


11/4/24

Received Rs. 8,35,594/-
 by NEFT, AX0BR40697380
 in the a/c TRP (Reserve) #1
 A/c No. 569902010005459
 dt. 05/3/24.

11/4/24
 Cashier
 North 24 Parganas, Zilla Parishad
 Barasat

Acknowledgement Of Receipt Of House Building Application

Acknowledgement No - HM25Y24Z83 || Dated - 19-Sep-2023

DISTRICT: NORTH 24-PARGANAS BLOCK: RAJARHAT GRAM PANCHYATS: RAJARHAT BISHNUPUR-I			
NAME OF APPLICAN	UMADEVI PROPERTIES PRIVATE LIMITED		
APPLICANT RESIDENT ADDRESS	RECKJOANI,RAJARHAT		
CONTACT No	9163694714	ID DETAILS	AADHAR-515121432647
APPLICANT ADDRESS	RECKJOANI,RAJARHAT		
PURPOSE OF CONSTRUCTION	NEW BUILDING CONSTRUCTION		
DESCRIPTION OF BUILDING	MULTI STORIED		
BOUNDARY DETAILS	EAST: L.R. DAG NO 1489 WEST: 25 FEET WIDE ROAD NORTH: L.R. DAG NO 10,11,7,6 SOUTH: L.R. DAG NO 1513,1461,1464		
CONSTRUCTION DETAILS	MOUZA JL No: 13 DAG No: 1512 KHATIAN No: 2148,9249-9252,9254-9257,9259-9261,9265-9276,9302 HOLDING No: 6710		
PLINTH AREA	WIDTH = 44.59 METERS, HEIGHT = 14.95 METERS AND PLINTH AREA = 1138.59 METERS SQUARE		
ATTACHED DOCUMENTS	ID PROOF, LAND RECORDS, PLAN DETAILS		
STATUS OF APPLICATION	SUBJECT TO VERIFICATION OF GIVEN RECORDS		
DATED	19-SEP-2023		
	APPLICATION FORWARDED TO NORTH 24-PARGANAS ZILLA PARISAD		



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

Memo No. / (N)ZP.

APPROVAL ORDER

Date: /04/2024

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: **UMA DEVI PROPERTIES PVT. LTD.**, Land Owners: **Gita Saha & Others**", at Mouza-Reckjoani, J.L. no.13, Touzi no. 2998, R.S. Dag no. 1434, L.R. Dag no. 1512, L.R. Khatian no. 2148, 9249, 9250, 9251, 9252, 9254, 9255, 9256, 9257, 9259, 9260, 9261, 9265, 9266, 9267, 9268, 9269, 9270, 9271, 9272, 9273, 9274, 9275, 9276, 9302, P.S. Rajarhat New Town under Bishnupur 1no. G.P, Rajarhat Panchayat Samity, North 24 Parganas.

Ref: i) Letter of NZP vide memo no. 3177/N.Z.P. Dated 29.02.2024.
ii) Online Acknowledgement no. HM25Y24Z83 Dated 19.09.2023.

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: **UMA DEVI PROPERTIES PVT. LTD.**, Land Owners: **Gita Saha & Others**", 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.

3350 / 1 (2)
Memo no. / (N)Z.P.

Sd
Additional Executive Officer
North 24 Parganas Zilla Parishad
Date: 02/04/2024

Copy forwarded for information and necessary action as per rule:

1. Developer: **UMA DEVI PROPERTIES PVT. LTD.**, Land Owners: **Gita Saha & Others**, Reckjoani, Bishnupur 1no. Gram Panchayet, Rajarhat Panchayat Samity.
2. Office Copy

Sd
Additional Executive Officer
North 24 Parganas Zilla Parishad



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: 386/2024/RLO/BST

Dated: 01/04/2024

To
Uma Devi Properties Private Limited,
Reckjoani, Bishnupur 1 No. Gram Panchayet,
Rajarhat Panchayat Samity,
North 24 Parganas.

Sub: E-Payment of CESS

Ref: Your letter vide No. 3177/1(7)/NZP., Dated: 29.02.2024

With reference to the above, this is to inform you that an amount of Rs. 1172601/- (Eleven Lakh Seventy Two Thousand Six Hundred One) deposited by you through NEFT on 29.02.2024 has been credited to our CESS A/C bearing No. 0127050013759 vide UTR No. BARBR52024022900876054.

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.

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

Memo No. 3177 /(N)ZP.

Date: 29/02/2024

DEMAND NOTICE

To,
Developer: UMA DEVI PROPERTIES PVT. LTD. ,
Land Owners: Gita Saha & Others,
Reckjoani, 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: UMA DEVI PROPERTIES PVT. LTD., Land Owners: Gita Saha & Others ", at Mouza-Reckjoani, J.L. no.13, Touzi no. 2998, R.S. Dag no. 1434, L.R. Dag no. 1512, L.R. Khatian no. 2148, 9249, 9250, 9251, 9252, 9254, 9255, 9256, 9257, 9259, 9260, 9261, 9265, 9266, 9267, 9268, 9269, 9270, 9271, 9272, 9273, 9274, 9275, 9276, 9302, P.S. Rajarhat New Town under 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: UMA DEVI PROPERTIES PVT. LTD., Land Owners: Gita Saha & Others ", at Mouza-Reckjoani, J.L. no.13, Touzi no. 2998, R.S. Dag no. 1434, L.R. Dag no. 1512, L.R. Khatian no. 2148, 9249, 9250, 9251, 9252, 9254, 9255, 9256, 9257, 9259, 9260, 9261, 9265, 9266, 9267, 9268, 9269, 9270, 9271, 9272, 9273, 9274, 9275, 9276, 9302, P.S. Rajarhat New Town under Bishnupur 1no. G.P, Rajarhat Panchayat Samity, North 24 Parganas.

A. Covered Area(Total Floor Area):-

Ground Floor Covered Area= 1 X 1138.590 = 1138.590 Sqm.
 Typical 1st to 3rd Floor Covered Area = 3 X 1210.136 = 3630.41 Sqm.
 4th Floor Area =1X 734.929 = 734.93 Sqm
 Total Covered Area = 5503.93 Sqm.

Exemption Area [As per C1.-27(e) & 30(A(ii)) Table – XVI & 27(i)&(h)]
 Car Parking Area & Others Area (-)= 650.000 Sqm.
 Stairway, Lift, Lobby Area (-) = 376.14 Sqm.
 Total Exemption(-) = 1026.140 Sqm.

Total Floor Area after Exemption for F.A.R. Consideration:-
 (Total Covered Area- Total Exemption Area)=(5503.927 – 1026.140) Sqm. = 4477.787 Sqm.

B.Floor Area Ratio (F.A.R)= $\frac{\text{Total Floor Area after Exemption}}{\text{Total Land Area}} = \frac{4477.787}{2559.090} = 1.75$

C.(i) Building for Commercial use:

Rate is Rs.600 .00/Sqm. [As per Table-1,(i)]
 Sanction Fees=@Rs.600.00/Sqm. X 156.47 Sqm =Rs. 93882.00

(ii) Building for Residential use:

Rate is Rs.175.00/Sqm. [As per Table-1,(i)]
 Sanction Fees=@Rs.175.00/Sqm. X5347.46 Sqm =Rs. 935805.00

Total Commercial + Residential sanction fees = Rs. 1029687.00

(Rupees. Ten Lakh Twenty Nine Thousand Six Hundred Eighty Seven) only

Plan Sanction fees Rs. 1029687.00 (Rupees. Ten Lakh Twenty Nine Thousand Six Hundred Eighty Seven) only

Table-1

Total Plan Sanction Charges (A)	ZillaParishad Share (B)	P.S / G.P. Share (C)
Rs. 1029687.00 (Rupees. Ten Lakh Twenty Nine Thousand Six Hundred Eighty Seven) only	80% of the Total Plan Sanction Fee stands Rs. 823750.00 (Rupees Eight Lakh Twenty Three Thousand Seven Hundred Fifty only)	20% of the plan sanction Fee stands Rs.205937.00(Rupees Two Lakh Five Thousand Nine Hundred Thirty Seven only)

Table -2 Project Cost Rs. 118444509.04 (as submitted by the developer)

Cess Amount Rs.1184445.00(Rupees, Eleven Lakh Eighty Four Thousand Four Hundred Forty Five only)

Cess Amount(1% of the Project Cost) (D)	ZP Share (1% of the Cess Amount) (E)	Balance Amount of Cess. (F)
Rs.1184445.00(Rupees, Eleven Lakh Eighty Four Thousand Four Hundred Forty Five only)	Rs.11844.00(Rupees Eleven Thousand Eight Hundred Forty Four only) Vide order No, 6895F dt, 11.09.06 Govt of west Bengal	Rs.1172601.00 (Rupees Eleven Lakh Seventy Two Thousand Six Hundred One only).

1. You are requested to deposit 1) Rs. 823750.00 (Rupees Eight Lakh Twenty Three Thousand Seven Hundred Fifty only) as plan Sanction fees mentioned at Table-1 Column B and 2) Rs.11844.00(Rupees Eleven Thousand Eight Hundred Forty Four only) as Cess mentioned at Table-2 Column E as the payment mode in the Portal within 15 days from the date of issue of this letter.
2. You are directed to deposit Rs.205937.00(Rupees Two Lakh Five Thousand Nine Hundred Thirty Seven only) mention at Table-1, Column C at Rajarhat Panchayat Samity for their final clearance.
3. You are Further request to deposit of Rs.1172601.00 (Rupees Eleven Lakh Seventy Two Thousand Six Hundred One 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...3177/1(7)/NZP

Date.....29/09/2024

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



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

Memo No. 3350/(N)ZP.

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



APPROVAL ORDER

Date: 02/04/2024

Sub: Approval of Building plan of proposed G+4 storied Residential Cum Commercial Building plan of "Developer: UMA DEVI PROPERTIES PVT. LTD., Land Owners: Gita Saha & Others", at Mouza-Reckjoani, J.L. no.13, Touzi no. 2998, R.S. Dag no. 1434, L.R. Dag no. 1512, L.R. Khatian no. 2148, 9249, 9250, 9251, 9252, 9254, 9255, 9256, 9257, 9259, 9260, 9261, 9265, 9266, 9267, 9268, 9269, 9270, 9271, 9272, 9273, 9274, 9275, 9276, 9302, P.S. Rajarhat New Town under Bishnupur 1no. G.P, Rajarhat Panchayat Samity, North 24 Parganas.

Ref: i) Letter of NZP vide memo no. 3177/N.Z.P. Dated 29.02.2024.
ii) Online Acknowledgement no. HM25Y24Z83 Dated 19.09.2023.


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: UMA DEVI PROPERTIES PVT. LTD., Land Owners: Gita Saha & Others", subject to the Structural Stability Certificate mentioned over the plan by Susmita Choudhury, B.Tech (Civil)-WBUT, M.E(Construction)JU, ESE-I/RJPSO/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.

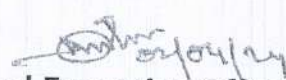
Memo no. /(N)Z.P.


Additional Executive Officer
North 24 Parganas Zilla Parishad

Date: /04/2024

Copy forwarded for information and necessary action as per rule:

1. Developer: UMA DEVI PROPERTIES PVT. LTD., Land Owners: Gita Saha & Others, Reckjoani, Bishnupur 1no. Gram Panchayet, Rajarhat Panchayat Samity.
2. Office Copy


Additional Executive Officer
North 24 Parganas Zilla Parishad

**OFFICE OF THE RAJARHAT PANCHAYAT SAMITY
RAJARHAT, NORTH 24 PARGANAS**

Memo No: 605/RPS

File No.: BP-

Date: 08/04/2024

To,

Developer: Uma Devi Properties PVT.LTD.,
Land Owner: Gita Saha & Others,
Reckjoani, Bishnupur -1no. Gram Panchayat,
Rajarhat Panchayat Samity, North 24 Parganas.

Subject: Plan Sanction Fees in respect of proposed G+IV Storied Residential Cum Commercial Building Plan of " Developer: Uma Devi Properties Pvt.Ltd., Land Owner: Gita Saha & Others," at Mouza: Reckjoani; J.L.No:- 13, Touzi No-2998, R.S.Dag No-1434, L.R.DagNo-1512, L.R.Khatian No-2148, 9249, 9250, 9251, 9252, 9254, 9255, 9256, 9257, 9259, 9260, 9261, 9265, 9266, 9267, 9268, 9269, 9270, 9271, 9272, 9273, 9274, 9275, 9276, 9302, P. S:- Rajarhat New Town under Bishnupur 1No. Gram Panchayat, Rajarhat Panchayat Samity, North 24 Parganas.

Ref No: -(1) NZP Memo No. 3177/ NZP, Dated- 29.02.2024.

(ii) NZP Memo No. 3350 /NZP, Dated- 02 .04 .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 **2,36,977.00** (Two Lakh Thirty Six Thousand Nine Hundred Seventy Seven Only) .

Calculation shown in below , **A/C No-922020041830946, A/C holder Name- EO RAJARHAT PANCHAYAT SAMITY BUILDING PLAN FEES, IFSC Code-UTIB0002121.**

You are also requested to submit the Bank Statement authenticated by bank itself, Before the undersigned.

Proposed Cover area=5503.93m² =59,244.30sq-ft @ 4/sq-ft =2,36,977.21/ - **Say-2,36,977.00 (Two Lakh Thirty Six Thousand Nine Hundred Seventy Seven Only)** It is requested to receive the approved plan of building after submission of all fees receipt copy (Panchayat Samity demand amount and CESS amount) from this office as early as possible.

Thanking You



**Executive Officer
Rajarhat Panchayat Samity**

Memo No:- 605 /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 Panchayat Samity
- 5.Account-cum Head clerk, Rajarhat P.S
- 6.Casher, Rajarhat Panchayet Samity for Receivingfees



**Executive Officer
Rajarhat Panchayat Samity**

*Quanda/
JE-RWP*

**OFFICE OF THE RAJARHAT PANCHAYAT SAMITY
RAJARHAT, NORTH 24 PARGANAS**

Memo No: 743/RPS

Date: 10/06/2024

File No.: BP-

To,

Developer: Uma Devi Properties Pvt.Ltd.,
Land Owner: Gita Saha & Others,
Reckjoani, Bishnupur -1no. Gram Panchayat,
Rajarhat Panchayat Samity, North 24 Parganas.

Subject: Approval of proposed G+ IV Storied Residential Cum Commercial Building Plan of " Developer: Uma Devi Properties Pvt.Ltd., Land Owner: Gita Saha & Others," at Mouza: Reckjoani; J.L.No:- 13, Touzi No- 2998, R.S.Dag No-1434, L.R.Dag No-1512, L.R.Khatian No-2148, 9249, 9250, 9251, 9252, 9254, 9255, 9256, 9257, 9259, 9260, 9261, 9265, 9266, 9267, 9268, 9269, 9270, 9271, 9272, 9273, 9274, 9275, 9276, 9302, P. S:- Rajarhat New Town under Bishnupur 1No. Gram Panchayat, Rajarhat Panchayat Samity, North 24 Parganas.

Ref No: -(1) NZP Memo No. 3177/ NZP, Dated- 29.02.2024.
(ii) NZP Memo No. 3350 /NZP, Dated- 02 . 04 .2024
(iii) PS Memo No. 605 /PS, Dated- 08 . 04 .2024

Sir,

In connection with the above mentioned subject it is hereby inform that proposed G+IV Storied Residential Cum Commercial Building Plan has been approved by this Panchayat Samity under the West Bengal Panchayat (Panchayat Samity Administration) Rules, 2008.

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. 205937.00/- and Rs. 236977.00/- deposited by you through IMPS on 10.04.2024 has been credited to our A/C No-922020041830946, A/C holder Name- EO RAJARHAT PANCHAYAT SAMITY A/C BUILDING PLAN FEE, IFSC Coad-UTIB0002121, vide NET Banking

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

Thanking you,
Yours Faithfully



Executive Officer
Rajarhat Panchayat Samity

Date: 10/06/2024



Executive Officer
Rajarhat Panchayat Samity

Chandra
JE RMP

Memo No. 743/RPS(1/2)

Copy forward for information to:

1. Additional Executive Officer, North 24 pargana Zilla Parishad
2. Sabhapati, Rajarhat Panchayat