

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

Memo No. / (N)ZP.

**APPROVAL ODER**

Date: /07/2023

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

Sub: Approval of Building plan of proposed G+4 storied Residential Building plan of "Developer: Sri Tapan Naskar, Land Owners: 1. Sri Sibnath Naskar, 2. Sri Sankar Mondal & Others.", at Mouza-Jatragachhi, j.L. no. 24,R.S. no. 195, Touzi no. 174, 179, R.S. & L.R. Dag no. 1276, R.S. Khatian no. 77, L.R. Khatian no. 1759, 1760, 1761, 1762, 45, 852, P.S. Rajarhat New Town under Jangra- Hatiara 2no. G.P, Rajarhat Panchayat Samity, North 24 Parganas.

Ref: i) Letter of NZP vide memo no. 1420/N.Z.P. Dated 14.07.2023.  
ii) Online Acknowledgement no. HX2V21C12 Dated 06.03.2023.

With reference to the letter mentioned above, North 24 Parganas Zilla Parishad, hereby accords the technical approval of proposed G+4 storied Residential Building plan of "Developer: Sri Tapan Naskar, Land Owners: 1. Sri Sibnath Naskar, 2. Sri Sankar Mondal & Others.", subject to the Structural Stability Certificate mentioned over the plan by Abhratanu Dhar, Structural Engineer, M.Tech(Struct), B.Tech(Civil), Reg. Under NKDA, STER/NKDA/10/00121, CVER/NKDA/10/00177, as well as vetting & approval of plan by Dr. Dipesh Majumder, BE, ME (Structure), PhD, Assistant Professor, Department of Construction Engineering, 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.

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

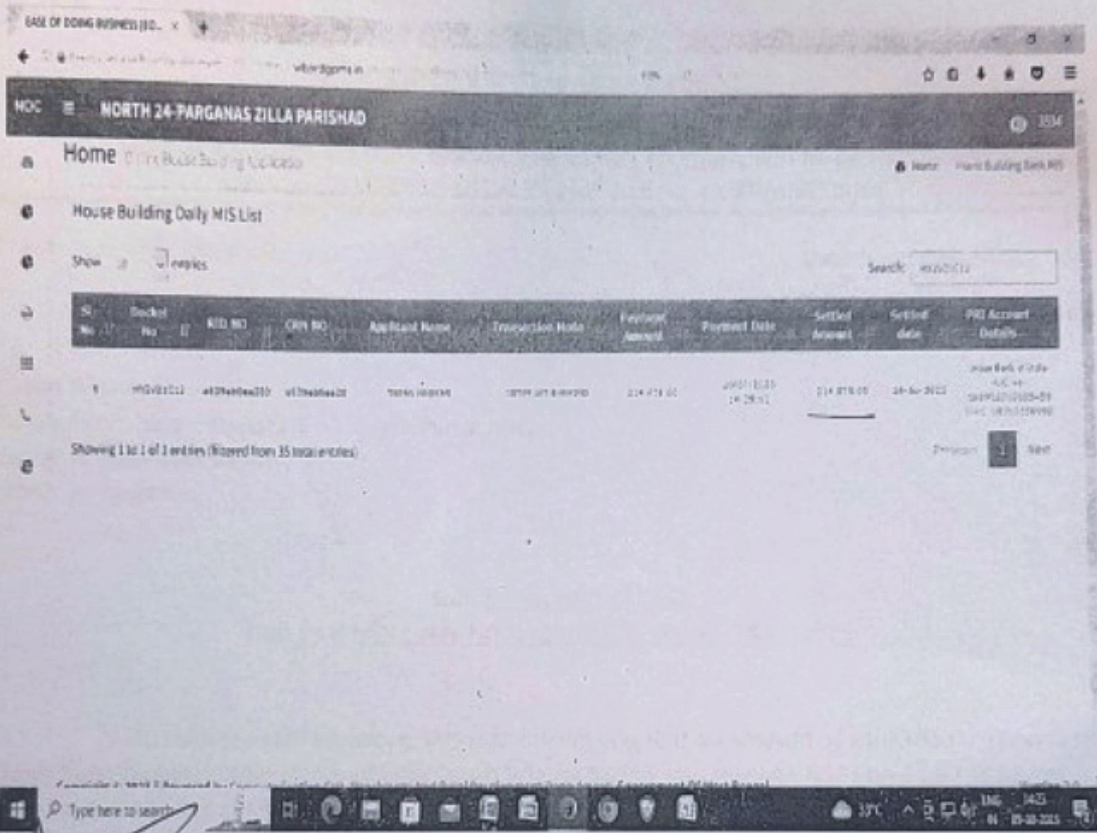
Date: 25/07/2023

1657/1(2)  
Memo no. / (N)ZP.

Copy forwarded for information and necessary action as per rule:

- ✓ 1. Developer: Sri Tapan Naskar, Land Owners: 1. Sri Sibnath Naskar, 2. Sri Sankar Mondal & Others, Jatragachhi, Jangra- Hatiara 2no. Gram Panchayet, Rajarhat Panchayat Samity.
2. Office Copy

24/08/23  
**Additional Executive Officer**  
**North 24 Parganas Zila Parishad**



9/8/23

This is certify that an amount RR 214878-00 has been received in T&CP A/c (Reserve) on 24/7/23 (out of 6,75,320=00) vide UTR no: AX0BR3205376402

for Smt  
10/8/23

Customer  
North 24 Parganas, Zilla Parishad  
Barasat



GOVERNMENT OF WEST BENGAL

Office of the Assistant Labour Commissioner

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: 480/2023/ALC/BST

Dated: 02/08/2023

To

Tapan Naskar,

Jatragachhi, Jangra-Hatiara 2 no. Gram Panchayet,

Rajarhat Panchayat Samity,

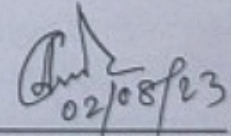
North 24 Parganas.

**Sub: E-Payment of CESS**

Ref: Your letter vide No. 1420/(N)ZP., Dated: 14.07.2023

With reference to the above, this is to inform you that an amount of Rs. 238257/- (Two Lakh Thirty Eight thousand Two Hundred Fifty Seven ) deposited by you through NEFT on 21.07.2023 has been credited to our CESS A/C bearing No. 0127050013759 vide UTR No. UBINR22023072101510718.

Now, you are requested to submit Form-I as per BOCW CESS Rules under section 6(1) to the office of the under signed at an early date.

  
02/08/23

Inspector Minimum Wages  
L.W.F.C., Rajarhat-Gopalpur  
Municipality, North 24 Parganas

Office Of The Rajarhat Panchayat Samity

Rajarhat North 24 Parganas

Memo No :- 1244 /RPS

Date :- 15/09/2023

TO,

Developer : Tapan Naskar

Land Owners : 1.Sibnath Naskar, 2. Sankar Mondal 3. Barun Naskar, 4. Biswajit Naskar

5. Ashoke Mondal, 6. Shyamal Mondal

Jatragachi , Jyangra – Hatiara 2 No. Gram Panchayat

Rajarhat Panchayat Samity, North 24 Parganas

SUB:-Approval letter in respect of proposed(G+4) storied Residential building at Mouza:-  
Jatragachi, J.L. No -24, R.S. No.- 195, Touzi No.- 174,179, R.S.& L.R. Dag No- 1276, R.S.Khatian  
No.- 77, L.R.Khatian No. -1759,1760,1761,1762,45,852, P.S.- New Town under Jyangra –  
Hatiara 2 No G.P, under Rajarhat Panchayet Samity, Dist- North 24 parganas.

Ref:- 1) Letter of NZP Vide memo No - 1420/(N)ZP, Dated - 13/07/2023,

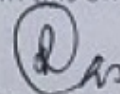
2) letter of NZP Vide Memo No - 1657/(N)ZP, Dated - 25/08 /2023

3) Letter Of RPS vide Memo No.-1217/ RPS , Dated - 05/09/2023

Sir,

In connectionwith you are hereby inform that your application for approval of ( G +4 ) storied residential building has been approved by this Panchayat Samity under the West Bengal Panchayat ( Panchayat Samity 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 receive the approved building plan from this office as early as possible.



Executive Office

Rajarhat Panchayet Samity

Executive Officer

Rajarhat Panchayat Samity  
Rajarhat, North 24 Parganas

Office of The Rajarhat Panchayat Samity

Rajarhat Development Block

North 24 Parganas

Memo No :- 1217 /RPS

Date :- 05/09/2023

TO,

Developer : Sri Tapan Naskar

Land Owners : 1. Sri Sibnath Naskar, 2. Sankar Mondal & Others

Jatragachi, Jyangra – Hatiara 2 No. Gram Panchayat

Rajarhat Panchayat Samity, North 24 Parganas

**SUB:-** Plan Sanction Fees in respect of proposed (G+4) storied Residential building at Mouza:- Jatragachi, J.L. No -24, R.S. No.- 195, Touzi No.- 174,179, R.S. & L.R. Dag No- 1276, R.S. Khatian No.- 77, L.R. Khatian No. – 1759,1760,1761,1762,45,852, P.S.- New town under Jyangra – Hatiara 2 No G.P, under Rajarhat Panchayat Samity, Dist- North 24 parganas.

**Ref No –Memo No :-**1420 / (N)ZP, Dt.- 13/07/2023, Memo No:-1657/(N)Z.P.,Dt.-25/08/2023

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 started in the said reference has examined and is under active consideration of Panchayat Samity.

He is hereby requested to deposit the building plan fees amounting of Rs- 65320 calculation shown below in favor of EO RAJARHAT PANCHAYAT SAMITY A/C BUILDING PLAN FEE, A/C NO.- 922020041830946, IFSC CODE- UTIB0002121

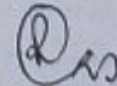
Building construction Charges as per Rules 66 under 64 to 83 of the west Bengal panchayat (Panchayat Samity Administration) Rule 2008.

Proposed Cover area= 1517.65 m<sup>2</sup>= 16329.914 sq.ft. @4/sq-ft= Rs 65319.656 say Rs 65320 ( sixty five thousand three hundred twenty only)

The approval will be given subject to realization of CESS to the respective Department.

Thanking you,

Yours faithfully,



Executive Officer

Rajarhat Panchayat Samity

Executive Officer

Rajarhat Panchayat Samity

Rajarhat, North 24 Parganas

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

Memo No. 1420/(N)ZP.

Date: 14/07/2023

**DEMAND NOTICE**

To,  
 Developer: Sri Tapan Naskar,  
 Land Owners: 1. Sri Sibnath Naskar, 2. Sri Sankar Mondal & Others.  
 Jatragachhi, Jangra- Hatiara 2no. Gram Panchayet,  
 Rajarhat Panchayat Samity.

Sub: Calculation of plan Sanction Fees in respect of proposed G+4 storied Residential Building plan of "Developer: Sri Tapan Naskar, Land Owners: 1. Sri Sibnath Naskar, 2. Sri Sankar Mondal & Others.", at Mouza- Jatragachhi, j.L. no. 24, R.S. no. 195, Touzi no. 174, 179, R.S. & L.R. Dag no. 1276, R.S. Khatian no. 77, L.R. Khatian no. 1759, 1760, 1761, 1762, 45, 852, P.S. Rajarhat New Town under Jangra- Hatiara 2no. 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 Building plan of "Developer: Sri Tapan Naskar, Land Owners: 1. Sri Sibnath Naskar, 2. Sri Sankar Mondal & Others.", at Mouza-Jatragachhi, j.L. no. 24, R.S. no. 195, Touzi no. 174, 179, R.S. & L.R. Dag no. 1276, R.S. Khatian no. 77, L.R. Khatian no. 1759, 1760, 1761, 1762, 45, 852, P.S. Rajarhat New Town under Jangra- Hatiara 2no. G.P, Rajarhat Panchayat Samity, North 24 Parganas.

**A. Covered Area(Total Floor Area):-**

Ground Floor Covered Area = 1 X 303.530 = 303.530 Sqm.  
 Typical 1<sup>st</sup> to 4<sup>th</sup> Floor Covered Area = 4 X 303.530 = 1214.12 Sqm.  
 Total Covered Area = 1517.65 Sqm.

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

Car Parking Area (-) = 279.27 Sqm.

Stairway, Lift, Lobby Area (-) = 121.300 Sqm.

Total Exemption(-) = 400.570 Sqm.

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

(Total Covered Area- Total Exemption Area) = (1517.650 - 400.570) Sqm. = 1117.080 Sqm.

B. Floor Area Ratio (F.A.R) =  $\frac{\text{Total Floor Area after Exemption}}{\text{Total Land Area}} = \frac{1117.080}{608.040} = 1.84$

**C. (i) Building for Residential use:**

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

Sanction Fees = @Rs.175.00/Sqm. X 1517.65 Sqm = Rs. 265589.00

(Rupees.Two Lakh Sixty Five Thousand Five Hundred Eighty Nine ) only

Plan Sanction fees Rs. 265589.00(Rupees.Two Lakh Sixty Five Thousand Five Hundred Eighty Nine ) only

Table-1

Total Plan Sanction Charges (A)	Zilla Parishad Share (B)	P.S / G.P. Share (C)
Rs. 265589.00 (Rupees.Two Lakh Sixty Five Thousand Five Hundred Eighty Nine ) only	80% of the Total Plan Sanction Fee stands Rs. 212471.00 (Rupees Two Lakh Twelve Thousand Four Hundred Seventy One ) only	20% of the plan sanction Fee stands Rs. 53118.00 ( Rupees Fifty Three Thousand One Hundred Eighteen only)

Table-2 Project Cost Rs. 24066408.00 (as submitted by the developer)

Cess Amount Rs.240664.00(Rupees,Two Lakh Forty Thousand Six Hundred Sixty Four only)

Cess Amount(1% of the Project Cost) (D)	ZP Share (1% of the Cess Amount) (E)	Balance Amount of Cess. (F)
Rs.240664.00(Rupees,Two Lakh Forty Thousand Six Hundred Sixty Four only)	Rs.2407.00 (Rupees Two Thousand Four Hundred Seven only) Vide order No, 6895F dt, 11.09.06 Govt of west Bengal	Rs.238257.00( Rupees Two Lakh Thirty Eight Thousand Two Hundred Fifty Seven only)

1. You are requested to deposit 1) Rs. 212471.00 (Rupees Two Lakh Twelve Thousand Four Hundred Seventy One only) as plan Sanction fees mentioned at Table-1 Column B and 2) Rs.2407.00 (Rupees Two Thousand Four Hundred Seven 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. 53118.00( Rupees Fifty Three Thousand One Hundred Eighteen only) mention at Table-1, Column C at Rajarhat Panchayet Samity for their final clearance.
3. You are Further request to deposit of Rs.238257.00( Rupees Two Lakh Thirty Eight Thousand Two Hundred Fifty Seven 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.

4.13.03/23  
Additional Executive Officer  
North 24 Parganas Zilla Parishad

Date...../07/2023

Memo no.....

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

Office Of The Rajarhat Panchayat Samity

Rajarhat North 24 Parganas

Memo No :- 1244 /RPS

Date :- 15/09/2023

TO,

Developer : Tapan Naskar

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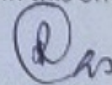
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Executive Office

Rajarhat Panchayet Samity

Executive Officer  
Rajarhat Panchayat Samity  
Rajarhat, North 24 Parganas

Rs.240664.00(Rupees Two Lakh  
Forty Thousand Six Hundred Sixty

Rs.2407.00 (Rupees Two Thousand  
Four Hundred Seven only) Vide

Rs.238257.00(Rupees Two Lakh  
Thirty Eight Thousand Two