

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

Memo No: **56** /Bst-I PS

Date: **19-01-2024.**

**Form of Granting Occupancy Certificate**

**From: Executive Officer**  
**Barasat -I Panchayat Samiti.**

**To,**  
**Magnolia Infrastructure Development Ltd. (Magnolia Fantasia, Phase 1)**  
**Mouza: Algaria, Krishna Nagar Road, Paschim Khilkapur, P.S: Duttapukur**  
**Paschim Khilkapur Gram Panchayat**  
**Dist.: North 24 Parganas, Kolkata: 700125**

**Subject: Grant of Occupancy Certificate under sub-rule (3) of rule 79. Building Rules.**  
**Reference Application Date: 04/05/2022**

Sir,

With reference to your notice of completion dated 04.05.2022, this is to certify that the Newly constructed as Residential Building namely "Magnolia Infrastructure Development Ltd. (Magnolia Fantasia, Phase 1)" having a Block No. - 1, 2, 3, 4, 5, 6, 7, 8 & 9 Contain ( G + 4) building situated beside the Krishna Nagar Road, Paschim Khilkapur, 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: 1029/(N)ZP, Dated:09.08.2020, duly signed by the District Engineer, North 24 Parganas Zilla Parishad on dated :10.08.2018 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 04.05.2022 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 Samity 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 Samity ultimately issuing Occupancy Certificate on 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: 600, 592, 594, 595, 596, 597

L.R. Khatian Nos.: 975, J.L. No: 5, Land Classified as 'Bastu'

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

Description of the Construction: "Magnolia Infrastructure Development Ltd. (Magnolia Fantasia, Phase 1)" having a Block No. - 1, 2, 3, 4, 5, 6, 7, 8 & 9" Contain (G + 4)

Area of Sanction of Plan : 14898.04 Sqm (Ground Floor to 5<sup>th</sup> Floor) = 160302.48 Sqft

Presently Sought for Occupancy: Area of Construction and other use (partly Completed portion) = 14898.04 Sqm = 160302.48 Sqft

Use & Condition: Working Condition partly (Habitable)

Lift: Licensed and Renewed

Date of Sanction/ Commencement of the Construction /Project: 09.08.2020

Date of Completion of the Construction / Project: as appeal on 04.05.2022 within the validity period (08.07.2023)

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


1. Structural Stability Certificate made by Er Manik Majumder, BCE MCE(Struct.), ESE-152/I of CMC

STER/NKDA/10/00020 074/RJPSON/ESE/11-12 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 Rajkumar Agarwal, Architect Member of Council of Architecture CA/94/17940, 8B Royd Street, 2<sup>nd</sup> Floor, Near Eliot Road, Kol-016 of Raj Agarwal & Associates.

3. Charges calculated Present area of Use = 160302.48 Sqft @ Rs 2.50 /Sqft =Rs. 400756.00

DCR No/ Money Receipt No: 119, Dated: 19.01.2024

  
**Executive Officer**  
**Barasat - I Panchayat Samiti**  
**North 24 Parganas**