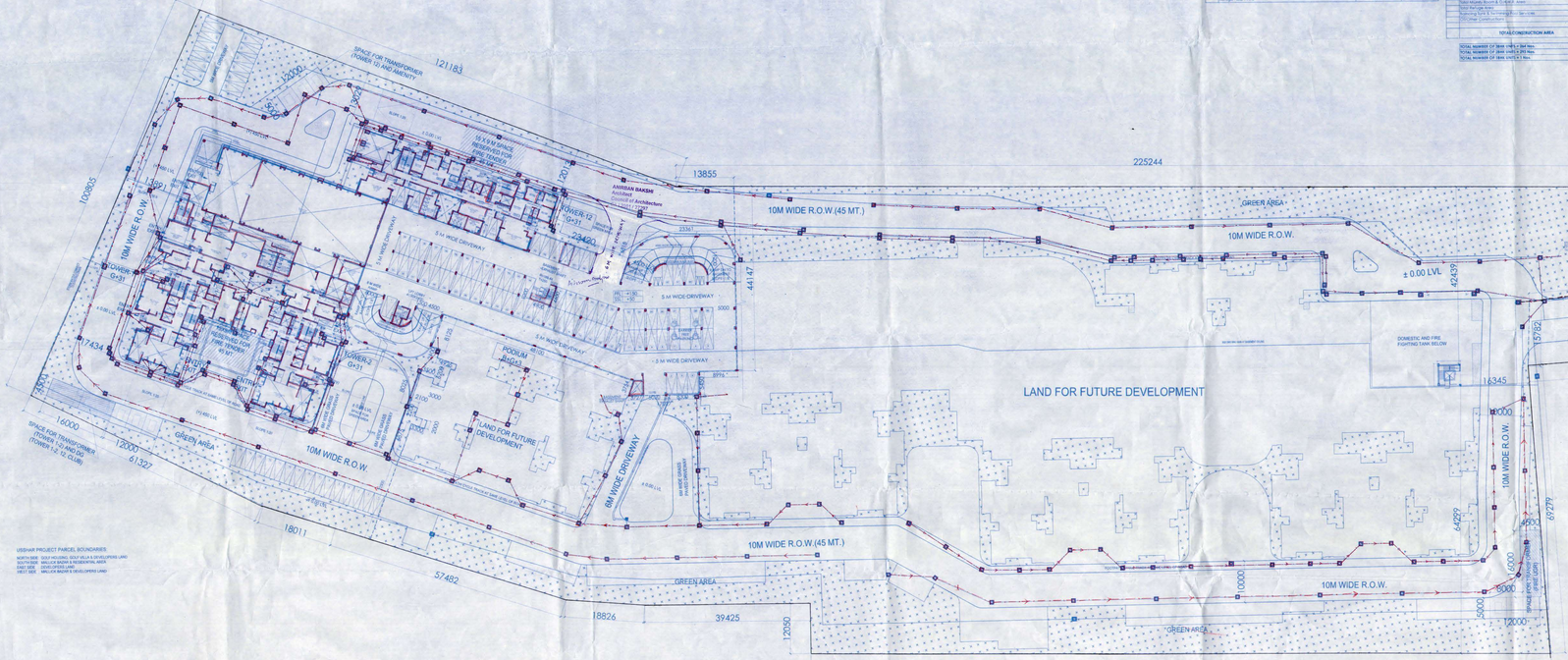
FOR GREEN CALCULATION ONLY	
1. TOTAL PROJECT SITE AREA	38074.20 Sq.m.
2. EXCLUSIVE TREE PLANTATION AREA	8878.30 Sq.m. (23.32%)
3. OTHER GREEN AREA	133.43 Sq.m. (0.35%)
4. HARDSCAPE AREA	13384.18 Sq.m. (33.47%)

Calcutta Riverside Project, Batanagar, Mahestrala, 24pargana (South)																						
Description	As per Master Plan Land Area (Acre)		Area of Plot (Acre / Tiers)	60% Area of Plot (Acre)	60% Area of Plot (Acre)	Made up of Means of Ambulance Hill	Permeable Soil	Permeable Open	Permeable Grass	Permeable Gravel Gravel (in Sq.m.)	Permeable Gravel (in Sq.m.)	Proposed Flat (in no's/ Acre)	Proposed Flat (in no's/ Acre)	Proposed Grass Area (in Sq.m.)	Proposed Grass Area (in Sq.m.)	Proposed Grass Area (Sq.m.) Sqm	Proposed Built up Area (Sqm)	Proposed Built up Area (Sqm)	Require Car Parking	Provided Car Parking (Covered Area)	Provided Car Parking Open (Area)
Useful Social & Economic Infrastructure																						
Hospital / Nursing Home	1.0		1.0	0.6																		
School	5.0		5.0	3.0																		
Industrial Park (Food Processing Units)	5.75		5.75	3.45	3.45	34,110																
Industrial Park (Light Industry)	7.15		7.15	4.29	4.29	42,468																
Industrial Park (Cottage Industry)	8.5		8.5	5.1	5.1	50,425																
Road Side Amenities	1.50		1.50	0.90	0.90	8,910																
Shops (Food and Grocery, Medicine Store, Stationery, Shoes Repairs, Tailor & Others Market)	2.0		2.0	1.2	1.2	11,880						0.05	5,500	2,834			1,760	44			41
Total	32.10		32.10	19.13	19.13	1,93,793																
Govt Order 48																						
Water Bodies	24.1		17.00	14.10	12.00						30,104											
Land Scaping / Land Grass Screen Areas	2.65		2.50	2.15	2.15	22,724																
Playing Grounds / Land Grass Recreation	0.75		0.75											1,20,700								
Golf Course (Green Area)	14.5		13.50	10.00	10.00	1,08,700																
Total	41.00		33.75	26.25	24.15	1,32,424	1,94,000					1.05	36,004	4,834			20,064	200	20		200
Gross Refuse	8.10		26.00	5.10	5.10	55,122	1,14,996						30,405	2,707	1,11,400		44,762	208	20		200
Total	202.10		6,16,996	108.96	6,38,014	1,14,996																
Development Area																						
Total Development Area	Existing Parcel (Acre)	Proposed Parcel (Acre)	Future Parcel (Acre)																			
Primary	3.000		3.000	10.517	2.10	10,517						4.751	47,258	1,062	4,455		40,647	407	208		203
Inland Waterway (Future)			12.236	1,35,761	20.0	1,35,761																
Inland Waterway (Existing)	1.040			6,718	1.96	6,718						2.323	23,597	6,718	1,182		21,405	189	106		83
Lake Front A			2.750	26,967	5.5	26,967																
Inland Greens	20.500			94,500	20.50	94,500						2.128	2,22,476	26,434	39,246		1,96,731	1,965	2,000		965
Inland Greens F-1 Inland Area (Previous Name Tigris)	1.200			6,874	1.20	6,874							35,753	6,874	21,606		56,055	535	242		293
Inland Greens F - (Tigris)	1.200			6,874	1.20	6,874						3.500	23,000	3,800	3,874		24,500	189	100		89
Inland Greens F-2 (Previous Name Euphrates) (G+03 Block A)	2.100			15,035	4.70	15,035							46,806	12,496	9,575		88,097	938	500		38
Inland Greens F-3 (Future)		1.500		9,420	3.00	9,420																
Golf Green	2.138			9,420	2.13	9,420						3.512	13,000	2,800	5,000		28,700	125			125
Golf Green			22.115	1,08,700	22.00	1,08,700																
Central Wharves Name Gulf Wedding		3.500	5.495	35,146	3.495	35,075.75						5.120	44,500.18	5,300	1,000		33,180.13	330	165		37
Central Wharves	2.000			8,094	2.00	8,094						0.414	3,674	2,123	3,980		1,969	30			45
Others Residential Development Forms			1.840	13,474	3.68	13,474																
Total (grid)	42.64	2.32	44.40																			
Total Development Area			23.42	4,10,409	2.00	4,10,409						4,451,037	70,087	1,07,808		3,11,163	4,428	1,726	1,505	
Gd Total			202.1	10,10,005	108.96	6,38,175.96	27.42	1.01	90,90,010	40%	4%	0.03	3,00,002	8.70%	31.00%		4,86,163	4,695	1,733	1,505	
														6,59,129	72,014	76,074	2,39,208				5,951

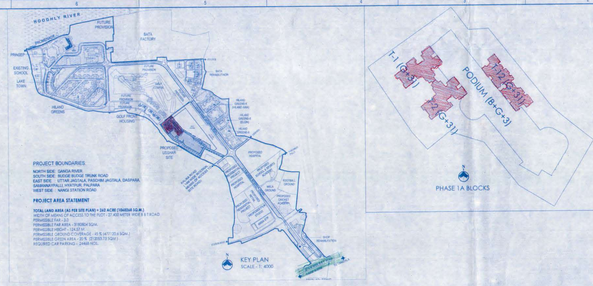
URBAN PROJECT G+31 STORIED TOWER NO. - 1/ 2 & 12, WITH S+G+3 PODIUM BLOCK. [TOWNSIP] (KNOWN AS GOLF FROM ROSDINGS)		
SANCTION AREA STATEMENT		
Sl. No.	Project Particulars	Area (sq.m.)
	Area of Land (2.012 Acre)	8140.00
	Proposed Coverage	2,034.93
	Proposed F.A.R.	3.777
	TOWER-1 (G+31nd)	
1	Ground Coverage	551.00
	Ground Floor Area	2041.00
	Typical Floor Area	416.37
	Top Floor Area	485.14
	3rd Floor Area	485.14
	4th Floor Area	485.14
	Stilt Floor Area	413.07
	Total F.A.R. (Excl Stilt)	15,000.00
	TOTAL Floor area	**15314.38**
	Lift	
	Stilt / S.S.+ (G+3)	1620.00
	Lift Lobby (40.00%)	984.00
	Circulation Car Parking Area	1,000.00
	F.A.R. Area	**18,934.38**
	Car Parking Provided	0
	Stilt Parking Area	0
	Typical W. Area	76.71
	Typical Floor Area	81.00
	TOWER-2 (G+31nd)	
2	Ground Coverage	551.00
	Ground Floor Area	2041.00
	Typical Floor Area	416.37
	Top Floor Area	485.14
	3rd Floor Area	485.14
	4th Floor Area	485.14
	Stilt Floor Area	413.07
	Total F.A.R. (Excl Stilt)	15,000.00
	TOTAL Floor area	**15314.38**
	Lift	
	Stilt / S.S.+ (G+3)	1620.00
	Lift Lobby (40.00%)	984.00
	Circulation Car Parking Area	1,000.00
	F.A.R. Area	**18,934.38**
	Car Parking Provided	0
	Stilt Parking Area	0
	Typical W. Area	76.71
	Typical Floor Area	81.00
	Total Ground Floor Area	4,082.14
	Total Ground Coverage	1,102.14
	Total Car Parking Area	2,000.00
	Total Car Parking Provided	484
	Non-Habitable Room (S.S.+G.F. Area)	1,620.00
	Total Circulation Area	2,000.00
	Total Non-Habitable Area (S.S.+ Stilt +G.F.)	3,620.00
	Total Other Construction	1,620.00
	TOTAL CONSTRUCTION AREA	44,522.84
	TOTAL NUMBER OF 2BHK UNIT = 264 Nos.	
	TOTAL NUMBER OF 3BHK UNIT = 396 Nos.	
	TOTAL NUMBER OF 1BHK UNIT = 1 Nos.	

TOWER-12 (G+31nd)		
Ground Coverage	246.12	447.81 sq.
Ground Floor Area	246.12	447.81 sq.
Typical Floor Area	416.37	757.42 sq.
Top Floor Area	485.14	882.51 sq.
3rd Floor Area	485.14	882.51 sq.
4th Floor Area	485.14	882.51 sq.
Stilt Floor Area	374.20	680.73 sq.
Total F.A.R. (Excl Stilt)	14,000.00	25,470.91 sq.
TOTAL Floor area	**17320.13**	**31504.57**
Lift		
Stilt / S.S.+ (G+3)	1620.00	2946.48
Lift Lobby (40.00%)	984.00	4135.06
Circulation Car Parking Area	1,000.00	1820.00
F.A.R. Area	**19,940.13**	**38,906.37**
Car Parking Provided	0	Nos.
Stilt Parking Area	0	Nos.
Typical W. Area	76.71	139.56
Typical Floor Area	81.00	147.42
BASEMENT+PODIUM +AMENITIES BLOCK (S+G+3)		
Ground Coverage	3155.30	5740.29
Ground Floor Area	3155.30	5740.29
Podium Floor Area	3227.69	5871.71
2nd Floor Area	3156.19	5741.26
3rd Floor Area	3156.19	5741.26
4th Floor Area	3156.19	5741.26
Total Floor Area	18951.77	34465.75
Lift		
Stilt / S.S.+ (G+3)	15,400	13,984
Lift Lobby	10,000	18,200
Circulation Car Parking Area	17,000.00	15,440.72
F.A.R. Area	**1,61,422**	**1,96,614.92**
Security Room Area	15.00	27.30
Car Parking Provided	1,000	Nos.
Total General Area (Tower1 + to + Basement+Podium+Amenities Blocks)	**67920.18**	**49,567.53**
Total F.A.R. Area (Tower1 + to + Basement+Podium+Amenities Blocks)	**40021.50**	**47962.79**
F.A.R. Consumed	**3.777**	
Proposed Ground Coverage	**42.47%**	
Total Car Parking Area	38,000.00	
Car Parking Required	**401**	Nos.
Car Parking Provided		
Open Parking Provided	0	Nos.
Stilt Parking Area	0	Nos.
Basement	1,000	Nos.
Ground+Stilt Podium	14	Nos.
1st Floor Podium	16	Nos.
2nd Floor Podium	16	Nos.
3rd Floor	16	Nos.
Open Parking	0	Nos.
Total Covered Car Parking	**41 1**	**Nos.**
Total Car Parking Provided	**484**	**Nos.**
Non-Habitable Room (S.S.+G.F. Area)	1,620.00	sq.m.
Total Circulation Area	2,000.00	sq.m.
Total Non-Habitable Area (S.S.+ Stilt +G.F.)	3,620.00	
Total Other Construction	1,620.00	
TOTAL CONSTRUCTION AREA	449522.84	498640.42



USSHAR PROJECT PARCEL BOUNDARIES:
NORTH SIDE - GOLF HOLDING, GOLF VILLA & DEVELOPER LAND
SOUTH SIDE - MALLICK BAGH'S & RESIDENTIAL AREA
EAST SIDE - GOLF OFFICE LAND
WEST SIDE - MALLICK BAGH'S & DEVELOPED LAND

THIS DRAWING IS THE PROPERTY OF M/S. ROSDALE LAND DEVELOPERS PVT. LIMITED. ANY USE OF THIS DRAWING WITHOUT PERMISSION IS STRICTLY PROHIBITED. THIS DRAWING IS NOT TO BE REPRODUCED OR TRANSFERRED TO OTHERS WITHOUT WRITTEN PERMISSION.



PROJECT AREA STATEMENT

TOTAL LAND AREA (42.709 BIGHA) = 2.012 ACRE (108,000 SQ.M.)
ACCESSIBLE FROM 15 M.R.O.W. ROAD & 10 M.WIDE ROAD & 15 M.R.O.W. ROAD
PERMISSIBLE FAR (G) = 3.777
PERMISSIBLE FAR AREA - 3 FIGURE SQ.M.
PERMISSIBLE COVERAGE - 40 %
PERMISSIBLE GROUND COVERAGE - 40 % (M.T. 21.0 M)
PERMISSIBLE GREEN AREA - 25 % (21.000.15 SQM.)
REQUIRED CAR PARKING - 2,000 NOS.

NOTES:
1. ALL DIMENSIONS & LEVELS ARE IN MM UNLESS MENTIONED OTHERWISE.
2. ALL EXTERNAL WALLS ARE 230 MM THICK, INTERNAL WALLS ARE 150 MM THICK UNLESS MENTIONED OTHERWISE.
3. DRAWINGS ARE TO BE READ NOT TO SCALE (OTHER WHICH IS BLOCK).
4. THE DRAWING SHALL BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATIONS.
5. THIS DRAWING MUST NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

Riverbank Developers Pvt. Ltd.
Authorised Signatory
SIGNATURE OF OWNERS

CERTIFICATE OF STRUCTURAL ENGINEER

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWINGS FOR THE PROPOSED BUILDING AT THE SITE AT THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

ANKIT ADAMPARA
Chartered Engineer
(Structural Engineer)
Registered Structural Engineer
Registration No. - 2000/2000
SIGNATURE OF STRUCTURAL ENGINEER

Utpal Sarkar
UTPAL SARKAR
M.E.P. M.E.S. (FIRE)
Chartered Engineer
IND Executive Division Reviewer
F.E.R.- 0.0.0/PR
SIGNATURE OF STRUCTURAL REVIEWER

JISHNU PAL
B.Tech (Civil), M.B (Gov-tech)
Chartered Engineer
CFEE/MEDU/10/0143
32/R/ROR/0-T-2/2010-17
SIGNATURE OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF ARCHITECT

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER MOST SENSIBLE ESTIMATE OF THE PLOT AREA AS AMENDED FROM TIME TO TIME, THAT THE WIDTH OF THE ABUTTING ROAD CONFORM TO THE PLAN AND IT IS A BUILDABLE SITE, NOT A TANK OR A FILLED UP TANK, THE PLOT IS NOT A PART OF UNDERMINED AREA, THE PLOT IS GENERALLY BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE RESD DRED PLAN.
THE CONSTRUCTION OF U.G.W.S. & S.T.P. WILL BE COMPLETED UNDER GUIDANCE OF ARCHITECT & E.S.E.
THE ROADS & DRAINS WILL BE DEMOLISHED BEFORE COMMENCEMENT OF THE CONSTRUCTION WHICH IS FULLY OCCUPIED BY THE OWNER.

ANIRBAN BAKSHI
Architect
Council of Architecture
CA/2001/27297
SIGNATURE OF ARCHITECT

Client
Riverbank Developers Pvt. Ltd.
22DC, A.C. Bose Road, 4th Floor
Kolkata - 700020, W.B.

Cell & Structural Consultant
M.N.Consultants (Pvt). Ltd.
ISO 9001:2008 CERTIFIED
1 MAC HOUSE
13/1, Raja bagan Main Road, Kolkata - 700047
Tel: +91-33-40141700
Fax: +91-33-24410000
Email: mnconsp2008@gmail.com

Consultant
M.N.Consultants Design Solutions
1318, Rajdanga Main Road, Kolkata-700107
Telephone : (033) 40150701
Email: mnsolds@gmail.com
Web: www.mn-dms.com

Project
PROPOSED TOWNSHIP "CALCUTTA RIVERSIDE" AT 1, NEW BATA ROAD, BATANAGAR, UNDER MAHESHTALA MUNICIPALITY, MOUZA - MIRPUR,BANGLA JAGTALA AND NAMSI, WARD NO. 27 & 28, KOLKATA – 700140. FOR RIVERBANK DEVELOPERS PVT. LTD.

Parcel - USSHAR (FORMERLY KNOWN AS GOLF HOUSING)

PROPOSED B+G+31 STORIED RESIDENTIAL BUILDINGS (BUILDING HEIGHT - 99.6M) INCLUDING PODIUM, TOWER 1,2 & 12.
MOUZA-BANGLA DAG NO- 71(P), 72(P) & 74(P) & NANGI DAG NO 1345 (P).

Drawing Title
PHASE 1A - MASTER PLAN

Scale	Date
1:300	12/10/2020
Drawn: P.N	Checked: P.B.
Approved: A.B.

☐ Design Development ☐ Contract Document ☐ Construction Drg. ☐ As Built Drg. ☐ Sanction Drg.
Revision No. | Revision Date
RD
Drawing No.: AMB-SD- 01
North: FULL
JOB NO. 2019-2020/02/AMB

Note:
BUDGE BUDGE TRUNK ROAD IS MAIN ABUTTING ROAD WHICH IS 27.4M WIDE

- WHILE DESIGNING THE POWER DISTRIBUTION SYSTEM FOR THE PROJECT 'USSHAR', SPECIAL CONSIDERATIONS WERE TAKEN INTO ACCOUNT TO MEET WITH THE PRESENT PCB NORMS & IT DEMANDS A GENERATION OF APPROXIMATELY 60 KVA SOLAR POWER, CONSIDERING THE DEMAND LOAD OF 6 MVA FOR THE ENTIRE PROJECT. SO, A 60 KVA PLANT IS NOW UNDER CONSIDERATION FROM WHICH AN OUTPUT OF APPROX. 60 KVA WILL BE POSSIBLE CONSIDERING ALL LOSSES FOR WHICH 819.78 SQMT ROOF AREA IS PROPOSED FOR THE ENTIRE PROJECT.

LEGEND:
1. EXCLUSIVE TREE PLANTATION AREA
2. OTHER GREEN AREA