

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

Memo No. 982/(N)ZP.

Date: 25/02/2021

Form for Granting Permission by Zilla Parishad for erection of building

Permission No.....120.....Dated.....22/2/2021.....for erection of building

From,  
The Additional Executive Officer,  
North 24 Parganas Zilla Parishad

To,  
Magnolia Infrastructure Development Ltd.,  
Mouza- Algoria and Mouza- Moynagadi,  
P.S- Duttapukur, Paschim Khilkapur Gram Panchayat,  
North 24 Parganas.


Sub: Permission for erection of new structure/ ~~Building or addition/alteration in the existing structure/~~ building of proposed (G+V) storied Residential Building plan of Magnolia Infrastructure Development Ltd., Mouza- Algoria, J.L. No.-05, Dag no. 608, 609/628, 606, 605, 604, 599/662, 574, 575, 576, 600, 592, 593, 594, 595, 596, 597, L.R Khatian no. 665, 666, 975, 1033, 1022 and Mouza- Moynagadi, J.L. No. 06, Dag no. 713, 715, L.R. Khatian no. 2148, P.S. Dattapukur under Paschim Khilkapur Gram Panchayat, North 24 Parganas.

Ref no. 323-RD-P/RIDF/IV-31/2020 dt. 19.01.2021

Madam/Sir,

With reference to your application No.PKGP/156/2020 dt. 08.10.2020 for seeking permission for erection of a revised building of proposed (G+V) storied Residential Building plan of Magnolia Infrastructure Development Ltd., Mouza- Algoria, J.L. No.-05, Dag no. 608, 609/628, 606, 605, 604, 599/662, 574, 575, 576, 600, 592, 593, 594, 595, 596, 597, L.R Khatian no. 665, 666, 975, 1033, 1022 and Mouza- Moynagadi, J.L. No. 06, Dag no. 713, 715, L.R. Khatian no. 2148, P.S. Dattapukur under Paschim Khilkapur Gram Panchayat, North 24 Parganas. Permission is hereby granted on the basis of the Certificate of approved Architect Plan submitted by Rajkumar Agarwal, Architect, Member of council of Architecture CA/94/17940. and Vetted & approved by Dr. Partha Ghosh, B.E.(Civil), M.E.(Structural Engg.), Ph.d(Engg.), Professor, Construction Engineering Department, Jadavpur University, kol-106, subject to the following conditions:

1. Permission for construction of the building is valid upto.....<sup>21<sup>st</sup></sup>.....Day of January.....(month) 2026.....(year).
2. Permission for construction of the building is valid for occupancy of use of Residential / Institutional.
3. The structure or building for which permission is granted shall have to be completed within 5years from the date of issue of this letter.
4. The construction will be undertaken as per sanctioned plan only and no deviation from the vetted plan and from the provisions of GO No. 232/AD/PN10/I/IA-07/2016 dated 29.03.2018 will be permitted.
5. One set of the site plan and the sanctioned building plan submitted along with the application is returned.

  
Additional Executive Officer  
North 24 Parganas Zila Parishad  
Date /02/2021

Memo No. / (N)Z.P.

Copy forwarded for information and necessary action as per rule:

1. Executive Officer, Barasat-I Panchayat Samity.
2. Prodhari, Paschim Khilkapur Gram Panchayat, North 24 Parganas.
3. Office Copy

Additional Executive Officer  
North 24 Parganas Zila Parishad

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

Memo No. 923 / (N)ZP.

**DEMAND NOTICE**

Date: 09/02/2021

To,  
 Magnolia Infrastructure Development Ltd.,  
 Mouza- Algoria and Mouza- Moynagadi,  
 P.S- Duttapukur, Paschim Khilkapur Gram Panchayat,  
 North 24 Parganas.

Sub: Calculation of plan Sanction Fees in respect of proposed (G+V) storied Residential Building plan of Magnolia Infrastructure Development Ltd., Mouza- Algoria, J.L. No.-05, Dag no. 608, 609/628, 606, 605, 604, 599/662, 574, 575, 576, 600, 592, 593, 594, 595, 596, 597, L.R Khatian no. 665, 666, 975, 1033, 1022 and Mouza- Moynagadi, J.L. No. 06, Dag no. 713, 715, L.R. Khatian no. 2148, P.S. Dattapukur under Paschim Khilkapur Gram Panchayat, North 24 Parganas.

Calculation Sheet of Plan Sanction Fees as per Order Memo no. -232/AD/PN/O/I/1A-07/2016, dated 29/03/2018 for the proposed (G+V) storied Residential Building plan of Magnolia Infrastructure Development Ltd., Mouza- Algoria, J.L. No.-05, Dag no. 608, 609/628, 606, 605, 604, 599/662, 574, 575, 576, 600, 592, 593, 594, 595, 596, 597, L.R Khatian no. 665, 666, 975, 1033, 1022 and Mouza- Moynagadi, J.L. No. 06, Dag no. 713, 715, L.R. Khatian no. 2148, P.S. Dattapukur under Paschim Khilkapur Gram Panchayat, North 24 Parganas.

Floor Are: For G+IV

Block- 1,7 & 9	=2658.59 sqm. ✓
Block- 4 & 5	= 1491.68 Sqm. ✓
Block- 6 & 8	= 2079.24 Sqm. ✓
Block- 2 & 3	= 1771.46 Sqm. ✓

For G+V

Block- 10& 11	=1845.69 sqm. ✓
Block- 12 &13	= 3216.24 Sqm. ✓
Block- 14 & 15	= 3060.14 Sqm. ✓
Block- 16	= 2155.09 Sqm. ✓
Block- 17	= 2214.96 Sqm. ✓
Block- 18 &19	= 2121.876 Sqm. ✓
Block- 20	= 3884.96 Sqm. ✓
Total Wardrole Area	= 388.92 Sqm. ✓

Total Floor Are (A) = 2658.59 X3 +1771.46 X2+1491.68 X2+2079.24X2+336 = 18996.53 Sqm. (Already approved by NZP, vide permission no. 35 NZP dt. 09.08.2018).

(B) = 1845.69X2+3216.24X2+3060.14X2+2155.09 +2214.96+2121.876 X2+3884.96 +388.92 = 29131.822 Sqm. ✓  
 = 331985.37 Sqft. (Existing Proposed Area of G+V).

Building Residential use:

Rate is Rs.1.00/Sq.ft.

Sanction Fees=@Rs.1.00/Sq.ft.X 331985.37 Sqft. =Rs. 331985.37= say Rs. 313985.00 ✓

(Rupees Three Lakh Thirteen Thousand Nine Hundred Eighty Five ) only.

Total Plan Sanction Charges (A)	Zilla Parishad Share (B)	P.S / G.P. Share (C)
Rs. 313985.00 (Rupees Three Lakh Thirteen Thousand Nine Hundred Eighty Five ) only.	70% of the Total Plan Sanction Fee stands Rs. 219790.00 ✓ (Rupees Two Lakh Nineteen Thousand Seven Hundred Ninty ) only.	30% of the plan sanction Fee stands Rs.94196.00( Rupees Ninty Four Thousand One Hundred Ninty Six only)

You are requested to deposit Rs. 219790.00(Rupees Two Lakh Nineteen Thousand Seven Hundred Ninty ) only, mentioned in Column "B" at Zilla Parishad 's Cash Section by Bank Draft within 15 days from the date of the issue of this letter and also deposit a Demand Draft in favour of " West Bengal Building and other Construction Workers' " as Cess amount 1% i.e. Rs.2955729.00 (Rupees Twenty Nine Lakh Fifty Five Thousand Seven hundred Twenty Nine ) only of total project Cost Rs. 295572916.80, as declaration submitted by the Developer.

You are directed to deposit Rs.94196.00( Rupees Ninty Four Thousand One Hundred Ninty Six only) mentioned in column "C" at Paschim Khilkapur Gram Panchayat for their final clearance.

If the fees are varied and stands effective by Govt. On the date of clearance , then additional fees is to be deposited by the developer.

08/02/21  
 Additional Executive Officer  
 North 24 Parganas Zilla Parishad 1/

Memo no.....

Date...../02/2021

Copy forwarded for information & necessary action as per action:

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. Cash Section, North 24 Parganas Zilla Parishad.
5. Pradhan , Paschim Khilkapur Gram Panchayat.
6. Office Copy.

Additional Executive Officer  
North 24 Parganas Zilla Parishad