



SURVEY OBSERVATION REPORT

Chief Valuer & Surveyor's Department
The Kolkata Municipal Corporation
5, S.N. Banerjee Road, Kolkata - 700013

REF : Assessee No. / Nos.

Premises No. & Street Name 411170600646;

Dag No. (C. S.) : 64 KAILASH PANDIT LANE

Dag No. (R.S.) : 203, 203007 Touzi No. : Holding Map No. :

Mouza : PUNJA SAHAPUR 645, & OTHE Khatian No. : 109 J.L. No. :

Ht. of Building : Mt. No. of Block : Area of Land : Sq. M.

1) K.M.C. Alignment of Abutting Road / Passage (if any) : 1; 1138.43

There is no KMC Alignment exists on the abutting road/passage.

2) Character of Abutting Road / Passage :

The road abutting on the Eastern side of the aforesaid premises is recorded as per R.S. Mouza map.

3) Width of Abutting Road / Passage :

The width of the road abutting on the Eastern side of the aforesaid premises 10'-0" at A, 10'-0" at B, 15'-0" at C, 15'-0" at D and 15'-0" at E as per RS. Mouza map. But physically 26'-0" at A, 23'-3" at B, 24'-3" at C, 23'-3" at D and 24'-3" E.

4) Other Observation if any :

The report has been prepared as per condition laid down on back side of S.O.R. memo and as per departmental records found and provided by H/A and D/Man till date. The site plan submitted by L.B.S. / L.B.A. is duly marked and signed.

Report of A.E. (C) :

Rafia
26/05/2025
Signature of S.A.E. (C)

THIS REPORT IS STRICTLY RELATED TO ABUTTING ROAD/PASSAGE ONLY AS SHOWN IN ANNEXED PLAN.

Phad 26/05/2025
Signature of A.E. (C)

Note :- The report is granted on the basis of condition as laid down on the back page. The above all dimensions, if any marked in the Column 4), has been shown in the Site Plan of the Annexed Drawing.

CONDITION ON SURVEY OBSERVATION REPORT AS DETAILED ON PREVIOUS PAGE.



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6. THIS S.O.R. IS ONLY TO CERTIFY THE WIDTH OF THE MEANS OF ACCESS, ITS CHARACTER & ALIGNMENT, IF ANY.
7. THIS S.O.R. DOES NOT IN ANY WAY CERTIFY THE OWNERSHIP, RIGHT OF ERECTION AND BOUNDARY OF THE PREMISES AS SHOWN IN THE ANNEXED DRAWING.
8. THIS SOR WILL NOT BE TREATED AS CLEARANCE IN REGARD TO VESTED LAND WATER BODIES OR CONSTRUCTION OVER TANK / WATER BODY FILLED-UP LAND.
9. THIS DEPARTMENT HAS NO RECORD REGARDING RESERVATION OF LAND AS REQUIRED IN TERMS OF MUNICIPAL COMMISSIONER'S CIRCULAR NO. 034 OF 2000 - 2001, AT THE TIME OF SEPARATION AND AMALGAMATION OF THE PLOT(S) OF THE RESPECTIVE PREMISES WAS DONE AT THE TIME OF MUTATION OR NOT.
10. THIS SOR IS ISSUED ON THE BASIS OF THE SITE PLAN GIVEN BY L.B.S./ ARCHITECT. ANY MISREPRESENTATION OF THE FACTS GIVEN BY L.B.S./ ARCHITECT WILL MAKE LIABLE FOR REVOCATION THE LICENSE OF THE L.B.S. OR INTIMATION TO THE COUNCIL OF ARCHITECTURE FOR REVOCATION OF REGISTRATION. THIS S.O.R. WILL AUTOMATICALLY BE TREATED AS CANCELLED DUE TO SUCH MISREPRESENTATION.

SURVEY PLAN OF A PROPOSED G+VI STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 64 KAILASH PANDIT LANE, WARD NO.-117, BOROUGH NO.- XIII, OF R.S. PLOT NOS.-203,205,206,206/1458,207,208,209,210 R.S. KHATIAN NO:- 645,1464,1199,28,21,1054,1152 MOUZA - PUNJA SAHAPUR, J. L. NO. 109, P.O.- NEW ALIPORE AND P.S.- BEHALA , KOLKATA-700053, UNDER K.M.C.

ASSEESSEE NO- 411170600646

AREA OF LAND AS PER DEED = (17 K. - 00CH. - 15 SQ.FT.) = 1138.517 SQ.M.

AREA OF LAND AS PER B/D = (17 K. - 00CH. - 14 SQ.FT.) = 1138.425 SQ.M.

PERMISSIBLE GROUND COVERAGE (50%)= 569.213 SQ.M.
PERMITTED GROUND COVERAGE (50%)= 151.555 SQ.M.

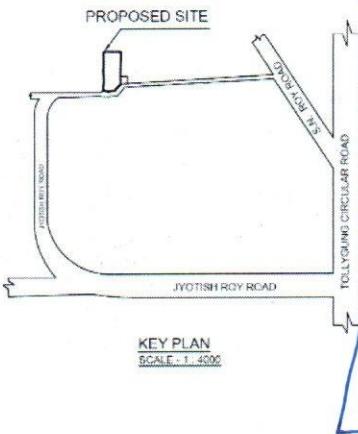
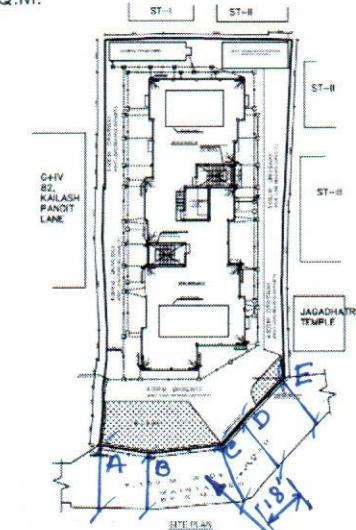
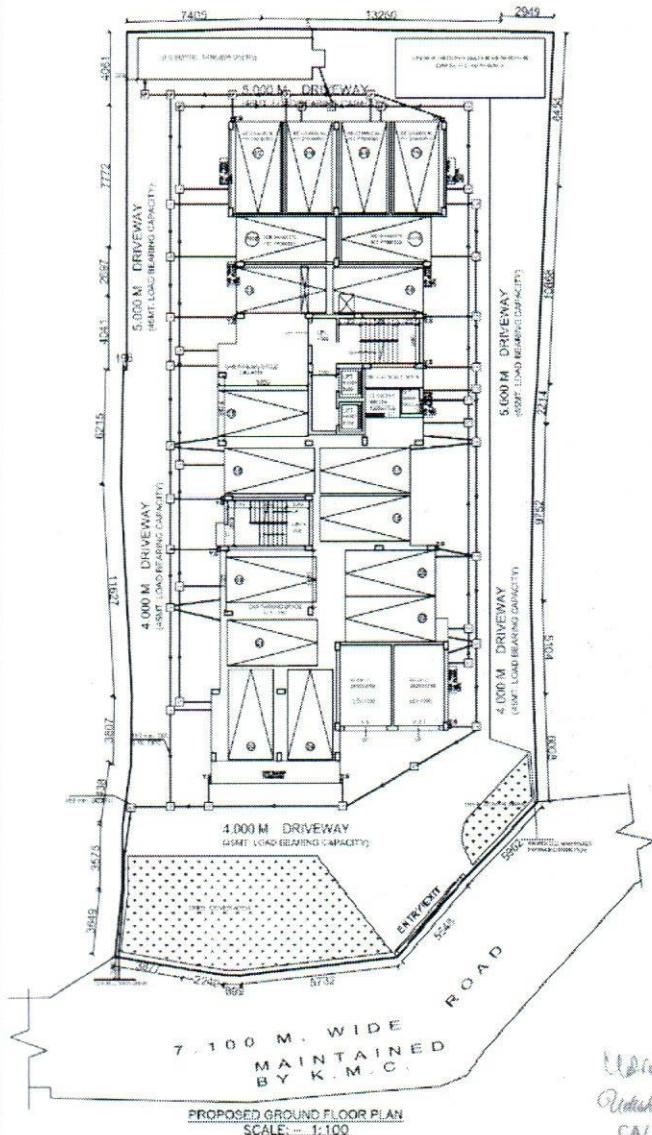
PROPOSED GROUND COVERAGE (35.491%) = 404.035 SQ.M.
PERMISSIBLE AREA = 3

PERMISSIBLE F.A.R. = 2
PROPOSED F.A.R. = 1.85

PROPOSED F.A.R. = 1.999

3

SCALE - 1: 250



This is a recorded road.

<u>MKD</u>	<u>W(R)</u>	<u>W(P)</u>
A	10'-0"	26'-0"
B	10'-0"	23'-3"
C	15'-0"	24'-3"
D	15'-0"	23'-3"
E	15'-0"	24'-3"

Khalia
S.A.E.(c)
26/05/25

Utkal Bhattacharya
Utkal Bhattacharya
CA/2019/109270

SIGNATURE OF ARCHITECT

For Mrs. UJJAL MUDGY

Glancy

102

Proprietor

SIGNATURE OF OWNER

CHIEF VALUER & SURVEYOR'S DEPARTMENT
THE KOLKATA MUNICIPAL CORPORATION
5, S. N. BANERJEE ROAD, KOLKATA-700 013

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K. S. Kalia -
26/05/25
SIGNATURE OF SAE(C)

Phani
26/05/2025
SIGNATURE OF AE(C)