

Office of the Rajarhat Panchayet Samity
Rajarhat : North 24 Parganas

Memo No: - 595 / RPS

BP: - 445

Date: - 28.03.2025

To,

Developer: Maa Land Developer Pvt. Ltd.,

Owner: Ashok Kumar Roy,

Kalaberia, Rajarhat Bishnupur 1 no. Gram Panchayet,

Rajarhat Panchayet Samity.

SUB: Regarding Approval of Proposed G+ IV Storied Residential Building plan of "Developer: Maa Land Developer Pvt. Ltd, Owner: Ashok Kumar Roy", at MOUZA – Kalaberia , J.L.NO.- 30; R.S. & L.R. DAG NO.-448,L.R.Khatian No:-1842, 1843,1844,1851,1852, P.S.- Rajarhat New Town, Under Rajarhat Bishnupur 1 no Gram Panchayet, Rajarhat Panchayat Samity,North 24 Parganas.

Ref No: MEMO no:4167/1(7)/NZP , Dated:28/06/2024 & MEMO no:1149/(N)ZP,
Dated:12/03/2025, ii)MEMO No:548/RPS,Dated:19.03.2025

Sir, In connection with the above mentioned subject it is hereby informed to you that the Proposed G+ IV Storied Residential Building plan of "Developer: Maa Land Developer Pvt. Ltd, Owner: Ashok Kumar Roy", 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, 62, 758/- and Rs.2, 00, 220/-deposited by you through NEFT /IMPS on 26.03.2025 has been credited to our A/C No – 841501000012, A/C holder Name: RAJARHAT PANCHAYAT SAMITY OWN FUND ACCOUNT, IFSC Code: ICIC00000004.

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

Thanking you,

Memo No: 595 /RPS

Yours faithfully

Copy forward for information to:

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

Executive Officer
Rajarhat Panchayet Samity



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: bstrlo.ale@gmail.com

Memo No: *Le-21/2024*/RLO/BST

To

Maa Land Developer Pvt. Ltd.,
Kalaberia, Rajarhat-Bishnupur 1no. Gram Panchayet,
Rajarhat Panchayat Samity,
North 24 Parganas.

Dated: 11/09/2024

Sub: E-Payment of CESS

Ref: Your letter vide No. 4167/(N)ZP. Dated: 28.06.2024

With reference to the above, this is to inform you that an amount of Rs. 891648/- (Eight Lakh Ninety One Thousand Six Hundred Forty Eight) deposited by you through NEFT on 23.07.2024 has been credited to our CESS A/C bearing No. 0127050013759 vide UTR No.SBIN124205677285.

Now, you are requested to submit Form-I as per BOCW CESS Rules under section 6(1) to the Regional -abour Office, Barasat at an early date.


Inspector Minimum Wages
Labour Welfare Facilitation Centre
Gobardanga Municipality, North 24-Pgs.

Office of the Rajarhat Panchayat Samity
Rajarhat, North 24 Parganas

Memo No.: 548/RPS

File No.: BP-

Date:-19.03.2025

To,
Developer: Maa Land Developer Pvt. Ltd.,
Owner: Ashok Kumar Roy,
Kalabertia, Rajarhat Bishnupur I no. Gram Panchayet,
Rajarhat Panchayet Samity.

Subj: -Request to deposit Development Fees in respect of Proposed G+ IV Storied Residential Building plan of "Developer: Maa Land Developer Pvt. Ltd. Owner: Ashok Kumar Roy", at MOUZA - Kalabertia, J.L.NO.-30; R.S. & L.R. DAG NO.-448, L.R. Khatian No.-1842, 1843, 1844, 1851, 1852, P.S.- Rajarhat New Town, Under Rajarhat Bishnupur I no Gram Panchayet, Rajarhat Panchayat Samity, North 24 Parganas.

Ref :MEMO no:4167/1(7)/N/ZP , Dated:28/06/2024 & MEMO no:1149/(N)ZP,
Dated:12/03/2025

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 Building plan of "Developer: Maa Land Developer Pvt. Ltd. Owner: Ashok Kumar Roy", 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-Parbaban Sthayee Samity , Dated:21.09.2022, amounting of Rs. 2,00,220/- (Rupees Two Lakh Two Hundred Twenty 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 =4650.22 sqm. = 50054.97 square feet
Payable Development Fees (@Rs. 4.00/ sft.) = Rs.2,00,219.88/-

Say Rs. -2, 00,220/-

Thanking You

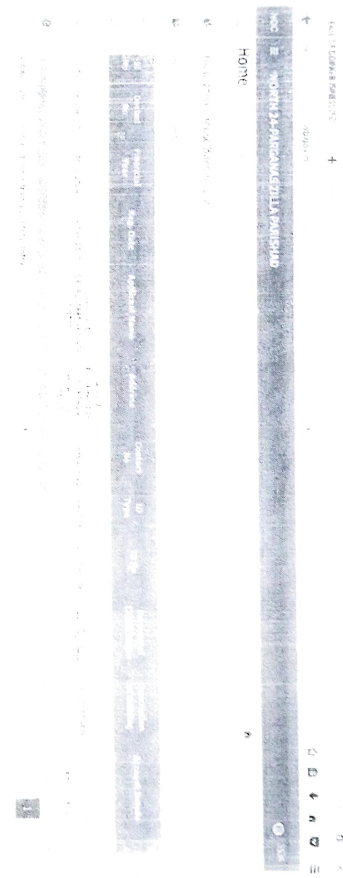
Executive Officer
Rajarhat Panchayat Samity
Dated:-19.03.2025

Memo No: 548 / (1/6)/RPS
Copy forwarded for information to:-

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

Executive Officer
Rajarhat Panchayat Samity
[Signature]
Off. MBP

MOA BAH Development



16/3/25

Rec'd R-660,0384
through NBT with
Hq of TL CP (Reserve)
AL No-5899201605439
16/3/25

16/3/25
Cashier
North 24 Pagaras, Zillapur shah
Barasat

NORTH 24 PARGANAS ZILLA PARISHAD
RISHI BANKIM SARANI, BARASAT

KOLKATA-700124

Memo No. 1171 / (M)ZP.

Date: 7/05/2024

DEMAND NOTICE

To
 Developer: Maa Land Developer Pvt. Ltd.,
 Land Owners: Ashok Kumar Roy,
 Kalabheria, Rajarhat-Bishnupur Ino. Gram Panchayet,
 Rajarhat Panchayat Samity.

Subj: Calculation of plan Sanction Fees in respect of proposed G+4 storied Residential Building plan of "Developer: Maa Land Developer Pvt. Ltd., Land Owners: Ashok Kumar Roy", at Mouza-Kalabheria, J.L. no. 30, R.S. & L.R. Dag no. 448, L.R. Khatlan no. 1842, 1843, 1844, 1851, 1852, P.S. Rajarhat New Town under Rajarhat-Bishnupur Ino. 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 proposer G+4 storied Residential Building plan of "Developer: Maa Land Developer Pvt. Ltd., Land Owners: Ashok Kumar Roy", at Mouza-Kalabheria, J.L. no. 30, R.S. & L.R. Dag no. 448, L.R. Khatlan no. 1842, 1843, 1844, 1851, 1852, P.S. Rajarhat New Town under Rajarhat-Bishnupur Ino. G.P., Rajarhat Panchayat Samity, North 24 Parganas.

A. Covered Area (Total Floor Area):-

Block: A:- Ground Floor Covered Area = 1 X 438.500 = 438.500 Sqm.
 Typical 1st to 4th Floor Covered Area = 4 X 500.740 = 2002.96 Sqm.

Block: B:- Ground Floor Covered Area = 1 X 390.680 = 390.680 Sqm.
 Typical 1st to 4th Floor Covered Area = 4 X 454.520 = 1818.08 Sqm.
Total Covered Area = 4650.22 Sqm.

Exemption Area [As per Cl.-2(i) & 30(A)(i)] Table - XVI & 27(i)&(h)]
 Car Parking Area (-) = 778.94 Sqm.
 Stairway, Lift, Lobby Area (-) = 468.16 Sqm.

Total Exemption (-) = 1247.10 Sqm.

Total Floor Area after Exemption for F.A.R. Consideration:-
[Total Covered Area- Total Exemption Area] = (4650.22 - 1247.10) Sqm. = 3403.120 Sqm.

B. Floor Area Ratio (F.A.R) = Total Floor Area after Exemption = 3403.120 = 2.0506
Total land Area 1659.610

C. (i) Building for Residential use:

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

Sanction fees = Rs. 175.00/Sqm. X 4650.22 Sqm = Rs. 813789.00

(Rupees. Eight Lakh Thirteen Thousand Seven Hundred Eighty Nine) only
Plan Sanction Fees Rs. 813789.00 (Rupees. Eight Lakh Thirteen Thousand Seven Hundred Eighty Nine) only.

Table-1

Total Plan Sanction Charges	Zilla Parishad Share	P.S / G.P. Share
(A)	(B)	(C)
Rs. 313789.00 (Rupees. Eight Lakh Thirteen Thousand Seven Hundred Eighty Nine) only	80% of the Total Plan Sanction Fee stands Rs. 651031.00 (Rupees Six Lakh Fifty One Thousand Thirty One only)	20% of the plan sanction fee stands Rs. 162758.00 (Rupees One Lakh Sixty Two Thousand Seven Hundred Fifty Eight only)

Table-2 Project Cost Rs. 900654660.96 (as submitted by the developer)

Cess Amount Rs. 900655.00 (Rupees. Nine Lakh Six Hundred Fifty Five only)
 Cess Amount (1% of the Project ZP Share (1% of the Cess Amount) Balance Amount of Cess.

Cost	(D)	(E)	(F)
Rs. 900655.00 (Rupees. Nine Lakh Six Hundred Fifty Five only)	Rs. 9007.00 (Rupees Nine Thousand Seven only) Vide order No. 6895F dt. 11.09.06 Govt of West Bengal	Rs. 891648.00 (Rupees Eight Lakh Ninety One Thousand Six Hundred Forty Eight only).	

1. You are requested to deposit 1) Rs. 651031.00 (Rupees Six Lakh Fifty One Thousand Thirty One only) as plan Sanction fees mentioned at Table-1 Column B and 2) Rs.9007.00(Rupees Nine Thousand Seven 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.162758.00(Rupees One Lakh Sixty Two Thousand Seven Hundred Fifty Eight only) mention at Table-1, Column C at Rajarhat Panchayet Samity for their final clearance.
3. You are Further request to deposit of Rs.891648.00 (Rupees Eight Lakh Ninety One Thousand Six Hundred Forty Eight 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 ParganasZilaParishad

Date.....23/06/2024

Memo no.....4167A(7)/N.Z.P

Copy forwarded for information & necessary action as per rule:

1. Savadhipati, North 24 Parganas Zila Parishad.
2. Secretary, North 24 Parganas Zila Parishad.
3. Financial Controller & Chief Accounts Officer, North 24 ParganasZilaParishad.
4. Executive Officer, Rajarhat Panchayat Samity.
5. Cash Section, North 24 Parganas Zila Parishad.
6. Deputy Commissioner of Labour and Cess welfare department , North 24Parganas, 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 ParganasZilaParishad