



KOLKATA MUNICIPAL CORPORATION
Chief Valuer & Surveyor's Department
5,S.N. Banerjee Road, Kolkata-700013
SURVEY OBSERVATION REPORT

Run Date : Fri Feb 27 18:11:24

Ch.V&S/Form SL.

Building PlanCase

Ch.V&S SOR ID.

2991/2025-2026

LAND DETAILS

Assesee Details:	210921302599	Premises No.	1D
Street Name	JHEEL ROAD	Ward No	092
BlockNo:	1	Borough No	10
Dag No (C.S.):	268	Touzi No:	
Dag No (R.S.):		Holding Map No:	
Mouza No:	SELIMPORE	Khatian No:	
JL No:		Land Area:	315.29

BUILDING BLOCK DETAILS

SL. No	Building Height (Mt.)	Building Area(Sq. M.)
1	12.45	603.19

DEVELOPMENT FEES PAYMENT DETAILS FOR NON RECORDED/KACHHA ROAD(IF)

Application Date	Demand No	Demand Amount	Payment Date	Receipt No
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1)K.M.C. Alignment Abutting Road / Passage (if any)

There is no sanction line exists on the above mention premises as record provided by draftsman.

2)Character of Abutting Road / Passage

The road abutting on Eastern side of the premises is recoded as per record. The road abutting on Northern side of the premises is not recoded as per record.

3)Width of Abutting Road / Passage

The width of the road abutting on Eastern side of the premises at point A-A' & B-B'-15'-00" as per record. But physically at point A-A'-11'-6" and B-B'-12'-3". There is an encroachment at point A-3'-6" and B-B'-2'-9". The instant premises is responsible for the encroachment at point A-2'-6" and B-2'-00" . But the rest of the encroachment portion is not responsible by the instant premises. The total area of encroachment is 145.58 Sqft. by the owner of the premises.

2) The width of the road abutting on Northern side of the premises is 9'-00" as per physical measurement.

4)Other Observation if any

1)As per submitted registered undertaking dated 13/022026, declared that encroachment area will be removed within 2(Two) years or before issuance of building completion certificate (CC) whichever will be earlier. 2) SOR is framed as approved by Jt. MC dt. 26.02.2026

3)The above all report is framed as per site and departmental record found till date.

4)The site plan is duly signed by me.



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5)Report of A.E. (C)

This report is strictly related with the abutting road / passage only as shown in the annexed drawing.

76706

SOR REPORT BY S.A.E. (C)



29175

SOR REPORT BY A.E. (C)

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

CONDITION ON SURVEY OBSERVATION REPORT AS DETAILED ON PREVIOUS PAGE.

- A) THIS S.O.R. IS ONLY TO CERTIFY THE WIDTH OF THE MEANS OF ACCESS, ITS CHARACTER & ALIGNMENT, IF ANY.
- B) 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.
- C) THIS SOR WILL NOT BE TREATED AS CLEARANCE IN REGARD TO VESTED LAND WATER BODIES OR CONSTRUCTION OVER TANK / WATER BODY FILLED-UPLAND.
- D) 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.
- E) THIS SOR IS ISSUED ON THE BASIS ON 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.

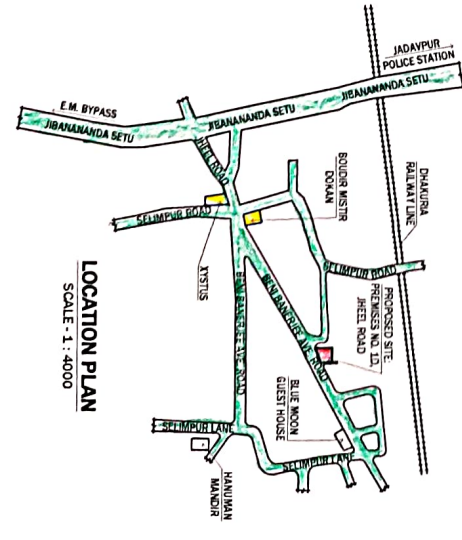
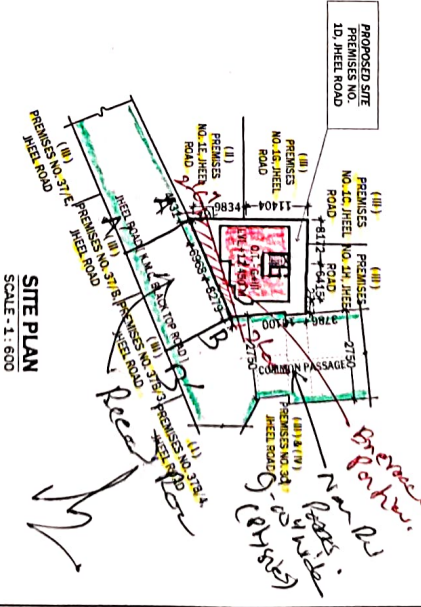
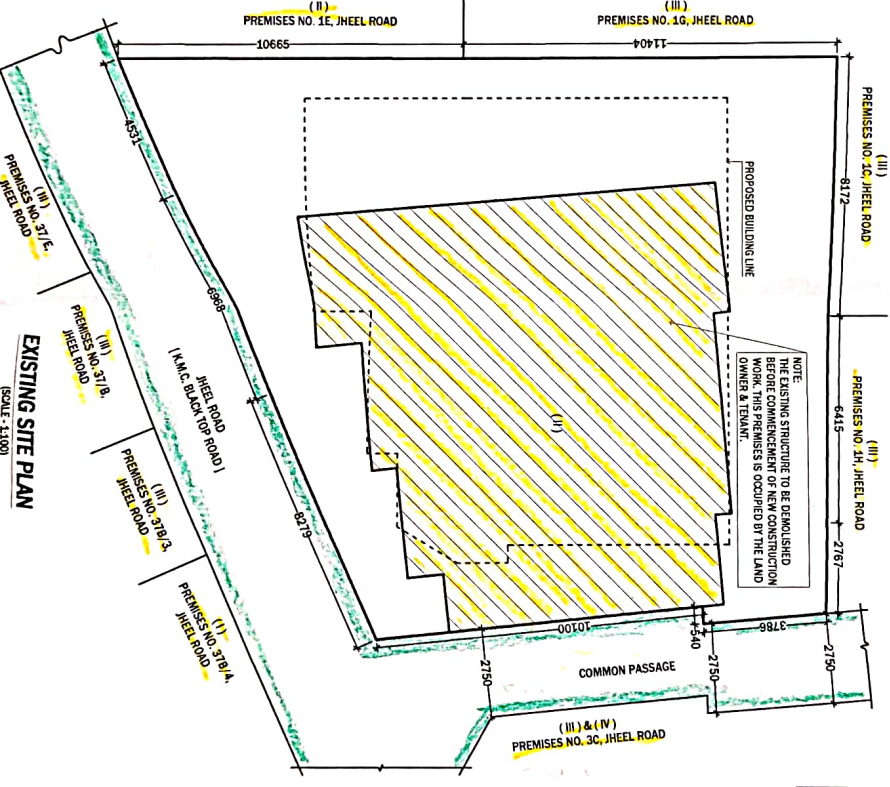
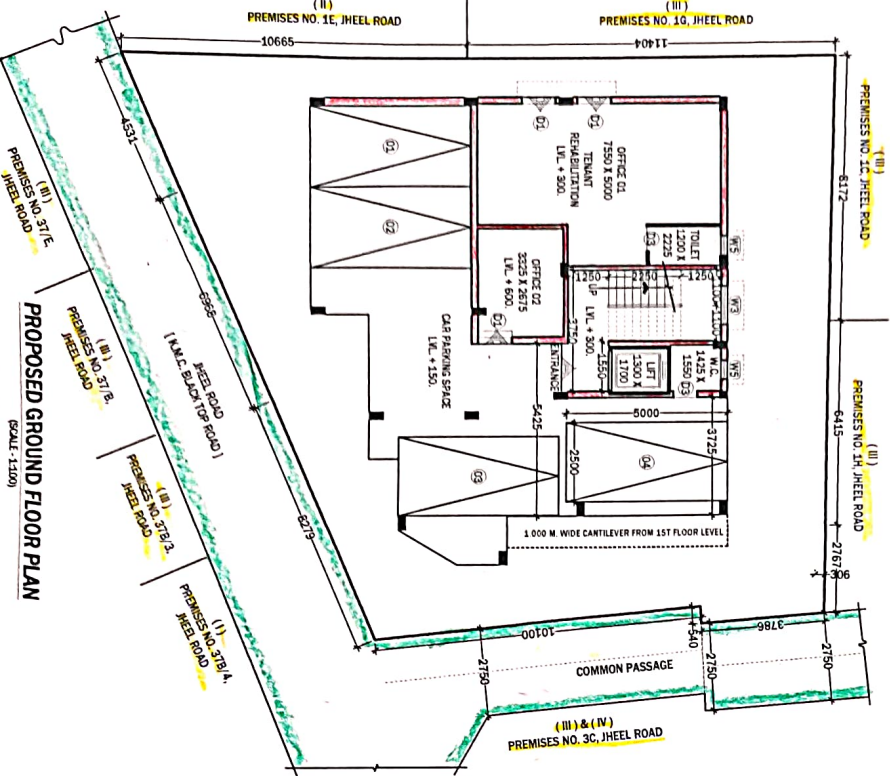
AREA OF THE LAND : 04 K. - 11 CH. - 19 SQ.FT i.e. 315.310 SQ.M. i.e. 3394 SQ.FT. [AS PER DEED]
 AREA OF LAND : 04 K. - 12 CH. - 01 SQ.FT. i.e. 317.813 SQ.M. i.e. 3421 SQ.FT. [AS PER PHYSICAL MEASUREMENT]
 PROPOSED BUILT UP AREA : 652.049 SQ.M.
 BUILDING HEIGHT : 12.450 METER
 ASSESSEE NO. : 21 - 092 - 13 - 0259 - 9

SCALE : 1 : 100
 ALL DIMENSIONS ARE IN MM.
 UNLESS OTHERWISE MENTIONED



Shaswata Sarkar
 Mr. Shaswata Sarkar, Sole Proprietor of
 M/S. ABIR DEVELOPERS,
 Constituted Attorney of
 1) Sandeep Dhar & 2) Sneha Dhar
 MR. SHASWATA SARKAR, PROPRIETOR OF
 M/S. ABIR DEVELOPERS, CONSTITUTED ATTORNEY OF
 MR. SANDEEP DHAR & MISS SNEHA DHAR.
 SIGNATURE OF THE OWNERS / APPLICANTS

Amarijit Kumar Sah
 AMARIJIT KUMAR SAH
 Registered Architect
 Reg. No. - CA/2021/131994
 SIGNATURE OF L.B.A.
 MR. AMARIJIT KUMAR SAH
 C.A. / 2021 / 131994



Handwritten notes and calculations:
 MKD 200 2412
 A-A 1500 1160
 B-B 1500 1237

CHIEF, WATER & SEWERAGE DEPARTMENT
 THE CORPORATION OF KENYA
 P.O. BOX 1000, NAIROBI

1. THIS DOCUMENT IS ONLY TO BE USED FOR THE WORK OF ACCESS, ITS
 CHARACTERISTICS AND GENERAL INFORMATION FROM THE DRAWINGS AND NOT OF
 THE SITE SPECIFIC INFORMATION. THE DRAWINGS ARE TO BE USED IN THE
 FIELD FOR THE PURPOSE OF IDENTIFICATION OF THE WORK TO BE DONE.
 2. THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSE OF DESIGNING OR
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SIGNATURE: *[Signature]*
 DATE: 12/01/2022
 SIGNATURE OFFICER