

PROJECT AREA STATEMENT
 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 & T ROAD
 PERMISSIBLE FAR - 3.0
 PERMISSIBLE FLOOR AREA - 31,80,904 SQ.M.
 PERMISSIBLE HEIGHT - 124.57 M.
 PERMISSIBLE GROUND COVERAGE - 45% (477,120.6 SQ.M.)
 PERMISSIBLE GREEN AREA - 7% (742,18.76 SQ.M.)
 REQUIRED CAR PARKING - 24468 NOS.

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

Particulars	Land Area (Hect)	Area of Plot (Sq. Ft / Sq. M)	Width of Mean of Access (M)	Permissible FAR	Permissible F.A.R. Area (Sq. M)	Permissible Ground Coverage (%)	Permissible Green Area (Sq. M)	Proposed FAR (As per 17/76)	Proposed F.A.R. Area (Sq. M)	Proposed Ground Coverage (%)	Proposed Green Area (Sq. M)	Proposed Car Parking (Nos)	Proposed Club (Nos)	Proposed Gym (Nos)	Proposed Shop (Nos)	Proposed Office (Nos)	Proposed Other (Nos)
Health & Economic Infrastructure:																	
Hospital	14	56,656															
New School	5.08	22,177															
Existing School	5.64	22,824															
Sport Academy / Cricket arena / any other socially relevant purpose	3.44	13,921															
Mela Ground	3.01	12,181															
Football Ground	4.41	17,846															
Puja Bari	1.12	4,532															
Industrial park (Film Studio)	9.66	38,092															
Industrial park (Proposed HS III)	2.5	10,117															
Industrial park (Proposed Retail)	2.85	10,724															
	51.91	2,10,071															
Road & Transport Infrastructure:																	
Road	30	1,21,405															
Shop Rehabilitation	1.5	6,070															
	31.50	1,27,475															
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)	3.65	10,724															
KMUDA STP	2.75	11,129															
Promenade	2.1	8,408															
	14.83	60,014															
Commercial / Institutional Parcels:																	
CRS Golf Club	0.31	1,255															
CRS Club	3.75	15,175															
Electrical Substation	0.58	2,347															
Sump Pump	1	3,227															
Civic Amenities	6.44	26,062															
Proposed Infrastructure Structures:																	
Golf Course	27.59	1,13,008															
Water Body	14.1	57,060															
	41.69	1,70,068															
Residential Development:																	
Rata Rehab	6.58	26,628															
	23.27	92,257															
Development Area:																	
Total Development Area	Existing Parcel (Acres)	Proposed Parcel (Acres)	Future Parcel (Acres)														
Prison	2.5	15.40	72,276		5.21	51,825	5,662	4,299.19	60,647	467	385	210					
Lake Town	1.66	1.75	13,809		2.19	14,080	6,741	3,046.00	23,424	165	106	60					
Mandeville	2.8	4.38	25,535		0.46	3,678	2,337	5,635.65	3,868	30							
Golf Green	2.1	24.86	1,09,224		1.51	13,033	2,994	5,775.53	16,719	129	96	45					
Hiland Greens	30.9		84,660		2.64	2,25,185	28,384	6,444.75	3,03,334	1,925	2,519	991					
Hiland Greens II		13.4	54,349		2.52	1,37,194	20,418	4,894.78	1,84,643	1,420	1,240	538					
Hiland Greens III			13,355														
Green Area (Not for Development)			66,591														
Total Land	28.1	13.4	66.11														

PARCEL AREA STATEMENT - HILAND GREENS II
 LAND AREA - 13.43 ACRE (5834.5 SQ.M.)

SUB PARCEL LAND AREA
 HILAND AREA - 7.53 ACRE (3045.99 SQ.M.)
 ELGIN - 1.20 ACRE (484.12 SQ.M.)
 HILAND GREENS II - 4.70 ACRE (1904.39 SQ.M.)

WIDTH OF MEANS OF ACCESS TO THE PLOT - 27.400 METER WIDE BUDGE BUDGE TRUNK ROAD

PERMISSIBLE FAR - 3.0
 PERMISSIBLE FLOOR AREA - 16309.5 SQ.M.
 PERMISSIBLE HEIGHT - 124.57 M.
 PERMISSIBLE GROUND COVERAGE - 45% (2445.925 SQ.M.)
 PERMISSIBLE GREEN AREA - 7.5% (2864.23 SQ.M.)
 REQUIRED CAR PARKING - 1400 NOS.
 PROPOSED FAR - 2.55
 PROPOSED FLOOR AREA - 137131 SQ.M.
 PROPOSED HEIGHT - 44.945 M.
 PROPOSED GROUND COVERAGE - 39% (21131 SQ.M.)
 PROPOSED COVERED AREA - 184643 SQ.M. (INCLUDING EXEMPTED AREA)
 TOTAL EXEMPTED AREA - 47499 SQ.M.
 PROPOSED GREEN AREA - 7.54% (5196.13 SQ.M.)
 PROVIDED CAR PARKING - 1078 NOS.
 BASEMENT - 31 NOS.
 GROUND - 319 NOS.
 MSCP - 619 NOS.
 OPEN - 338 NOS.

ELGIN (TOWER 1 & 2)
 TOTAL NO. OF BUILDING - 2 NOS. (G+14 HEIGHT - 44.945 M.)
 GROUND FLOOR AREA = 1081.45 SQ.M.
 GROUND FLOOR CLUB AREA = 1679.00 SQ.M.
 TYPICAL FLOOR AREA (1ST-14TH) 125M X 14M 779.20 X 12 X 2 = 18700.78 SQ.M.
 TYPICAL FLOOR AREA (15TH & 13TH) 780.48 X 12 X 2 = 18721.91 SQ.M.
TOTAL BUILT UP AREA = 24583.0 SQ.M.

HILAND AREA (TOWER 3 TO 14)
 TOTAL NO. OF BUILDING - 12 NOS. & 1 MSCP
 SBK TOTAL TOWER - 4 NOS. (3.4.5 & 6 HEIGHT - 44.85M)
 GROUND FLOOR AREA (161 23 X 4) = 2244.92 SQ.M.
 TYPICAL FLOOR AREA (1ST TO 14TH) 559.92 X 14 X 4 = 33401 SQ.M.
TOTAL BUILT UP AREA = 33401 SQ.M.

2BRK TOTAL TOWER - 8 NOS. (7.8.9.10.11.12.13 & 14 HEIGHT - 44.1M)
 TOWER - 7.8.9.10.11.12 & 13
 GROUND FLOOR AREA (388.35 X 7) = 2718.45 SQ.M.
 COMMUNITY HALL (1ST TO 14TH) 371.36 X 14 X 7 = 19127 SQ.M.
 TYPICAL FLOOR AREA (1ST TO 14TH) 371.36 X 14 X 7 = 36393.28 SQ.M.
CLUB GROUND FLOOR AREA = 39303 SQ.M.

TOWER 14
 GROUND FLOOR AREA = 337.43 SQ.M.
 TYPICAL FLOOR AREA (1ST TO 14TH) 322.80 X 14 = 4519.20 SQ.M.
TOTAL BUILT UP AREA = 4856.43 SQ.M.

MSCP (G+7 HEIGHT - 23.9M)
 GROUND FLOOR AREA = 2263.78 SQ.M.
 TYPICAL FLOOR AREA (1ST TO 7TH) 2031.375 X 7 = 14019.625 SQ.M.
TOTAL BUILT UP AREA = 16283.41 SQ.M.

HILAND GREENS II (TOWER 15 TO 20)
 TOTAL NO. OF BUILDING - 6 NOS. (3.4.5 & 6 HEIGHT - 44.59 M.)
 BASEMENT AREA = 9938.78 SQ.M.
 GROUND FLOOR AREA = 9417.13 SQ.M.
 TYPICAL FLOOR AREA (PODIUM TO 13TH) 559.92 X 14 X 6 = 47033.28 SQ.M.
TOTAL BUILT UP AREA = 64037 SQ.M.

TOTAL BUILT UP AREA = (24583+33401+39303+4856.43+16283.41+64037) = 184643 SQ.M.

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:
HILAND GREENS II
 MOUZA - BANGLA, J.L. NO. - 41, KHATHAN NO. - 767
 R.S. DAG NO. - 83(P), 94(P), 95(P), 96(P), 97(P), 98(P), 99(P), 100(P), 101(P), 102(P), 103(P), 104(P), 105(P), 106(P), 107(P), 108(P), 109(P), 110(P), 111(P) & 112(P)

Sub-Parcel Name:
 HILAND ARIA
 ELGIN
 HILAND GREENS II

Title: **PARCEL PLAN OF HILAND GREENS II**
 Date: **10.05.15** Drawing No:
 Scale: **1:7000 & 500** CRS/HG-II/PARCEL/LGL-02

DRAWING STATUS - **for MUNICIPAL SANCTION**

NOTE:
 ALL EXTERNAL & INTERNAL WALL ARE 250/200 THK & 125/100 THK BRICK WALL UNLESS STATED OTHERWISE. ALL DIMENSIONS ARE IN MM.
 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.
Saban Singh
 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
 Reg. No. - CA/057/19/53

SIGNATURE OF ARCHITECT
 NAME, ADDRESS & EMPANELMENT NO.

Wood Sanku
UTPAL SANTRA
 B.C.E. (STRUCT.)
 M.E. (MUNICIPALITY)
 I.M.C. (Structural Engineer)
 CHALK E.S. No. 101

SIGNATURE OF STRUCTURAL ENGINEER
 NAME, ADDRESS & EMPANELMENT NO.

Alok Roy
ALOK ROY
 B.E. (Geotechnical Engineer)
 Raipur - Sonapur Municipality
 No. - 008 / G. T. Eng.

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

ARCHITECTURAL CONSULTANTS
MASTERS DESIGN STUDIO
 MASTERS MANAGEMENT CONSULTANTS
 GA-142, 1444, RAJDANGA MAIN ROAD
 KOLKATA 700107

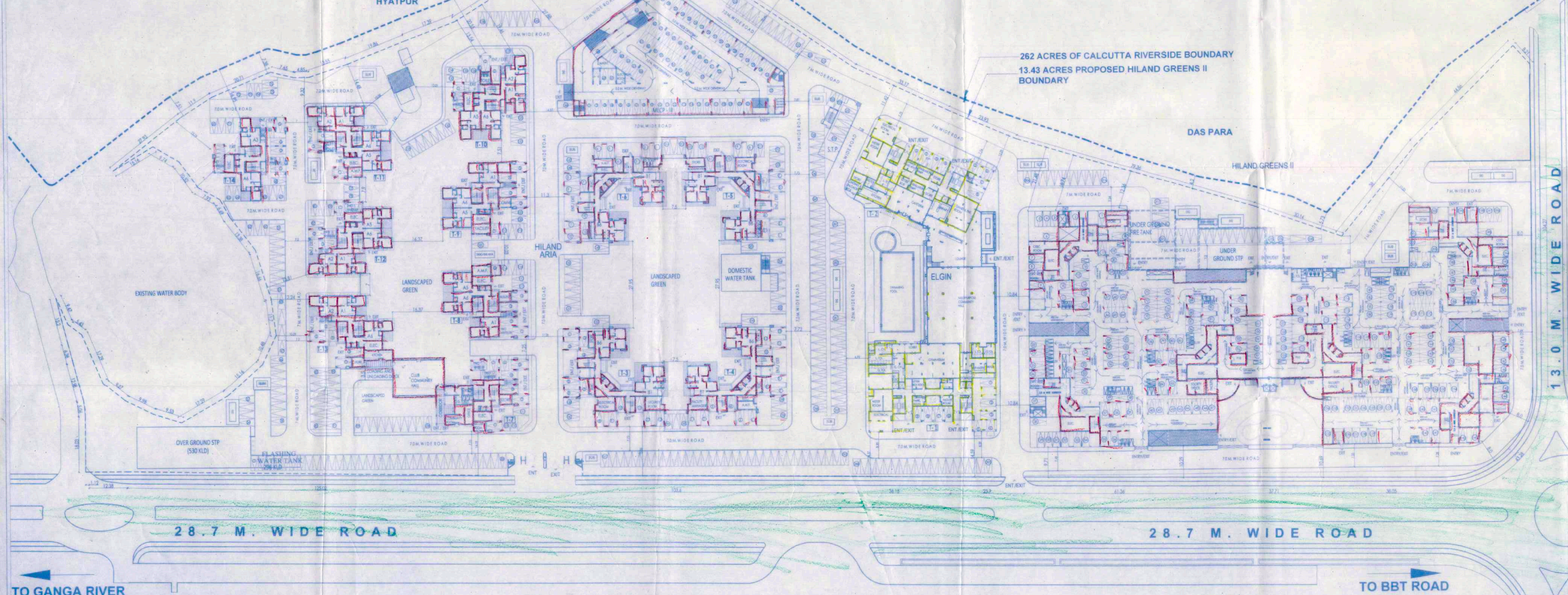
STRUCTURAL CONSULTANTS
M.N Consultants (Pvt.) Ltd.
 MNC House
 1516, RAJDANGA MAIN ROAD
 KOLKATA - 700107
 Phone No. - (033) 4016 5712

GEO-TECHNICAL CONSULTANTS
Geotest Engineering Pvt. Ltd.
 (An ISO9001:2001 Certified Company)
 Soil Investigators & Foundation Consultants 6A, Milan Park,
 Kolkata - 7000 84
 Phone No. - (033) 2430 3494 / 8103

RIVER BANK DEVELOPERS PVT. LTD.
 225 C, A.J.C. Bose Road, 4th Floor
 Kolkata - 700020
 Phone No. - (033) 2283 9015-17
 Fax No. 91-33-2289 2148
 W. www.hilandat.com

greens
 Phase II

HILAND GREENS-II BOUNDARIES:
 NORTH SIDE: HYATPUR & MUNICIPALITY ROAD
 SOUTH SIDE: TOM BATA AVENUE
 EAST SIDE: HYATPUR, DASPARA & MUNICIPALITY ROAD
 WEST SIDE: TOM BATA AVENUE



TO GANGA RIVER TO BBT ROAD

RENEWAL

Plan No. 578/06
Date 21/5/19
Name Reserve Bank Development (P) Ltd
Add. Batawagan
Ward No. 27/28

TIME EXTENDED

Date: 11/8/19
Valid upto: 16/08/19
Construction should be made strictly according to sanctioned plan.

[Signature]
Sub-Asst. Engineer
Building Section
Maheshwala Municipality

[Signature]
CIC Member
Social Welfare
Maheshwala Municipality
1 JUL 2019

APARTMENT BUILDING

ORIGINAL COPY / DUPLICATE COPY
DEVIATION WOULD MEAN
DEMOLITION
PROVISIONALLY SANCTIONED
RESIDENTIAL BUILDING

Accuracy of plans should be taken for the grant of this license of the certificate public and private respectively.

From the plan No. 578/06

Project Name: Reserve Bank Development (P) Ltd
Add: Batawagan
Ward No: 27/28

[Signature]
Sub-Asst. Engineer
Building Section
Maheshwala Municipality
[Signature]
CIC Member
Social Welfare
Maheshwala Municipality

Def: In the construction the site must be developed in accordance with the plan sanctioned and all the Conditions as specified in the plan should be fulfilled. The validity of this license is subject to the completion of the work in accordance with the sanctioned plan.

Sanctioned Date: 12/11/18

Valid upto: 16/08/19

Construction should be made strictly according to sanctioned plan.

[Signature]
18-08-2019
Superintending Engineer, East Circle
Municipal Engineering Directorate
Govt. of West Bengal

[Signature]
Assistant Architect, East Circle
Municipal Engineering Directorate
Govt. of West Bengal