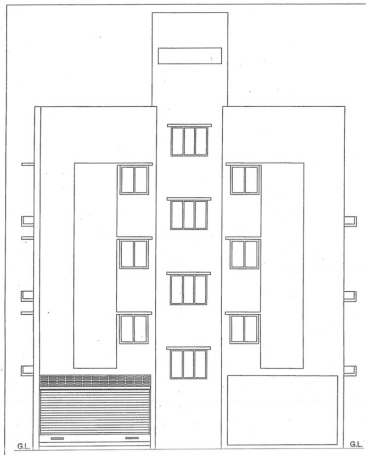
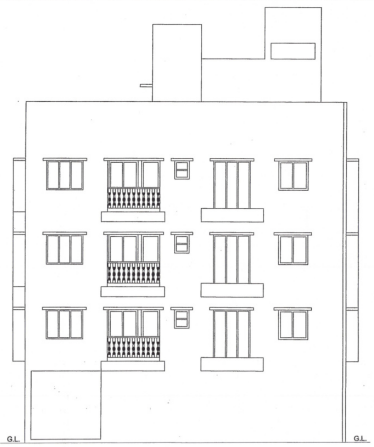
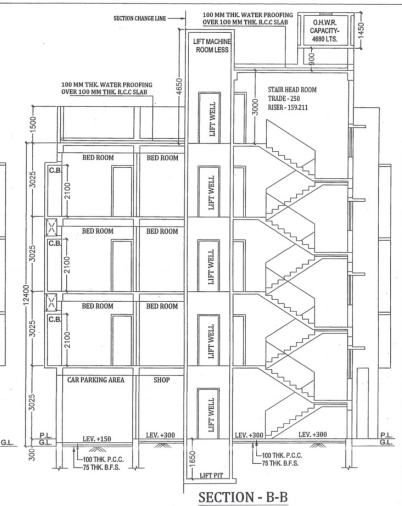


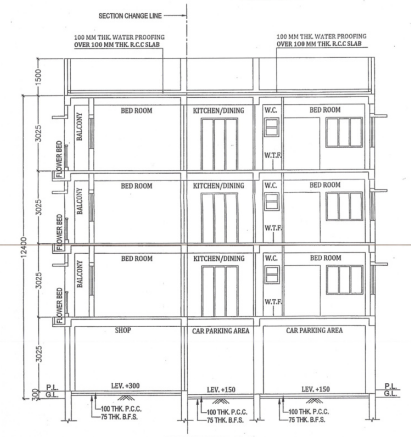
FRONT SIDE ELEVATION
SCALE=1:100



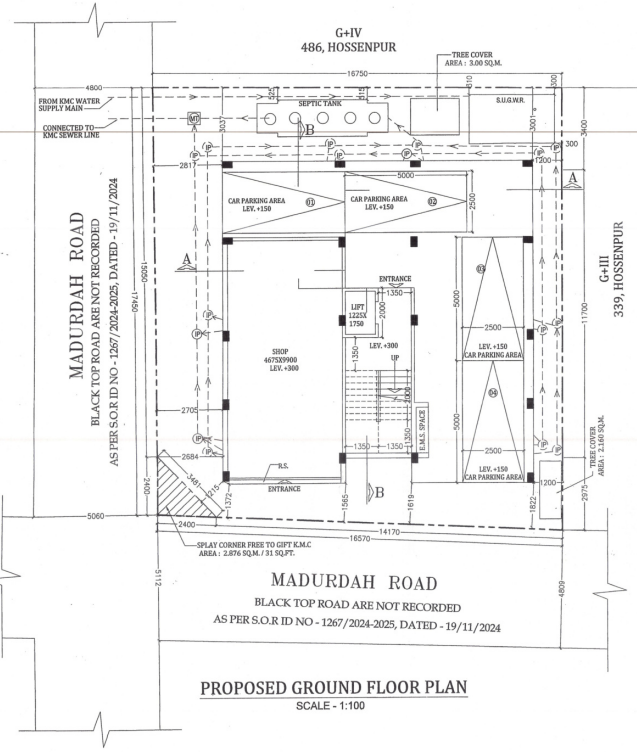
LEFT SIDE ELEVATION
SCALE=1:100



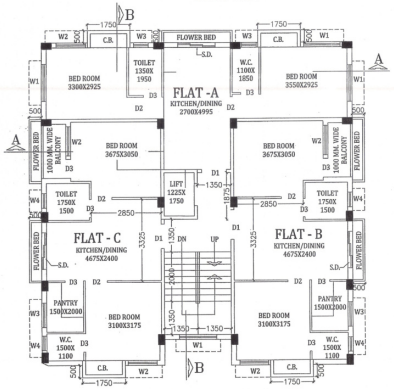
SECTION - B-B
SCALE=1:100



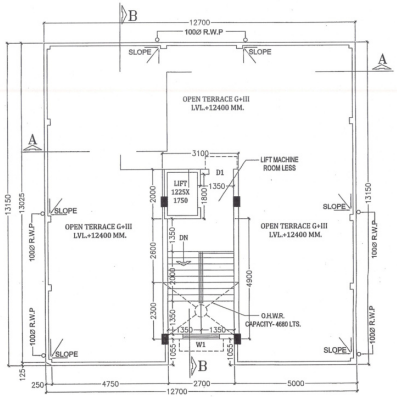
SECTION - A-A
SCALE=1:100



PROPOSED GROUND FLOOR PLAN
SCALE - 1:100



PROPOSED TYPICAL (I-III) FLOOR PLAN
SCALE - 1:100



PROPOSED ROOF PLAN
SCALE - 1:100

MAIN CHARACTERISTICS OF THE PROPOSAL

PART "A".

1. ASSESSEE NO : 311080539075
2. NAME OF THE OWNER : SRI PRADYUT BARAN KONER
3. NAME OF THE APPLICANT : SRI PARTHA CHATTERJEE DIRECTOR OF ILLUMINE DEVELOPERS PRIVATE LIMITED C.A. OF SRI PRADYUT BARAN KONER
4. DETAIL OF REGI. DEED OF CONVEYANCE.
   BOOK NO : I
   VOL. NO : 9
   PAGES NO : 197 TO 206
   BEING NO : 70
   YEAR : 1992
   PLACE : S.R.- ALIPORE SOUTH 24 PGS.
   DATE : 08.06.1992
5. DETAIL OF POWER OF ATTORNEY.
   BOOK NO : I
   VOL. NO : 1630 - 2021
   PAGES NO : 187731 TO 187756
   BEING NO : 163005750
   YEAR : 2021
   PLACE : D.S.R.-V SOUTH 24 PGS.
   DATE : 15.12.2021
6. DETAIL OF BOUNDAYR DECLARATION.
   BOOK NO : I
   VOL. NO : 1630 - 2024
   PAGES NO : 117344 TO 117363
   BEING NO : 163004359
   YEAR : 2024
   PLACE : D.S.R.- V SOUTH 24 PGS.
   DATE : 26.09.2024
7. DETAIL OF CORNER SPALY.
   BOOK NO : I
   VOL. NO : 1630 - 2024
   PAGES NO : 117325 TO 117335
   BEING NO : 163004361
   YEAR : 2024
   PLACE : D.S.R.- V SOUTH 24 PGS.
   DATE : 26.09.2024
8. DECLARATION BEFORE 1ST CLASS JUDICIAL MAGISTRATE ALIPORE VIDE NO. 13375, DATED : 18.02.2025, DECLARATION REGARDING R.S. & L.R. DAG & KHATIAN NO.
9. KMC MUTATION CASE NO.- O/108/03-SEP-21/38906, DATED : 03/09/2021
10. BL & LRO MUTATION MEMO NO.18/221/MUT/ADDL. B.L & L.R.O. / T.M. AT KASBA / 2000, DATED : 14/01/2000
11. BL & LRO CONVERTION MEME NO.- 514(C)/60/4713/P/24, DATED : 03/10/2024

SPECIFICATION :-

ALL EXTERNAL BRICK WORK 200mm. THICK WITH 1:6 CEMENT MORTAR.
ALL INTERNAL WALLS 125mm. & 75mm. THICK WITH 1:4 CEMENT MORTER AND WIRE NET BONDING.
ALL R.C.C. WORK WITH M20 CONCRETE AS PER STRUCTURAL DESIGN.
EXTERNAL PLASTER WITH 1:6 CEMENT MORTAR (20 mm)
INTERNAL PLASTER WITH 1:5 CEMENT MORTAR (12mm)
CEILING PLASTER WITH 1:4 CEMENT MORTAR (6mm)

SCALE -1:100 & AS MENTIONED

PREMISES NO. : 1888, MADURDAH
ASSESSEE NO. : 311080539075
NAME OF THE OWNER : SRI PRADYUT BARAN KONER
NAME OF THE APPLICANT : SRI PARTHA CHATTERJEE DIRECTOR OF ILLUMINE DEVELOPERS PRIVATE LIMITED C.A. OF SRI PRADYUT KONER
AREA OF LAND : 295.760 SQ.M. (AS PER BOUNDARY DECLARATION)
NAME OF L.B.S : DEBDYUT GHOSH, NO. - LBS I/1508
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 27 MT.
CO - ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

Reference points marked in the site plan of the proposal	CO - ORDINATE IN WGS 84		Site Elevation (AMSL)
	Latitude	Longitude	
	22°50'53.6"N	88°4076.1"E	6.0 MT.
	22°50'53.1"N	88°4075.8"E	
	22°50'52.7"N	88°4076.9"E	
	22°50'53.3"N	88°4077.2"E	

The above information is true and correct in all respect and if at any stage, it is found otherwise, then I shall be fully liable for which K.M.C and other appropriate authority reserve the right to take appropriate action against me as per law.

SRI PARTHA CHATTERJEE DIRECTOR OF ILLUMINE DEVELOPERS PRIVATE LIMITED C.A. OF SRI PRADYUT BARAN KONER
NAME OF OWNER/APPLICANT

DEBDYUT GHOSH
LBS - I / 1508
NAME OF L.B.S

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1200	2100	W1	1500	1200
D1	1000	2100	W2	1200	1200
D2	900	2100	W3	1000	1200
D3	750	2100	W4	600	750
SD	1500	2100			

ALL DIMENSIONS IN THIS DRAWING ARE STRUCTURAL DIMENSIONS AND DOES NOT INCLUDE PLASTERING OR ANY OTHER FINISHING.

PART "B" F.A.R CALCULATION

1.(a) LAND AREA : 05 KH. - 00 CH. - 00 SQ.FT = 334.448 SQ.M. (AS PER DEED)
1.(b) LAND AREA : 04 KH. - 06 CH. -34 SQ.FT = 295.760 SQ.M. (AS PER BOUNDARY DECLARATION)
1.(c) AREA OF CORNER SPLAY : 31 SQ.FT. = 2.876 SQ.M.
1.(e) NET AREA = (295.760 - 2.876) = 292.88 SQ.M.
2. ROAD WIDTH = 4.809 MT. WIDE ROAD (BLACK TOP ROAD ARE NOT RECORDED AS PER S.O.R ID NO - 1267/2024-2025, DATED - 19/11/2024)
3. HEIGHT OF THE BUILDING = 12.400 MT.
4.(a) PERMISSIBLE GROUND COVERAGE = 168.015 SQM. (56.808%)
4.(b) PROPOSED GROUND COVERAGE = 164.127 SQ.M. (55.493%)
5. PERMISSIBLE F.A.R = 1.75
6.(a) PERMISSIBLE TOTAL COVERED AREA : 517.580 SQ.M.
6.(b) PROPOSED COVERED AREA : 514.023 SQ.M. (EXCLUDING ALL EXEMPTION AREA & CAR PARKING AREA)

FLR MKD.	COVERED AREA SQ.M.	STAIR VOID SQ.M.	LIFT AREA SQ.M.	GROSS FLOOR AREA SQ.M.	STAIR AREA SQ.M.	LOBBY AREA SQ.M.	NET FLOOR AREA SQ.M.
GR FLR	50.106 + 114.021 = 164.127	NIL	NIL	164.127	12.690	2.700	148.737
1ST FLR	164.127	NIL	2.144	161.983	12.690	2.531	146.762
2ND FLR	164.127	NIL	2.144	161.983	12.690	2.531	146.762
3RD FLR	164.127	NIL	2.144	161.983	12.690	2.531	146.762
TOTAL =	656.508	NIL	6.432	650.076	50.760	10.293	589.023

7. CAR PARKING AREA : 93.235 SQ.M. (25 SQ.M. FOR 1 CAR PARKING)
8. NO. OF TENEMENT: 09 NOS.

FLAT MKD.	SIZE OF TENEMENT(SQ.M.)	PROPORTIONED COMMON AREA	ACTUAL TENEMENT AREA	NOS.	REQ. CAR	FLOOR	LOFT	C.B	FLOWER BED
FLAT A	46.499 SQ.M.	7.358	53.857 SQ.M.	3	2	1ST. FLR.	NIL	3.500 SQ.M.	6.575 SQ.M.
FLAT B	49.660 SQ.M.	7.858	57.518 SQ.M.	3		2ND. FLR.	NIL	3.500 SQ.M.	6.575 SQ.M.
FLAT C	49.676 SQ.M.	7.861	57.537 SQ.M.	3		3RD. FLR.	NIL	3.500 SQ.M.	6.575 SQ.M.
SHOP (MERCANTILE RETAIL) CARPET AREA = 46.159 SQ.M.				1	1	TOTAL =	NIL	10.500 SQ.M.	19.72 SQ.M.

9. SHOP (MERCANTILE RETAIL) COVERED AREA = 50.106 SQ.M.
10.(a) PROPOSED COVER CAR PARKING = 04 NOS. | 10.(b) REQUIRED CAR PARKING = 3 NOS.
11. PROPOSED F.A.R = 1.738
12.(a) ROOF AREA = 164.127 SQ.M. | 12.(b) STAIR COVER AREA = 15.190 SQ.M.
12.(c) TOP TANK AREA = 7.130 SQ.M. | 12.(d) LIFT MACHINE ROOM LESS AREA = 6.200 SQ.M.
12.(e) DEPTH OF THE BUILDING = 13.150 MT.
13. PROPOSED COMMON AREA = 69.232 SQ.M.
14. ADDITIONAL AREA FOR FEES = 31.890 SQ.M.
15. TOTAL AREA FOR FEES = 681.968 SQ.M.
16.(a) PERMISSIBLE TREE COVER AREA = 1.625% = 4.806 SQ.M. | 16.(b) PROPOSED TREE COVER AREA = 1.745% = 5.160 SQ.M.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TEST REPORT DONE BY TECHNO SOIL (REG. OFFICE GORKHARA, ARUNACHAL, SONARPUR, KOLKATA 700150, CITY OFFICE F-25, C.I.T. MARKET, JADAVPUR, KOLKATA -700032) AND CERTIFIED BY MR. KALLOL KUMAR GHOSHAL (G.T.E. NO. - II/14) HAS BEEN CONSIDERED AT THE TIME OF STRUCTURAL DESIGN AND CALCULATION.

MANI SANKAR CHATTERJEE
E.S.E NO. I/205
NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-RECHNICAL POINT OF VIEW.

RUPAK KUMAR BANERJEE
G.T.E NO.- 1/3
NAME OF G.T.E

DECLARATION OF L.B.S

CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009. AS AMMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING K.M.C. ROAD & PASSAGE CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL.THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS BEYOND 500 MT. FROM THE C/L OF THE E.M. BYE PASS.

DEBDYUT GHOSH
L.B.S NO. I/1508
NAME OF L.B.S

DECLARATION OF OWNER

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S AND E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S PLAN). K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E/L.B.S BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS IDENTIFIED BY ME/US DURING DEPARTMENTAL INSPECTION.

SRI PARTHA CHATTERJEE DIRECTOR OF ILLUMINE DEVELOPERS PRIVATE LIMITED C.A. OF SRI PRADYUT BARAN KONER
NAME OF OWNER/APPLICANT

TITLE :– FLOOR PLANS, ELEVATION, SECTION

PROPOSED PLAN OF G+III STORIED (12.400 MT. HEIGHT) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 AND AS PER B/R 2009 AT PREMISES NO. - 1888, MADURDAH, P.S. - ANANDAPUR, WARD NO.- 108, BOROUGH - XII, L.R. DAG NO. & R.S. DAG NO. - 423, R.S. KHATIAN NO. - 142, L.R. KHATIAN NO. - 990, MOUZA - MADURDAH, J.L. NO.- 12, DIST. - SOUTH 24 PARGANA, KOLKATA - 700 0107 WITH IN THE K.M.C.

B.P NO.- 2024120447 DATE :- 28-FEB-25
VALID UPTO :- 27-FEB-30

SUBRATA NAG
Digitally signed by SUBRATA NAG
Date: 2025.02.28 13:47:21 +05'30'

DIGITAL SIGNATURE OF A.E(C)/Bldg. Br. XII