RIVER FRONT HOUSING
HILAND RIVERFRONT TOWER NO. - 1 & 2,(FORMERLY KNOWN AS RIVERSIDE TOWER - 2 & 3) BOUNDARIES:

NORTH SIDE: HOOGHLY RIVER
SOUTH SIDE: PROPOSED ARTERIAL ROAD & DEVELOPERS LAND
EAST SIDE : DEVELOPERS LAND
WEST SIDE : PRINSEP TOWER-1

PROJECT AREA STATEMENT (CRS)

TOTAL LAND AREA (AS PER SITE PLAN) = 262 ACRE (1060268 SQ.M.)
WIDTH OF MEANS OF ACCESS TO THE PLOT - 27.400 METER WIDE B.B.T ROAD
PERMISSIBLE FAR - 3.0
PERMISSIBLE FAR AREA - 3180804 SQM.
PERMISSIBLE HEIGHT - 124.57 M.
PERMISSIBLE GROUND COVERAGE - 45 % (477120.6 SQM.)
PERMISSIBLE GREEN AREA - 7 % (74218.76 SQM.)
REQUIRED CAR PARKING - 24468 NOS.

PARCEL AREA STATEMENT OF RIVER FRONT HOUSING HILAND RIVERFRONT TOWER NO. - 1 & 2, (FORMERLY KNOWN AS RIVERSIDE TOWER - 2 & 3)

LAND AREA OF HILAND RIVERFRONT TOWER NO. - 1 & 2 - 4.066 ACRE (16458.0 SQ.M.)
WIDTH OF MEANS OF ACCESS TO THE PLOT - 27.400 METER WIDE BUDGE BUDGE TRUNK ROAD

AREA CALCULATIONS OF RIVER FRONT HOUSING
HILAND RIVERFRONT TOWER-1, (FORMERLY KNOWN AS RIVERSIDE TOWER - 2)

1. PERMISSIBLE F.A.R. : 3.0
2. PERMISSIBLE GROUND COVERAGE : 45 % (7406.1 SQM.)
3. PERMISSIBLE MAXIMUM FLOOR AREA : 49374.0 SQM.
4. PERMISSIBLE BUILDING HEIGHT : 124.57 M.
5. PROPOSED BUILDING HEIGHT : 90.0 M.
6. PROPOSED GROUND COVERAGE : 34.49 % (5676.26 SQM.)
7. PROPOSED GROUND FLOOR AREA : 5633.29 SQM
   1ST & 2ND FLOOR : 5615.95X2 = 11231.90 SQM
   3RD FLOOR : 5508.03 SQM
   TYPICAL FLOOR (4TH TO 28TH) : 1584.71 X 25 = 39617.75 SQM
- **PROPOSED TOTAL FLOOR AREA (5633.29+11231.90+5508.03+39617.75) : 61990.97 SQM.**
8. NOS. OF FLATS : 337 NOS.
9. REQUIRED CAR PARKING (TENEMENT AREA + COMMON AREA)/130 (32722.18 + 9338.33)/130 : 323 NOS.
10. PROVIDED COVERED CAR PARKING : 560 NOS. (FOR TOWER-1+FUTURE TOWER - 2)
    GROUND FLOOR : 142 NOS. (83 NOS. FOR TOWER - 1)
    1ST FLOOR : 144 NOS. (80 NOS. FOR TOWER - 1)
    2ND FLOOR : 144 NOS. (80 NOS. FOR TOWER - 1)
    3RD FLOOR : 130 NOS. (80 NOS. FOR TOWER - 1)
    TOTAL 323 NOS. PARKING PROVIDED FOR TOWER - 1
11. EXEMPTED AREA
    STAIR AREA : 1562.96 SQM.
    LIFT LOBBY AREA : 546.00 SQM.
    RAMP AREA : 751.91 SQM.
    TOTAL : 2860.87 SQM.
12. PROPOSED TOTAL FLOOR AREA AFTER EXEMPTION (61990.97-2860.87) : 59130.10SQM.
13. CAR PARKING AREA : 16090.00 SQM.
- **EFFECTIVE TOTAL FLOOR AREA (59130.10-16090.00) : 43040.10 SQM.**
14. PROPOSED F.A.R. : 2.615

Calcutta Riverside Project, Batanagar, Maheshtala, 24parganas (South)

Description	Land Area (Acre)			Area of Plot (Sqm)	Width of Means of Access to the plot (M)	Permissible FAR	Permissible FAR Area (Sqm)	Permissible Ground Coverage (% / Sqm)	Permissible Green Area (% / Sqm)	Proposed FAR (As on date)	Proposed FAR Area As on date (Sqm)	Proposed Ground Coverage As on date (% / Sqm)	Proposed Green Area (% / Sqm)	Proposed Built up Area (Sqm)	Require Car Parking @ 130/sqm (Nos)	Provided Car Parking Covered (Nos)	Provided Car Parking Open (Nos)
Useful Social & Economic Infrastructure:																	
Hospital		14		56,656													
New School		5.48		22,177													
Existing School		5.64		22,824													
Sport Academy / Cricket ademy / any othersocially relevant purpose		3.44		13,921									13,921				
Mela Ground		3.01		12,181									12,181				
Football Ground		4.41		17,846									17,846				
Puja Bedi		1.12		4,532									4,532				
Industrial park (Film Studio)		3.48		14,083													
Industrial park (Proposed HG III)		7.994		32,350													
Industrial park (Proposed Retail)		3.336		13,500						1.34	18110.57	8334	1559.77	26952.94	180	250	
		51.91		**210,071**													
Road & Transport Infrastructure:																	
Road		30		121,405									121,405				
Shop Rehabilitation		1.5		6,070						0.91	5,501	2,834	3,235.78	5,740	44		45
		31.50		**127,475**													
Others Utilities:																	
Existing Religious Structure		1.44		5,827													
Existing Slum		1.96		7,932													
Fish & other Market & utilities		3.93		15,904													
Others (Play Ground)		2.65		10,724									10,724				
KMDA STP		2.75		11,129									11,129				
Promenade		2.1		8,498									8,498				
		14.83		**60,014**													
Commercial / Institutional Parcels:																	
CRS Golf Club		1.03		4,175						0.19	777.55	828.89	3374.97	777.55	10		10
CRS Club		4.62		18,681						0.44	8004.34	6781.38	12426.15	8250.9	107		110
Electrical Substation		0.58		2,347										1072.23			
Sump Pump		0.73		2,954													
Civic Aminities		0.94		3,804						0.332	1269.47			1770.31	12	5	6
		7.90		**31,970**									15,801				
Proposed Infrastructure Structure:																	
Golf Course		27.93		113,008									113,008				
Water Body		14.1		57,060									57,060				
		42.03		**170,068**													
Residential Development:																	
Bata Rehab		6.58		**26,628**						1.01	26,828	5,895	2,933	29,111	224	19	210
Total		154.75		**626225.93**							**60,491**	**24,674**	**409,636**	**73,675**	**577**	**274**	**381**
Development Area																	
Total Development Area	**Existing Parcel (Acre)**	Proposed Parcel (Acre)	Future Parcel (Acre)														
Prinsep	2.50			10,117						4.70	47,558	5,662	1,323.20	60,647	467	265	210
Hiland Riverfront		4.07	11.33	62,321						2.66	43,775	5,804	1,152.06	62,617	323	559	
Lake Town	1.66		1.75	13,800						2.32	15,597	6,741	3,685.00	21,422	165	106	60
Mandeville	2.00		4.34	25,657						0.45	3,674	2,111	2,096.00	3,868	30		60
Golf Green	2.13		24.86	109,224						1.51	13,033	2,844	5,775.53	16,719	129	96	45
Hiland Greens	20.92			84,660						2.62	222,125	25,434	5,926.16	298,764	1,954	2377	874
Hiland Greens II	13.43			54,349						2.52	137,194	20,418	4894.78	184,643	1,420	1240	338
Hiland Greens III			3.3	13,355													
Green Area (Not for Development)			15.00	60,682									60,682				
Total Land	**42.64**	**4.1**	**60.58**														
Total Development Area			107.285	434,164							482,956	69,014	85,535	648,680	4,487	4,643	1,587
	All Total		262.0	1,060,390	27.4	3.00	3,181,169	45%	7%	0.512	543,447	8.84%	46.70%	722,355	5,064	4,917	1,968
								477,175	74,227			93,688	495,171				6,885

PROJECT
PROPOSED TOWNSHIP "CALCUTTA RIVERSIDE" PROJECT AT BATANAGAR, MOUZA - MIRPUR, BANGLA, JAGTALA AND NANGI WARD NO. 27 & 28 MAHESHTALA MUNICIPALITY, SOUTH 24 PARGANAS FOR RIVERBANK DEVELOPERS PVT. LTD.

Parcel Name :
RIVER FRONT HOUSING
HILAND RIVERFRONT TOWER NO. - 1 (FORMERLY KNOWN AS RIVERSIDE TOWER - 2)

MOUZA - MIRPUR, J.L. NO. - 42, KHATIAN NO. - 03
R.S. DAG NO. - 2(P),3(P),7(P),8(P),19(P),20(P),54(P) & 98(P)

Title :
HILAND RIVERFRONT TOWER NO. - 1
GROUND FLOOR PLAN

Date :	28.10.16	Drawing No.	
Scale :	as mention		CRS/HR1/GR/LGL-02

DRAWING STATUS - For MUNICIPAL SANCTION

Note :
ALL EXTERNAL STRUCTURAL & NON STRUCTURAL R.C.C. WALLS ARE 200 THK., 250THK. & 300 THK. AND INTERNAL WALLS ARE 125THK, 200 THK.,250THK. & 350THK. BRICK WALL UNLESS STATED OTHERWISE.
ALL DIMENSIONS ARE IN MM.

Window Schedule

MKD	Type	Sill Height	Width	Height	Lintel Ht.
W1	1800X1500	900	1800	1500	2400
W2	1000X1500	900	1000	1800	2400
W3	750X1200	1200	750	1200	2400
W4	800X1200	1200	800	1200	2400
W5	1500X1500	900	1500	1500	2400
DW	1800X1500/2400	900/0	1800	1500/2400	2400

louver & Glass Door Schedule

MKD	Type	Sill Height	Width	Height	Lintel Ht.
LV	700X750/735	2150	700	750/735	upto slab bottom
LVa	550X750/735	2150	550	750/735	
LV1	600X1100	1000	600	1100	2100
LV2	975X1100	1000	975	1100	2100
LV3	1725X1100	1000	1725	1100	2100
LV4	1800X1100	1000	1800	1100	2100
LV5	2100X1100	1000	2100	1100	2100
LV6	2500X1100	1000	2500	1100	2100
LV7	3200X1100	1000	3200	1100	2100
LV8	900X1100	1000	900	1100	2100
LV9	925X1100	1000	925	1100	2100
LV10	1425X1100	1000	1425	1100	2100
LV11	2875X1100	1000	2875	1100	2100
LV12	1050X1100	1000	1050	1100	2100
LV13	1700X1100	1000	1700	1100	2100
GD	1800X2100	300	1800	2100	2400
GD1	980X1100	300	980	1100	1400
GD2	975X1100	300	975	1150	1400
GD3	1500X2100	300	1500	2100	2400
GD4	900X2100	300	900	2100	2400
GD5	925X2100	300	925	2100	2400

Door Schedule

MKD	Type	Height	Width
FD	1200X2100	2100	1200
D1	1100X2100	2100	1100
D2	900X2100	2100	900
D2a	900X2400	2400	900
D3	750X2100	2100	750
D4	700X2100	2100	700
D5	900X2400	2400	900
D6	750X2400	2400	750
D7	1050X2400	2400	1050
D8	1200X2400	2400	1200
SD	2100X2400	2400	2100
LD	900X2100	2100	900
LG	2100X2400	2400	2100

200/250/300 THK STRUCTURAL R.C.C. WALL
200/250/350 THK. NON STRUCTURAL R.C.C. WALL
125/200/250 THK. BRICK WALL

DECLARATION OF OWNER

THE CERTIFIED THAT I HAVE GONE THROUGH THE WEST BENGAL MUNICIPALITY (BUILDING) RULES, 2007, AND ALSO UNDERTAKE TO ABIDE BY THOSE RULES DURING AND AFTER CONSTRUCTION OF THE BUILDING.

Riverbank Developers Pvt. Ltd.
Authorised Signatory

SIGNATURE OF OWNER
RIVERBANK DEVELOPERS PVT. LTD.

CERTIFICATE OF STRUCTURAL STABILITY

WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON THE HOLDING NO.-1, NEW BATA ROAD, MOUZA- MIRPUR, JAGTALA, BANGLA & NANGI, WARD NO.- 27 & 28, MAHESHTALA MUNICIPALITY HAVE BEEN SO DESIGNED BY ME/US WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL ETC.

Pallabi Gupta Roy
PALLABI GUPTA ROY
Registered Architect
Regn. No.-CA/95/18558

SIGNATURE OF ARCHITECT
NAME, ADDRESS & EMPANELMENT NO.

UTPAL SANTRA
B.C.E., M.C.E(STRUCT.)
F.I.E.,F.I.E.(I)
KMC Empanelled Structural Engineer
Class-I, E.S.E. No. 1/58

SIGNATURE OF STRUCTURAL ENGINEER
NAME, ADDRESS & EMPANELMENT NO.

ALOK ROY
Enlisted Geotechnical Engineer
Rajpur-Sonarpur Municipality
No.- 008 / G.T. Eng., Class-I

SIGNATURE OF GEO-TECHNICAL ENGINEER
NAME, ADDRESS & EMPANELMENT NO.

STRUCTURAL CONSULTANTS

M.N.Consultants (Pvt.) Ltd.
MNC House
1516, RAJDANGA MAIN ROAD
KOLKATA - 700107
Phone No - (033) 4016 5712

GEO TECHNICAL CONSULTANTS

Geotest Engineerings Pvt. Ltd.
(An ISO9001:2000 Certified Company)
Soil investigators & Foundation Consultants 6A, Milan Park,
Kolkata- 7000 84
Phone No:- (033) 2430 3494 / 8103

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ORIGINAL COPY / ~~DUPLICATE~~ COPY
DEVIATION WOULD MEAN
FINAL / PROVISIONAL
DEMOLITION
RESIDENTIAL BUILDING PLAN
Necessary Steps should be taken for the safety
of the lives of the [illegible] and private
[illegible] 578 12006
Date [illegible]
Name Jeevan Bank Jeevan Bank Pvt. Ltd.
Address 1 Lot 1 Sheet Bajaj Road
Vicinity 07 28
Sub-Asst. Engineer
Building Section
Municipal Municipality

Chairman
Mahesh Municipality
Mahesh Municipality
Mahesh Municipality

11 JAN 2017

Before starting any construction site must conform with the plan Sanctioned and all the Conditions as proposed in the plan. The validity of the written permission to execute the work is subject to the above conditions.
BUILDING PLAN SANCTIONED DATE 11/1/17
Valid upto 10/1/20
Renewal Within
Construction should be made strictly according to sanctioned plan

APPARTMENT BU