

NORTH 24 PARGANAS ZILLA PARISHAD

RISHI BANKIM SARANI, BARASAT.

KOLKATA - 700 124



2584-6358

2584-6357

Memo No. / (N) Z.P.

Date / 01 / 18

To,
The Executive Officer
Rajarhat Panchayat Samity
North 24 Parganas

Sub : Approval of Building of Magnolia Infrastructure Development Ltd; at Mouza -Muhammadpur, L.R. Dag No.-1610, 1611, L.R. Khatian No. 8685, 8686, 8690, 8691, 8692, 8693, 8694, 8695 J.L. No.-23, under P.S. Rajarhat under Rajarhat Bishnupur-I G.P. under Rajarhat Panchayat Samity., North 24 Parganas

Ref :- i) Letter of NZP vide Memo No. 07/NZP dated 02.01.2018.
ii) letter no.2022/Rht. Dated 23.11.2017.

In reference to letter mentioned above the North 24 Parganas Zilla Parishad here by accords the technical approval in respect of the said construction by Magnolia Infrastructure Development Ltd for ONE no. Block of (G + 4) Residential cum Commercial Building only subject to the certificate of Structural plan from Mainak Majumdar, B.C.E., M.C.E., (Struct.) STER/NKDA/10/00020 074/RJPSON/ESE/11-12 and Vetted by Dr. Partha Ghosh, B.E. (Civil), M.E. (Structural), Ph.D. (Engg.) Construction Engg. Department, Jadavpur University, Kolkata-700 098.

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.

sd

Additional Executive Officer
North 24 Parganas Zilla Parishad

Memo No. 25/1(2) / (N) Z.P.

Date 08 / 01 / 18

Copy forwarded for information and necessary action to :

1. Magnolia Infrastructure Development Ltd Muhammadpur, Rajarhat Bishnupur-I G.P. North 24 Parganas
2. Office Copy

Additional Executive Officer
North 24 Parganas Zilla Parishad

NORTH 24 PARGANAS ZILLA PARISHAD

RISHI BANKIM SARANI, BARASAT

KOLKATA - 700 124



2552-3005

2552-3009

Dated 02/01/2018

Memo No..... N.Z.P.

To
Magnolia Infrastructure Development Ltd
Muhammadpur, Rajarhat Bishnupur-I.G.P.
Rajarhat Panchayat Samity
North 24 Parganas

Sub : Plan Sanction Fees in respect of proposed 1 no. Block of (G +4) Residential cum commercial Bldg. at Mouza -Muhammadpur, L.R. Dag No.-1610, 1611, L.R. Khatian No. 8685, 8686, 8690, 8691, 8692, 8693, 8694, 8695 J.L. No.-23, under P.S. Rajarhat under Rajarhat Bishnupur-I.G.P. under Rajarhat Panchayat Samity., North 24 Parganas.

Calculation Sheet of Plan Sanction fees as per New Town Kolkata Planning Area (Building) Rules, 2014 for the proposed One No. Block of (G+IV) storied Residential cum Commercial building plan of Magnolia Infrastructure Development Ltd. at Mouza -Muhammadpur, L.R. Dag No.-1610, 1611, L.R. Khatian No. 8685, 8686, 8690, 8691, 8692, 8693, 8694, 8695 J.L. No.-23, under P.S. Rajarhat under Rajarhat Bishnupur-I.G.P. under Rajarhat Panchayat Samity., North 24 Parganas.

Covered Area (Total Floor Area) :-

Ground Floor Covered Area = 1 X 667.30 = 667.30 Sqm.
Typical (1st & 4th) Floor Covered Area = 4 X 635.69 = 2542.76 Sqm.
Total Covered Area = 3210.06 Sqm.

Exemption Area [As per Cl.-27(e) & 30(A(i)) Table -XVI & 27(i)&(h)]

Car Parking Area (-) = 450.00 Sqm.
Stair, Lift, Lobby Area (-) = 93.45 Sqm.
Total Exemption Area = 543.45 Sqm.

Total Floor Area after Exemption for F.A.R. Consideration :-

(Total Covered Area - Total Exemption Area) = (3210.06 + 543.45) Sqm = 2666.61 Sqm.

B. Floor Area Ratio (F.A.R) = $\frac{\text{Total Floor Area after Exemption}}{\text{Total Land Area}} = \frac{2666.61}{1618.73} = 1.65$

Building Residential use: Total Covered Area = 3210.060 Sqm.
Commercial Use = 63.710 Sqm.
3146.350 Sqm.

Rate is Rs.175.00/Sqm. = 3146.350 X @ Rs. 175.00/Sqm. = 5,50,611.250
Building Commercial Use : Rate is Rs.600.00/Sqm = 63.710 X @Rs. 600.00/Sqm. = 38,226.00
Total Sanction Fees = (5,50,611.25 + 38,226.00) = Rs.5,88,837.00

(Rupees Five Lakh Eighty Thousand Eight Hundred Thirty Seven) only.

Total Plan Sanction Charges (A)	Zilla Parishad Share (B)	P.S. / G.P. Share (C)
Rs. 5,88,837.00 (Rupees Five Lakh Eighty Eight Thousand Eight Hundred Thirty Seven) only.	80% of the Total Plan Sanction Fee stands Rs.4,71,070.00 (Rupees Four Lakh Seventy One Thousand Seventy only)	20% of the Total Plan Sanction Fee stands Rs. 1,17,767.00 (Rupees One Lakh Seventeen Thousand Seven Hundred Sixty Seven only)

You are requested to deposit Rs.4,71,070.00 (Rupees Four Lakh Seventy One Thousand Seventy 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.

You are directed to deposit Rs. 1,17,767.00 (Rupees One Lakh Seventeen Thousand Seven Hundred Sixty Seven only) mentioned in column "C" at Rajarhat Panchayat Samity for their final clearance.

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

Additional Executive Officer
North 24 Parganas Zilla Parishad

Date ___/___/2018

Memo No.....

Copy forwarded for information & necessary action to :

- 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) Executive Officer,..... Panchayat Samity
- 6) Office Copy.

Additional Executive Officer
North 24 Parganas Zilla Parishad

Form No. 2, (Rule 5)

Cashier's Receipt

North 24 Parganas Zilla Parishad
Barasat, North 24 Parganas.

Book No. 066.....

Sl. No. 6533..

Date: 03/01/18

Received from Shri/Smt. or M/s. Magnolia Infotech Pvt. Ltd......
(Name in full)

of Barasat, North 24 Parganas, West Bengal.....
(Full address)

Rs. 47,070.00 (Rupees Forty Seven Thousand Seven Hundred and 00/100)
(In words)

only by Cash / Cheque / Draft bearing No. & Date 01.11.18 drawn on

Barasat Branch on account of P. S. Barasat.....

Counter Signature of E.O./A.E.O./FC&CAO
North 24 Parganas Zilla Parishad, Barasat

Signature of Cashier
Name: Barasat.....

03/01/18
Cashier
Barasat