

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

Memo No.       /(N)ZP.

**APPROVAL ORDER**

Date:       /08/2025

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

Sub:    Approval of Building plan for final sanction of proposed **G+4** storied Residential Cum Commercial Building plan of "Developer: SAARVASRI Housing Pvt. Ltd., Owner: Partha Saha & Rathindranath Saha", at Mouza-Reckjoani, J.L. no.13, L.R. Dag no. 1573, Khatian no.4228,4229,9874 & 9875, P.S. Technocity, Under Rajarhat Bishnupur-1no. G.P, Rajarhat Panchayat Samity, North 24 Parganas.

Ref:    i) Letter of NZP vide memo no. 1791/N.Z.P. Dated 17.07.2025.  
      ii) Online Acknowledgement no. HF2D3C99 Dated: 29.01.2025.

With reference to the letter mentioned above, North 24 Parganas Zilla Parishad, hereby accords the technical approval of the Building Plan for final sanction of proposed **G+4** storied Residential Cum Commercial Building plan of "Developer: SAARVASRI Housing Pvt. Ltd., Owner: Partha Saha & Rathindranath Saha", 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.

1974/(12)  
Memo no.       /(N)ZP.

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

Date: 28/08/2025

Copy forwarded for information and necessary action as per rule:

1. Developer: SAARVASRI Housing Pvt. Ltd., Owner: Partha Saha & Rathindranath Saha, Reckjoani, Rajarhat Bishnupur-1no. Gram Panchayet, Rajarhat Panchayat Samity.
2. Office Copy

*28/08/25*  
**Additional Executive Officer**  
**North 24 Parganas Zila Parishad**

*Buy*

**Office of the Rajarhat Panchayet Samity**  
**Rajarhat:North 24 Parganas**

Memo No: 1582 / RPS

BP: 622

Date: 12.09.2025

To,

Developer: Saarvasri Housing Pvt. Ltd.

Owner: Partha Saha & Rathindranath Saha,

Reckjoani, Rajarhat Bishnupur-1 no Gram Panchayet,

Rajarhat Panchayet Samity.

**SUB:** Regarding Approval of Proposed G+IV Storied Residential Cum Commercial Building plan of "Developer: Saarvasri Housing Pvt. Ltd., Owner:Partha Saha & Rathindranath Saha,,at MOUZA – Reckjoani, J.L.NO.- 13; L.R. DAG NO.-1573, KhatianNo: 4228,4229,9874 & 9875, P.S.- Technocity, Under Rajarhat Bishnupur 1 Gram Panchayet, Rajarhat Panchayet Samity,North 24 Parganas.

Ref No: **MEMO** no: 1791/1(7)/N/ZP, Dated: 17/07/2025 & **MEMO** no: 1974/ (N) ZP, Dated: 28/08/2025,  
ii) **MEMO** No: 1544/RPS, Dated: 04.09.2025

Sir, In connection with the above-mentioned subject, it is hereby informed to you that the Proposed G+IV Storied Residential Cum Commercial Building plan of "Developer: Saarvasri Housing Pvt. Ltd., Owner: Partha Saha & Rathindranath Saha ", has been approved by this Panchayat Samity under the NEW TOWN KOLKATA Planning area (Building) Rules, 2014 read with the West Bengal Panchayat (Panchayat Samity Administration) Rules, 2008.

It is also requested to inform the undersigned about **Project Registration / Agent Registration with WBRERA in accordance with section 3(2)(a) of Real Estate (Regulation and Development) Act,2016** and commencement *of the said construction* in accordance with section 11 of NEW TOWN KOLKATA Planning area (Building) Rules, 2014. Notice for *completion of work up to Plinth Level* must also be given in accordance with section 13(1) of NEW TOWN KOLKATA Planning area (Building) Rules, 2014. *Further work shall only be taken up after getting necessary direction from the sanctioning authority in accordance with section 13(2) of NEW TOWN KOLKATA Planning area (Building) Rules, 2014., Failure to do so may result in non granting of Completion cum Occupancy Certificate in future* and also ensure to deposit the actual amount of CESS to the concerned authority in due time.

**Project Registration / Agent Registration with WBRERA may be done within six months from the date of approval; otherwise the approval plan may be cancel without farther notice from this office.**

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.1, 01, 549/-and Rs.87, 170/-deposited by you through NEFT /IMPS on 11.09.2025 has been credited to our A/C No – 841501000012, A/C holder Name: **RAJARHAT PANCHAYAT SAMITY OWN FUND ACCOUNT, IFSC Code: ICIC0000004.**

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

Thanking you,

Memo No: 1582 /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

*Chandana*  
SE-RWP

Office of the Rajarhat Panchayat Samity  
Rajarhat, North 24 Parganas

Memo No: 1544 /RPS

File No.: BP-

Date: 04.09.2025

To,  
Developer: Saarvasri Housing Pvt. Ltd.  
Owner: Partha Saha & Rathindranath Saha,  
Reckjoani, Rajarhat Bishnupur-1 no Gram Panchayet,  
Rajarhat PanchayetSamity.

Sub: -Request to deposit Development Fees in respect of Proposed G+IV Storied Residential Cum Commercial Building plan of "Developer: Saarvasri Housing Pvt. Ltd., Owner: Partha Saha & Rathindranath Saha,, at MOUZA – Reckjoani, J.L.NO.- 13; L.R. DAG NO.-1573, KhatianNo: 4228,4229,9874 & 9875, P.S.- Technocity, Under Rajarhat Bishnupur 1 Gram Panchayet, Rajarhat Panchayat Samity, North 24 Parganas.

Ref: MEMO no: 1791/1(7)/NZP, Dated: 17/07/2025 & MEMO no: 1974/ (N) ZP,  
Dated: 28/08/2025

Sir/Madam,

With reference to the above-mentioned subject the undersigned would like to inform them that their prayer for permission of proposed G+IV Storied Residential Cum Commercial Building plan of "Developer: Saarvasri Housing Pvt. Ltd., Owner: Partha Saha & Rathindranath Saha", as stated in the said reference has examined and is under active consideration of Rajarhat Panchayat Samity.

You are hereby requested to deposit the Development fee as per resolution of Purta Karya-O-ParibahanSthayeeSamity, Dated: 21.09.2022, amounting of Rs. 1,01,549/- (Rupees one lakh one thousand Five hundred forty nine only) (calculation of which shown below) in A/C No- 841501000012, A/C holder Name- RAJARHAT PANCHAYAT SAMITY OWN FUND ACCOUNT, IFSE Code- ICIC0000004. 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 = 2358.54 sqm. = 25387.32 square feet

Payable Development Fees (@Rs. 4.00/ sft.) = Rs. 1,01,549.28/-


Say Rs. 1, 01,549.00/-

Thanking You

Memo No: 1544 / (1/6)/RPS

Copy forwarded for information to:-

1. Sabhapati, Rajarhat Panchayat Samity
2. SahaSabhapati, RajarhatPanchayatSamity
3. Karmadhyakshya PKOPSS, Rajarhat Panchayat Samity
- 4 J.E (RWP) Rajarhat Development Block
5. Account-cum Head clerk, Rajarhat Development Block
6. Cashier, RajarhatPanchayetSamity for receiving fees

  
Executive Officer  
Rajarhat Panchayat Samity  
Dated: 04.09.2025

  
Executive Officer  
Rajarhat Panchayat Samity  
J.E - RWP



স্বাধীনতা সত্যম্

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: 996/2025/RLO/BST

Dated: 25.08.2025

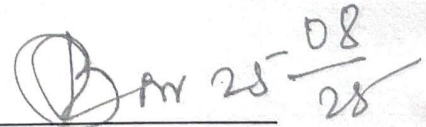
To  
Saarvasri Housing Pvt. Ltd.,  
Reckjoani, Rajarhat-Bishnupur-1 no. Gram Panchayet,  
Rajarhat Panchayat Samity.

**Sub: E-Payment of CESS**

**Ref: Your letter vide No. 1791/(N)ZP. & DT. 17.07.2025**

With reference to the above, this is to inform you that an amount of Rs. 502669/- (Five Lakh Two Thousand Six Hundred Sixty Nine) deposited by you through NEFT on 23.07.2025 has been credited to our CESS A/C bearing No. 0127050013759 vide UTR No. HDFCR52025072393811046.

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  
Habra Municipality, North 24-Pgs.

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

Memo No. 1791 / (N)ZP.

Date: 17 / 07 / 2025

**DEMAND NOTICE**

To,  
Developer: SAARVASRI Housing Pvt. Ltd.,  
Owner: Partha Saha & Rathindranath Saha,  
Reckjoani, 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: SAARVASRI Housing Pvt. Ltd., Owner: Partha Saha & Rathindranath Saha", at Mouza- Reckjoani, J.L. no.13, L.R. Dag no. 1573, Khatian no.4228,4229,9874 & 9875, P.S. Technocity, Under Rajarhat Bishnupur-1no. G.P, Rajarhat Panchayat Samity, North 24 Parganas.

Ref: Online Acknowledgement no.HF2D3C99 Dated: 29.01.2025.

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: SAARVASRI Housing Pvt. Ltd., Owner: Partha Saha & Rathindranath Saha", at Mouza- Reckjoani, J.L. no.13, L.R. Dag no. 1573, Khatian no.4228,4229,9874 & 9875, P.S. Technocity, Under Rajarhat Bishnupur-1no. G.P, Rajarhat Panchayat Samity, North 24 Parganas.

A. Covered Area (Total Floor Area) Block- A & B:  
Ground Floor Covered Area = 1 X 444.78 = 444.78 Sqm.  
Typical Floor 1<sup>st</sup> to 4<sup>th</sup> Floor Covered Area = 4 X 478.44 = 1913.76 Sqm.  
Total Covered Area = 2358.54 Sqm.

Exemption Area [As per C1.-27(e) & 30(A(i)) Table - XVI & 27(i)&(h)]  
Car Parking (Gr. Fl.) & Others (-) = 351.48 Sqm.  
Stairway, Lift, Lobby Area (-) = 245.82 Sqm.  
Total Exemption (-) = 597.30 Sqm.

Total Floor Area after Exemption for F.A.R. Consideration:-  
(Total Covered Area - Total Exemption Area) = (2358.54 - 597.30) Sqm. = 1761.24 Sqm.

B. Floor Area Ratio (F.A.R) =  $\frac{\text{Total Floor Area after Exemption}}{\text{Total Land Area}} = \frac{1761.24}{890.30} = 1.978$

C. (i) Building for Residential use:

Rate is Rs.175.00/Sqm. [As per Table-1,(i)]  
Sanction Fees = @Rs.175.00/Sqm. X 2304.18 Sqm = Rs.403231.50

(ii) Building for Commercial use:

Rate is Rs.600.00/Sqm. [As per Table-1,(i)]  
Sanction Fees = @Rs.600.00/Sqm. X 54.36 Sqm. = Rs. 32616.00  
Total Commercial + Residential sanction fees = Rs. 435847.50 = Say Rs. 435848.00  
(Rupees Four Lakh Thirty Five Thousand Eight Hundred Forty Eight) only  
Plan Sanction fees Rs. 435848.00 (Rupees Four Lakh Thirty Five Thousand Eight Hundred Forty Eight) only

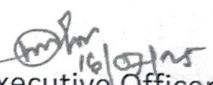
Table-1

Total Plan Sanction Charges (A)	Zilla Parishad Share (B)	P.S / G.P. Share (C)
Rs. 435848.00 (Rupees Four Lakh Thirty Five Thousand Eight Hundred Forty Eight) only	80% of the Total Plan Sanction Fee stands Rs. 348678.00 (Rupees Three Lakh Forty Eight Thousand Six Hundred Seventy Eight) only	20% of the plan sanction Fee stands Rs.87170.00 (Rupees Eighty Seven Thousand One Hundred Seventy only)

Table -2 Project Cost Rs. 50774649.00 (as submitted by the developer)  
Cess Amount Rs.507746.00 (Rupees, Five Lakh Seven Thousand Seven Hundred Forty Six) only

Cess Amount (1% of the Project Cost) (D)	ZP Share (1% of the Cess Amount) (E)	Balance Amount of Cess. (F)
Rs.507746.00 (Rupees, Five Lakh Seven Thousand Seven Hundred Forty Six) only	Rs.5077.00 (Rupees Five Thousand Seventy Seven) only Vide order No, 6895F dt, 11.09.06 Govt of west Bengal	Rs.502669.00 (Rupees Five Lakh Two Thousand Six Hundred Sixty Nine) only.

1. You are requested to deposit 1) Rs. 348678.00 (Rupees Three Lakh Forty Eight Thousand Six Hundred Seventy Eight only) as plan Sanction fees mentioned at Table-1 Column B and 2) Rs.5077.00 (Rupees Five Thousand Seventy 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 20% of the plan sanction Fee stands Rs.87170.00( Rupees Eighty Seven Thousand One Hundred Seventy only) mention at Table-1, Column C at Rajarhat Panchayat Samity for their final clearance.
3. You are Further request to deposit of Rs.502669.00( Rupees Five Lakh Two Thousand Six Hundred Sixty Nine 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

Date...../07/2025

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