



GOVERNMENT OF WEST BENGAL  
OFFICE OF THE ADDITIONAL DISTRICT MAGISTRATE  
AND  
DISTRICT LAND AND LAND REFORMS OFFICER,  
NORTH 24-PARGANAS, BARASAT.

No.L-13011(11)/87/2015-DL&LRO/120503

Date:27.07.2014.

To

M/S K.S. Udyog  
Bhatenda, Rajarhat.  
North 24-Parganas.

Sub:- Conversion case no.172/SDL/BST/RAJ/2013 of SD&LRO, Barasat,  
North 24-Parganas.

With reference to his/her prayer regarding the above subject, permission is hereby accorded to change the character/classification of land or for conversion of land shown in the schedule as noted on next page under section 4C of the West Bengal Land Reforms Act 1955 subject to the following terms and conditions.

That revenue as fixed from this end is to be paid by the applicant from the date of the order.

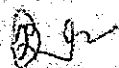
- 1.That the permission is without prejudice to any of the provision of chapter IIB of the West Bengal Land Reforms Act 1955.
- 2.That the permission is without prejudice to the Urban Land & Regulation Act 1976 (33 of 1973).
- 3.That the permission is without prejudice to the West Bengal Town. & Country (Planning & Development) Act 1979 (W.B. XIII of 1976).
- 4.That the applicant./ proprietor will apply to the Government for long term settlement of the land under usual terms and conditions on payment of rent and salami, if in future the land in question is found to be vested.

P.T.O.

## Land Schedule

P.S.	Rajarhat
Mouza with J.L. No.	Bhatenda-28
L.R. Khatian No.	3037
Converted Area (in Acre)	0.38
Plot No.	Converted area (in Acre)
701	0.38

Previous classification of the plot as per ROR	Classification after conversion
Bagan	Housing Complex

  
Collector u/s 4C of the W.B.L.R. Act 1955 and  
Additional District Magistrate and  
District Land & Land Reforms Officer,  
North 24-Parganas, Barasat.

*Chalder*

Date: 27.07.2014.

No. L-43011(11)/87/2015-DL&LRO/120503/1(2).

Copy forwarded for information and taking necessary action to :-

1. The SDL & LRO, Barasat, for information.
2. The BL & LRO, Rajarhat for necessary changes of classification of plot as allowed above be incorporated in the ROR (verifying the usage of plots).

Collector u/s 4C of the W.B.L.R. Act 1955 and  
Additional District Magistrate and  
District Land & Land Reforms Officer,  
North 24-Parganas, Barasat.

Form No. 2. (Rule 5)

Cashier's Receipt  
**North 24 Parganas Zilla Parishad**  
Barasat, North 24 Parganas.

Book No. **065**

Sl. No. **6409**

Date: **14/9/17**

Received from Shri/Smt. or M/s. **Magnolia Prime** (Name in full)

of **Rajshree Rajshree Pathampana D. S.P. (N) 24 Parg.** (Full address)

Rs. **5,30,142.00** (Rupees **Five Lakhs Thirty Four Thousand**) (in words)

only by Cash / Cheque / Draft bearing No. & Date **14/9/17** drawn on

**DBS Bank Ltd. Barasat Branch on account of **Plan Sponsorship****

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

Signature of the Cashier  
Name: **S. S. Ghosh**

**North 24 Parganas Barasat**

**14/9/17**

**Office of the Rajarhat Panchayat Samity**  
**Rajarhat Development Block**  
**North 24 Parganas**

Memo No:- 1898 /RPS

Date:- 21/09/17.

To  
Magnolia Prime  
Prop. Of Magnolia Infrastructure Development Limited  
Bhatenda, Rajarhat Bishnupur-I Gram Panchyat  
Rajarhat Panchyat Samity

Sub: Regarding approval of proposed 2 nos (G+4) Storied residential Building of Magnolia Prime, Propiter Magnolia Infrastructure Development Limited at Mouza-Bhatenda, L.R. Dag No-701(p), 701/860, J.L. No-28, Kh No-3037 under RB-I G.P. under Rajarhat Panchyat Samity, Dist North 24 Parganas.

Ref No:- 954/1(6)/NZZP, Dt. 13.09.17.04. & 969/(N) Z.P, Dated-20.09.17

Sir,

In connection with above he is hereby inform that his application for approval of 2 nos (G+4) storied Residential Building has been approved by this Panchayat Samiti under the West Bengal Panchayat (Panchayat Samiti Administration) Rules, 2008. He is also asked to inform the undersigned before commencement of the said construction, so that undersigned can send Engineers for inspection of the said work.

He is also requested to received the approved Building plan from this Office as early as possible.

Thanking you,

Yours faithfully,



Executive Officer  
Rajarhat Panchayat Samity



**Office of the Rajarhat Panchayat Samity**  
**Rajarhat Development Block**  
**North 24 Parganas**

Memo No:- 1895/RPS

Date:- 20/09/17

To  
Magnolia Prime  
Prop. Of Magnolia Infrastructure Development Limited  
Bhatenda, Rajarhat Bishnupur-I Gram Panchyat  
Rajarhat Panchyat Samity

Sub: Plan Sanction Fees in respect of proposed 2 nos (G+4) Storied residential Building of Magnolia Prime, Propiter Magnolia Infrastructure Development Limited at Mouza-Bhatenda, L.R. Dag No-701(p), 701/860 , J.L. No-28, Kh No-3037 under RB-I G.P. under Rajarhat Panchyat Samity, Dist North 24 Parganas.

Ref No:- 954/1(6)/NZZP, Dt. 13.09.17.04. & 969/(N) Z.P, Dated-20.09.17

Sir,

With reference to the above mentioned subject and reference, the undersigned would like to inform him that his prayer for permission of residential building as stated in the said reference has examined and is under active consideration of Panchyat Samity.

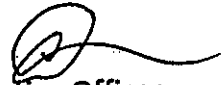

He is hereby requested to deposit the the building construction fee amounting of Rs 101863.00 calculation shown below in favour of the Executive Officer, Rajarhat Panchyat Samiti, by Bank Draft.

Building Construction charges as per Rule 66 under 64 to 83 of the West Bengal Panchyat (Panchyat Samity Administration ) Rule 2008.

Proposed cover area =3786.73 m<sup>2</sup>=40745.21 sq-ft @ 2.50 /sq-ft=Rs 101863.02 say Rs 101863.00.

Thanking you,

Yours faithfully,



  
Executive Officer  
Rajarhat Panchayat Samity  


Memo no:- 1895(1/6)/RPS

Dated:- 20/09/17

Copy forwarded for information to:-

1. Sabhapati ,Rajarhat Panchyat Samity
2. SahaSabhapati ,Rajarhat Panchyat Samity
3. Karmadhyakshya PKOPSS ,Rajarhat Panchyat Samity
4. S.A.E.(R.W.S.) Rajarhat Panchyat Samity
5. Account-cum-Head clerk, Rajarhat P.S.
6. Cashier,Rajarhat Panchyat Samity for receiving fees.

  
Executive Officer  
Rajarhat Panchayat Samity  


# NORTH 24 PARGANAS ZILLA PARISHAD

RISHI BANKIM SARANI, BARASAT.

KOLKATA – 700 124



2584-6358

2584-6357

Memo No. / (N) Z.P.

Date / 09 / 17

To,  
The Executive Officer  
Rajarhat Panchayat Samity  
North 24 Parganas

Sub : Approval of Building of **Magnolia Prime Prop. Magnolia Infrastructure Development Ltd.** Mouza –Bhatenda, L.R. Dag No.-701(P), 701/860 J.L. No.-28, Khatian Nos.3037 under Rajarhat Bishnupur-I Gram Panchayat under Rajarhat Panchayat Samity, North 24 Pgs.

Ref :- i) Letter of NZP vide Memo No. 954/NZP dated 13.09.2017.  
ii) letter no.1845/Rht. Dated 30.08.17

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 Prime Prop. Magnolia Infrastructure Development Ltd.** for 2 no. Block of (G + 4) Residential Building only subject to the certificate of Structural plan from GEOCENTRIC, Dr. S.K. Chakraborty, Ph.D. Founder Engineer. L.G.S. No.(LM12)& GTER 10/00006 & Vetted by Dr. Partha Ghosh, Assistant Professor, Construction Engineer, Jadavpur University.

Further necessary action will be taken by Rajarhat Panchayat Samity provided that the land details should be checked prior to release of final sanction from your end.

*sa*  
Additional Executive Officer  
North 24 Parganas Zilla Parishad

Memo No. <sup>969/1(2)</sup> / (N) Z.P.

Date <sup>20</sup> / 09 / 17

Copy forwarded for information and necessary action to :

- 1/ Magnolia Prime, Prop Magnolia Infrastructure Development Ltd., Mouza-Bhatenda, Rajarhat Bishnupur-I Gram Panchayat, Rajarhat, Dist-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 13/09/2017

Memo No.....354..N.Z.P.

To  
Magnolia Prime  
Prop. of Magnolia Infrastructure Development Limited  
Bhatenda, Rajarhat Bishnupur-I Gram Panchayat  
Rajarhat Panchayat Samity  
North 24 Parganas

Sub : Plan Sanction Fees in respect of proposed <sup>36</sup> 2 no. of (G +4) Residential Building  
at Mouza -Bhatenda, L.R. Dag No.-701(P), 701/860 J.L. No.-28, Khatian Nos.3037 under  
Rajarhat Bishnupur-I Gram Panchayat under Rajarhat Panchayat Samity, North 24 Pgs.

Calculation Sheet of Plan Sanction fees as per Kolkata Gazette Notification No. 698-UD/O/M/HID/41-03/  
2013 (PT), Date 04/03/2014 for the proposed 2 No. (G+IV) storied Residential building plan of Magnolia  
Prime prop. of Magnolia Infrastructure Development Limited at Mouza -Bhatenda, L.R. Dag No.-701(P),  
701/860 J.L. No.-28, Khatian Nos.3037 under Bishnupur-I Gram Panchayat under Rajarhat Panchayat  
Samity, North 24 Pgs.

Covered Area (Total Floor Area) :-

Block-1 Ground Floor Covered Area = 1 X 389.37 = 389.37 Sqm.  
Typical (1<sup>st</sup> & 4th) Floor Covered Area = 4 X 374.21 = 1496.84 Sqm.  
Total Covered Area = 1886.21 Sqm.

Block-2 Ground Floor Covered Area = 1 X 396.28 = 396.28 Sqm.  
Typical (1<sup>st</sup> & 4th) Floor Covered Area = 4 X 376.06 = 1504.24 Sqm.  
Total Covered Area = 1900.52 Sqm.

Exemption Area [As per Cl.-27(e) & 30(A(i)) Table -XVI & 27(i)&(h)]  
Car Parking Area (-) = 700.00 Sqm.  
Stair, Lift, Lobby Area (-) = 156.90 Sqm.  
Total Exemption Area = 856.90 Sqm.

Total Floor Covered Area =(Block-I + Block-II) =(1886.21 +1900.52 )Sqm. = 3786.73 Sqm.  
Total Floor Area after Exemption for F.A.R. Consideration :-  
(Total Covered Area -Total Exemption Area ) = (3786.73 + 856.90 ) Sqm = 2929.83 Sqm.

B. Floor Area Ratio (F.A.R) = Total Floor Area after Exemption = 2929.83 = 1.61  
Total Land Area 1821.07

Building Residential use: Rate is Rs.175.00/Sqm. (As per Table-I,(ii),(b))

Sanction Fees = @Rs.175/Sqm. X 3786.73 Sqm. = Rs.6,62,677.75 Say Rs.6,62,678.00

(Rupees Six Lakh Sixty Two Thousand Six Hundred Seventy Eight.) only.

Total Plan Sanction Charges ( A )	Zilla Parishad Share ( B )	P.S. / G.P. Share ( C )
Rs. 6,62,678.00 ( Rupees Six Lakh Sixty Two Thousand Six Hundred Seventy Eight ) only.	80% of the Total Plan Sanction Fee stands Rs.5,30,142.00 (Rupees Five Lakh Thirty Thousand One Hundred Forty Two only)	20% of the Total Plan Sanction Fee stands Rs. 1,32,536.00 (Rupees One Lakh Thirty Two Thousand Five Hundred Thirty Six only)

You are requested to deposit Rs.5,30,142.00 (Rupees Five Lakh Thirty Thousand One Hundred Forty Two 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. 1,32,536.00 (Rupees One Lakh Thirty Two Thousand Five Hundred Thirty Six  
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 13/09/2017

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