you that an amount of Rs. 1462532/- (Fourteen Lakh Sixty Two Thousand Five Hundred Thirty Two) deposited by you through NEFT on 01.08.2024 has been credited to our CESS A/C bearing No. 0127050013759 vide UTR No.HDFCR52024080180272926.

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.

EASE OF DOING BUSINESS (EOD) | wb.gov.in

NORTH 24-PARGANAS ZILLA PARISHAD

Home

House Building Daily MIS List

Show 100 entries

Sl No	Docket No	RTD NO	CRM NO	Applicant Name	Transaction Mode	Payment Amount	Payment Date	Settled Amount	Settled Date	PMS Account Details
83	14/04/2024	1044054713	1044054714	DEBANK, DEBANK	DEBANK, DEBANK	992,920.00	14/04/2024	992,920.00	14/04/2024	1044054714

Showing 1 to 1 of 1 entries (filtered from 100 total entries).

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28/8/24

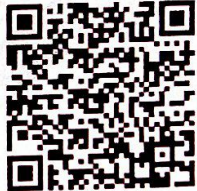
Again Rs. 992920/-
through NEFT with
A/c of TK CP (Reserve)
A/c NO. 5699020100005459
dt: 14/8/24

27/8/24

Cashier
North 24 Parganas, Zilla Parishad
Barasat

Acknowledgement Of Receipt Of House Building Application

Acknowledgement No - HP10M12K58 || Dated - 10-Apr-2024

DISTRICT: NORTH 24-PARGANAS BLOCK: RAJARHAT GRAM PANCHYATS: PATHARGHATA			
NAME OF APPLICAN	GITANJALI ENTERPRISE		
APPLICANT RESIDENT ADDRESS	KALIKAPUR		
CONTACT NO	9163694714	ID DETAILS	AADHAR-345144120310
APPLICANT ADDRESS	KALIKAPUR		
PURPOSE OF CONSTRUCTION	NEW BUILDING CONSTRUCTION		
DESCRIPTION OF BUILDING	MULTI STORIED		
BOUNDARY DETAILS	EAST: R.S & L.R DAG NO.: -425 WEST: R.S & L.R DAG NO.: -438 & 437(P) NORTH: R.S & L.R DAG NO.: -439,440,441 SOUTH: R.S & L.R DAG NO.: -434 & 437(P)		
CONSTRUCTION DETAILS	MOUZA JL No: 40 DAG No: 437 KHATIAN No: 3782,3995 HOLDING No: 7181		
PLINTH AREA	WIDTH = 28.95 METERS, HEIGHT = 14.95 METERS AND PLINTH AREA = 1372.45 METERS SQUARE		
ATTACHED DOCUMENTS	ID PROOF, LAND RECORDS, PLAN DETAILS		
STATUS OF APPLICATION	SUBJECT TO VERIFICATION OF GIVEN RECORDS		
DATED	10-APR-2024		
APPLICATION FORWARDED TO NORTH 24-PARGANAS ZILLA PARISAD			



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

Memo No. **5072**/(N)ZP.

Date: **22/07/2024**

DEMAND NOTICE

To,
Developer: Gitanjali Enterprise,
Owner: Profeeto Realtors Pvt. Ltd.,
Kalikapur, Patharghata 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: Gitanjali Enterprise, Owner: Profeeto Realtors Pvt. Ltd.", at Mouza-Kalikapur, J.L. no.40, R.S. & L.R.Dag no.437, L.R.Khatian no. 3782, 3995, R.S. no. 141, Touzi no. 10, P.S. Rajarhat, Under Pathargata 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: Gitanjali Enterprise, Owner: Profeeto Realtors Pvt. Ltd.", at Mouza-Kalikapur, J.L. no.40, R.S. & L.R.Dag no.437, L.R.Khatian no. 3782, 3995, R.S. no. 141, Touzi no. 10, P.S. Rajarhat, Under Pathargata G.P, Rajarhat Panchayat Samity, North 24 Parganas.

A. Covered Area(Total Floor Area):-

Ground Floor Covered Area= 1 X 1372.450 = 1372.450 Sqm.
Typical Floor (1st & 4th) Floor Covered Area = 1 X 579.240 = 579.240 Sqm.
Total Covered Area = 6862.25 Sqm.

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

Car Parking Area& Other Area (Gr.FI) (-)= 1310.760 Sqm.

Stairway, Lift, Lobby Area (-)= 894.750 Sqm.

Total Exemption(-) = 2205.510 Sqm.

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

(Total Covered Area- Total Exemption Area)=(6862.25 – 2205.510) Sqm. = 4656.740 Sqm.

B.Floor Area Ratio (F.A.R)= Total Floor Area after Exemption =4656.740 = 1.798
Total Land Area 2589.720

C. (i) Building for Residential use:

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

Sanction Fees=@Rs.175.00/Sqm. X6810.98 Sqm =Rs. 1191921.00

(ii) Building for Commercial use:

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

Sanction Fees=@Rs.600.00/Sqm. X 51.27 Sqm =Rs. 30763.00

Total Residential + Commercial Sanction = Rs. 1222684.00

(Rupees. Twelve Lakh Twenty Two Thousand Six Hundred Eighty Four) only

Plan Sanction fees Rs. 1222684.00 (Rupees. Twelve Lakh Twenty Two Thousand Six Hundred Eighty Four) only
Table-1

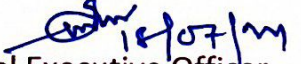

Total Plan Sanction Charges (A)	ZillaParishad Share (B)	P.S / G.P. Share (C)
Rs. 1222684.00 (Rupees. Twelve Lakh Twenty Two Thousand Six Hundred Eighty Four) only	80% of the Total Plan Sanction Fee stands Rs. 978147.00 (Rupees Nine Lakh Seventy Eight Thousand One Hundred Forty Seven only)	20% of the plan sanction Fee stands Rs.244537.00(Rupees Two Lakh Forty Four Thousand Five Hundred Thirty Seven only)

Table -2 Project Cost Rs. 147730518.00 (as submitted by the developer)

Cess Amount Rs.1477305.00(Rupees, Forteen Lakh Seventy Seven Thousand Three Hundred Five only)

Cess Amount(1% of the Project Cost) (D)	ZP Share (1% of the Cess Amount) (E)	Balance Amount of Cess. (F)
Rs.1477305.00(Rupees, Forteen Lakh Seventy Seven Thousand Three Hundred Five only)	Rs.14773.00(Rupees Forteen Thousand Seven Hundred Seventy Three only) Vide order No, 6895F dt, 11.09.06 Govt of west Bengal	Rs.1462532.00 (Rupees Forteen Lakh Forty Sixty Two Thousand Five Hundred Thirty Two only).

1. You are requested to deposit 1) Rs. 978147.00 (Rupees Nine Lakh Seventy Eight Thousand One Hundred Forty Seven only) as plan Sanction fees mentioned at Table-1 Column B and 2) Rs.14773.00(Rupees Fourteen Thousand Seven Hundred Seventy Three 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.244537.00(Rupees Two Lakh Forty Four Thousand Five Hundred Thirty Seven only) mention at Table-1, Column C at Rajarhat Panchayet Samity for their final clearance.
3. You are Further request to deposit of Rs.1462532.00 (Rupees Forteen Lakh Forty Sixty Two Thousand Five Hundred Thirty Two 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...../07/2024

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