



# 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. (B.S.) : 203, 205 & 207 Touzi No. :- Holding Map No. :  
Mouza : RUNJA SAHAPUR 645, S. O.THE 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) :

*K. Fahia*  
26/05/25  
Signature of S.A.E. (C)

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

**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.

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

**CONDITION ON SURVEY OBSERVATION REPORT AS DETAILED ON PREVIOUS PAGE.**



Chief Valuer & Surveyor's Department  
The Kolkata Municipal Corporation  
5, S. N. Banerjee Road, Kolkata - 700 013

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.

ASSESSEE 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.

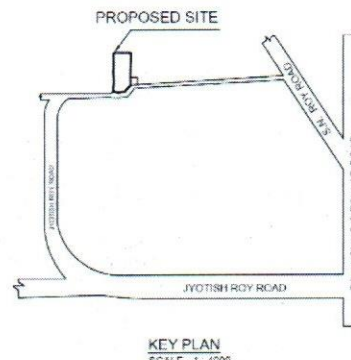
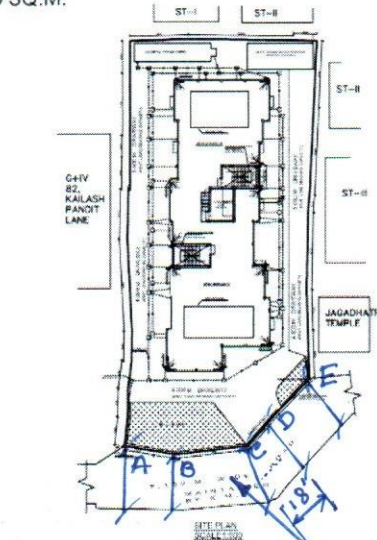
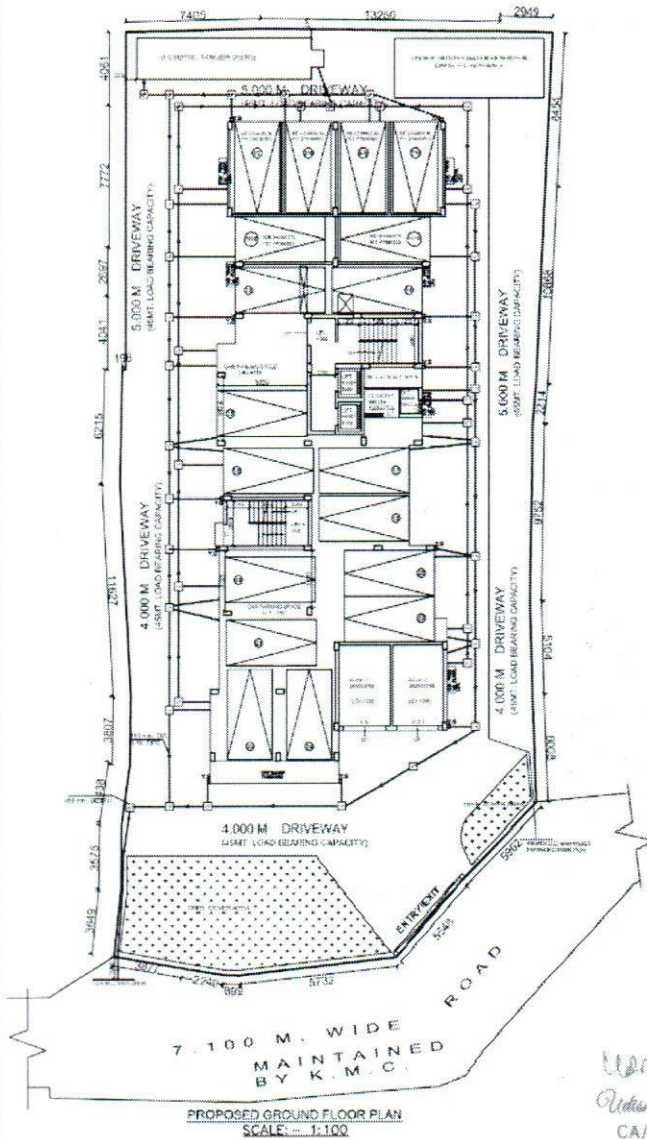
PROPOSED GROUND COVERAGE (35.491%)= 404.035 SQ.M.

PERMISSIBLE F.A.R.= 2

PROPOSED F.A.R. =1.999



SCALE=1:250



*This is a recorded road.*

MKD	W(R)	W(P)
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"

*Kfalia*  
S.A.E.(c)  
26/05/23

*Udit Bhatnagar*  
Udit Bhatnagar  
CA/2019/109270

SIGNATURE OF ARCHITECT

*Ujjal Auddy*  
Ujjal Auddy  
Proprietor

SIGNATURE OF OWNER

For M/s. UJJAL AUDDY

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

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*K. Helia*  
26/05/25  
SIGNATURE OF SAE(C)

*Phor* 26/05/2025  
SIGNATURE OF AE(C)