

Total Rs. 8,88,694/-

883694
277926
605768

Office of the Board of Councillors
Naihati Municipality

Memo No. 2891/MC-11

Dated, 11-09-2023

From :- Sri Ashok Chatterjee,
Chairman,
Naihati Municipality

To : Sri.

Sankar Kumar Sen & Others
Holding No 71, Mitrapara,
Ward No 18, Naihati,
North 24 Parganas

Sub: Terms & Conditions in respect of site plan sanction with (G+4) storied residential apartment Building with two Block(Block A and Block B).

Sir/Madam,

In reference to site plan (G+4) storied residential apartment Building, submitted by you has been provisionally approved at the meeting of Board of Councillors meeting 31/08/2023. You comply with the following terms & conditions.

- 1) You are to construct a boundary wall 1'-6" high above road level along the entire road side of your land to separate Municipal Road from your land.
- 2) You are to deposit Security money @ 2.00% of total cost of the building @7300.00 multiplied by sanction able covered area. The amount in your case in Rs. 3,77,112.00 (Rupees Three Lakh Seventy Seven Thousand One Hundred Twelve .) only. This amount will be adjusted from the chargeable penalty due to deviation from sanctioned plan etc. in case of no deviation, this amount is refundable without interest, to you or to your legal heir. You may please note that no deviation will be regularized on payment of penalty.
- 3) You are to deposit development of residential and commercial development fee@ 10.00 per sq.ft. and 60.00 per sq.ft.of sanction able covered area. This amount, in your case is Rs. 2,77,926.00 (Rupees Two Lakh Seventy seven Thousand Nine Hundred Twenty Six) only.
- 4) You are required to deposit Rs. 1,88,556.00 (Rupees One Lakh Eighty Eight Thousand Five Hundred Fifty Five.) only as Cess {Pertaining to "The West Bengal Building and other construction Workers (Regulation of Employment & conditions of Service) Rules, 2004}, as calculated @ 1.00% of the estimated cost of your project.
- 5) You are to deposit Sanction fee. This amount, in your case in Rs. 40,100.00 (Rupees Forty Thousand One Hundred.) only.

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- 6) You are to appoint a qualified Engineer, as technical Supervisor, who will act as liaison between you /Developer and Municipal Authority.
- 7) You are requested to inform the name along with bio-data of the Engineer to the undersigned.
- 8) You are required to inform the Municipality whether you will registered power of Attorney in favour of the Developer, entrusted by you for the purpose.
- 9) You are required to inform the Municipality whether necessary clearance from the Fire Brigade obtained.
- 10) You/Developer is required to submit declaration to this office in respect of compliance of the rules and regulations viz W.B.M Act, 1993, Apartment Rule, Municipal Bye-Law and other orders/regulation, issued or modified time to time.
- 11) You may also please to note that in no cases Developers/Owners will be allowed to cover up Parking space at ground floor without prior approval at Board of Administrator's meeting.
- 12) You may also please note that if your work is entrusted with any promoter/Developer, he/she is required to register themselves as per prevailing rules.
- 13) As per clause no. 83 of W. B. Municipal Building Rule. Permission from Directorate of Fire Services is mandatory for construction of (G+4) storied residential cum commercial Apartment building.
- 14) You should treat this letter as most urgent and act accordingly.

Yours faithfully,

Shelly
11-09-2023

Chairman,

Naihati Municipality

Chairman
NAIHATI MUNICIPALITY
North 24 Parganas

Form No 97
[Vide Rules 17 & 249]
NAIHATI Municipality

Receipt Voucher
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No. 5530  
Date 22-09-2023

Received From SANKAR KUMAR SEN & OTHERS  
71, MITRA PARA, NAIHATI, WARD-18

| On Account of (Account Head)                               | Amount    | Remarks(if any) |
|------------------------------------------------------------|-----------|-----------------|
| 1404012 ERECTION OF BUILDING FEES                          | 40100.00  |                 |
| 1404014 BUILDING/DEVELOPMENT FEES                          | 277926.00 |                 |
| 3401002 SECURITY DEPOSIT                                   | 377112.00 |                 |
| 3503055 BUILDING & OTHER CONST. WORKERS' WELFARE CESS1998  | 186670.00 |                 |
| 1105251 BUILDING & OTHER CONST. WORKERS' WELFARE CESS-1998 | 1886.00   |                 |

T O T A L 883694.00

FEES FOR BUILDG PLAN(G+4, DEV. FEES+SECURIYY & CESS

The Sum of Rupees Eight Lac Eighty Three Thousand Six Hundred Ninety Four 0-

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(in figures) Rs.\*\*\*883694.00 [Cash:\*\*\*\*\*0.00 , Chq/DD:\*\*\*883694.00]

Chq/DD Detail: No.000972 Dt 19/09/23 Amt 277926.00 On ICICI BANK, NAIHATI, No.000974 Dt 19/09/23 Amt 605768.00 On ICI  
CI BANK, NAIHATI

Cashier  
CASHB 22-09-23 11:27 AM



Vice Chairman/Auth. Signatory/E.O.