

Barasat -I Panchayat Samiti
Vill. & P.O: Chhotojagulia, P.S: Duttapukur,
Dist.:North 24 Parganas

Memo No: 410/BST-I P.S

Date: 12.02.2025

Form of Granting Occupancy Certificate

From: Executive Officer
Barasat –I Panchayat Samiti.

To,
Fortune Park Housing Projects PVT. LTD.
Fortune Heights
168, Krishnanagar Road (NH-34)
Paschim Khilkapur, Mouza: Moynagadi, P.O: Noapara
North 24 Parganas

Subject: Grant of Occupancy Certificate (Partly) under sub-rule (3) of rule 79. Building Rules.
Reference Application Date: 08.01.2025

Sir,

With reference to your notice of completion dated 08.01.2025, this is to certify that the newly constructed as Residential Building namely "Fortune Heights" having Blocks: 'C, D & F' Contain (G + 11) & Block: 'E' Contain (G+7) building situated beside the 168, Krishnanagar Road(NH-34), Sansad: VII under P.O: Noapara, P.S: Duttapukur under Paschim Khilkapur Gram Panchayat within the Jurisdiction of Barasat-I Panchayat Samiti, details of project mentioned below.

Now as per available of records that the newly Constructed Building Plan Technical approval was accorded from North 24 Parganas Zilla Parishad vide approval Memo No: 1257/(N)ZP, Dated: 12.11.2013, duly signed by the Addl. Executive Officer, North 24 Parganas Zilla Parishad & District Engineer , North 24 Parganas Zilla Parishad on dated : 27.02.2014 according to the order of the reference the Final Sanction Authority was earmarked as Paschim Khilkapur G.P , Now on the Basis of " Rule 79 of West Bengal Panchayat Samiti Administration Rule 2008",where the Applicant has been shouted on 08.01.2025 to the undersigned for obtaining necessary Occupancy Certificate. Following the Rule 21, GP Administrative Rule 2004 & Rule 74, Panchayat Samiti Administrative Rule 2008, The team of Panchayat Samiti along with authorized persons was verified the present construction in comprising with the produce Testimonial Documents of sanctioned Architectural Plan (over a part of Sanction Plan) and found in order. Now Barasat-I Panchayat Samiti ultimatelyissuing Occupancy Certificateon the basis of decision of 'Artho Unnyan-O-Pari Kalpana' Stayee Samity on dated: 24.04.2023 under the Rule 79 of West Bengal Panchayat (Panchayat Samiti Administration Rules, 2008 and is certified to be fit for occupancy (Partly).

Particulars: Plot No: 1576, 1577, 1578, 1579, 1581, 1589, 1590, 1591, 1592, 1593, 1594, 1599, 1600, 1600/1754, 1600/1755, 1578/1752, 1578/1753, 1579/1751 and 1599/1756.

L.R. Khatian Nos.: 1772, J.L. No: 6, Land Classified as 'Housing Complex'.

Name of Mouza: Moynagadi, Gram Panchayat: Paschim Khilkapur Gram Panchayat.

Description of the Construction: "Fortune Heights" having Blocks: 'C, D & F' Contain (G + 11) & Block: 'E' Contain (G+7)

Area of Sanction of Plan: 22594.28 Sqm. (Ground Floor to 11thFloor) = 243114.51 Sqft.

Presently Sought for Occupancy: Area of Construction and other use (partly Completed portion) = 22594.28 Sqm. = 243114.51 Sqft.

Use & Condition: Working Condition partly (Habitable)

Lift: Licensed and Renewed

Date of Sanction/ Commencement of the Construction /Project: 12.11.2013

Date of Completion of the Construction / Project: as appeal on 08.01.2025

If any deviation recorded in Construction / Project: No deviation as declaration made by

1. Structural Stability Certificate made by Er. Chandi Prasad Khanra, BE(Civil), ME(Struct.), ESE- I/2 taken in respect of certification of Structural Stability from Jadavpur University or GOI approved Institution Civil/Construction Dept if necessity in future.

2. Certification regarding no Deviation in Architectural Plan has been made by Sunil Maniramka (B. Arch.), Consulting Architect CA/93/16636, 74B AJC Bose Road, Kol-16.

3. Charges calculated Present area of Use = 243114.51 Sqft. @Rs 2.50/Sqft = Rs. 607786.00

DCR No/ Money Receipt No.: 221, Dated: 04.02.2025


Executive Officer
Barasat – I Panchayat Samiti
North 24 Parganas