



A AREA STATEMENT		VERSION NO. 1.0 98	
PROJECT DETAIL		VERSION DATE: 10/07/2025	
Authority: Kanpur Development Authority	Plot Use: Residential		
Authority/Class: Category A	Plot Sub/Use: Group Housing		
Authority/Class: Development Authority (DA)	Development Plan: Other		
Case Track: Regular	Land Use Zone: Special Economic Zone (SEZ)		
Project Type: Group Development	Land Sub/Use Zone: NA		
Nature of Development: NEW	Development Area: Undeveloped Area		
Sub/Development Area: NA	Layout Type: NA		
Special Project: NA			
Site Address: District Kanpur, Tehsil Kanpur, Village NA			
AREA DETAILS		Sq. Mts	
1. Area of Plot As per record			
NA			6724.98
As per site condition			6725.16
Area of Plot Considered			6871.90
2. Deduction for			
(a) Proposed roads			53.25
Road Widening Area			53.25
(b) Any reservations			0.00
(Total a + b)			53.25
3. Net Area of plot (1 - 2) AREA OF PLOT			6818.65
Plot Area For Coverage			6817.90
Plot Area For FAR			6817.90
Perm. FAR Area (2.50)			16879.75
Perm. Paid FAR Area (1.25)			8339.88
Total Perm. FAR area with Paid FAR (3.75)			25219.63
Total Perm. FAR area (3.75)			25219.63
4. Permissible Coverage area (40.00 %)			2686.76
Proposed Coverage Area (20.06 %)			1338.48
Total Prop. Coverage Area (20.06 %)			1338.48
Balance coverage area (19.94 %)			1330.28
Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed FAR
Basement Floor	2748.57	0.00	0.00
Sixth Floor	1260.00	0.00	177.27
Ground Floor	272.97	0.00	272.97
First Floor	1486.24	0.00	1299.85
Second Floor	1486.24	0.00	1299.85
Third Floor	1193.27	0.00	1030.76
Fourth Floor	1193.27	0.00	1030.76
Fifth Floor	1193.27	0.00	1030.76
Sixth Floor	1193.27	0.00	1030.76
Seventh Floor	1193.27	0.00	1030.76
Eighth Floor	1193.27	0.00	1030.76
Ninth Floor	1193.27	0.00	1030.76
Tenth Floor	1193.27	0.00	1030.76
Eleventh Floor	1193.27	0.00	1030.76
Twelfth Floor	1193.27	0.00	1030.76
Thirteenth Floor	1193.27	0.00	1030.76
Fourteenth Floor	1193.27	0.00	1030.76
Fifteenth Floor	1193.27	0.00	1030.76
Sixteenth Floor	1193.27	0.00	1030.76
Seventeenth Floor	1193.27	0.00	1030.76
Eighteenth Floor	1193.27	0.00	1030.76
Nineteenth Floor	1193.27	0.00	1030.76
Twentieth Floor	1193.27	0.00	1030.76
Twentyfirst Floor	1193.27	0.00	1030.76
Twentysecond Floor	1193.27	0.00	1030.76
Twentythird Floor	795.23	0.00	692.30
Terrace Floor	113.93	0.00	0.00
Total Area	37888.53	0.00	24357.39
Total FAR Area			24357.40
Accessory Use Area Added in Built up Area			275.36
Total Built up Area			32263.89
Proposed FAR consumed			3.65
C. Tenement Statement			
4. Tenement Proposed As:			
5.1. All Floors	180	0.00	
5.2. Total Tenements (3 + 4)	181		
E. Parking Statement			
6. Parking Space Required as per Regulations			3616.25
7. Proposed Parking Space			7143.45

COLOR INDEX

Plot Boundary	Red
Asbiting Road	Green
Proposed Construction	Yellow
Common Plot	Blue
Road Alignment (Road Widening Area)	Orange
Future T.P. Scheme Deduction Area	Purple
Existing (To be retained)	Light Blue
Existing (To be demolished)	Dark Blue

Additional Permissible FAR

Area covered under	Proposed Area	Total Proposed Area
STAIRCASE	31.05	113.94
STAIRCASE	20.84	
Lift Machine Room	3.87	
First Escape Staircase	19.03	
Staircase -4FL	19.95	
Lift Machine Room	19.39	

Building Conditions Checks

No.	Condition
1	For B (BLOCK 2) Increase of Mechanical parking of Stack parking provided in the Building. For stack parking at the time of completion the owner shall produce technical data with respect to height. The height shall not exceed more than 5% of that required as per company specifications and the height of stack parking shall not exceed more than 5% of that required as per company specifications.

OWNERS NAME AND SIGNATURE

MRS ANURADHA MEHROTRA SUDHIR KUMAR MEHROTRA ANUBHAV MEHROTRA THROUGH SHRI SUDHIR KUMAR MEHROTRA, kshetchandra16209@gmail.com, 8081418669

ARCHITECT'S NAME AND SIGNATURE

Yash Palman  
 CA/2018/101061  
 Kanpur Development Authority

Building Plan Application Number

KDA/BP/23-24/1399  
 Sanctioned On: 31 Aug 2025  
 Valid Till: 06 Jan 2033  
 Approved By: Madan Singh Garbaly (Vice Chairman)  
 Examined By: LAKSHMAN SINGH (Junior engineer)  
 Shatakshi Bhatt (Assistant Engineer/Assistant Town Planner)  
 MANOJ KUMAR (Town Planner/Executive Engineer)  
 MANOJ KUMAR (Chief Town Planner)  
 ABHAY KUMAR PANDEY (Secretary/Additional Secretary)  
 Madan Singh Garbaly (Vice Chairman)

Parking Check (Table 7b)

Vehicle Type	No.	Prop. Area	Reqd. Area
Equivalent Car Space	-	-	102
Two Stack Car	-	-	66
Three Stack Car	-	-	72
Total Car	240	3300.00	240
Visitors Car Parking	23	316.25	24
Two Stack Parking	-	-	66
Three Stack Parking	-	-	36
Other Parking	-	-	1918.38
Total	-	3616.25	5428.28

Required Parking (Table 7a)

Building Name	Type	Sub/Use	Area (Sq.mt.)	Parking space reqd for every	Units	Car	Visitors Car
B (BLOCK 1)	Assembly	Community center	> 0	100	811.16	2.00	17
B (BLOCK 2)	Commercial	Retail Shop	> 0	100	77.06	1.00	1
	Residential	Group Housing	> 0	150	1.00	1.00	1
			> 150	1	1.00	1.50	2
			> 0	1	-	-	1.00
Total			-	-	-	240	240

Additional Permissible FAR

Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
PLOT	GUARD RM	7.06	7.06	66.92

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA (Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Mummy	Lit	L.R. Mchase	Balcony	Accessory Use	Ramp	Covered Area	Parking	Resi.	Commercial	Assembly	Lit	Total FAR Area (Sq.mt.)	No. of Unit	
B (BLOCK 1)	1	874.47	0.00	874.47	51.69	7.74	3.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	811.16	0.00	811.15	03	
B (BLOCK 2)	1	32205.96	839.04	292.86	31114.06	626.09	465.36	19.39	2794.14	113.79	3.30	0.01	3541.38	23368.97	77.06	0.00	19.39	22546.24	178
Grand Total	2	33080.43	839.04	292.86	31988.53	677.78	473.10	23.25	2794.14	113.79	3.30	0.01	3541.38	23368.97	77.06	811.16	19.39	24357.39	181

Building USE/SUBUSE Details

Building Name	Building Use	Building Sub/Use	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor Sub/Use	FAR Name	FAR Use	FAR Sub/Use
B (BLOCK 1)	Assembly	Community center	-	Highrise	0	3	GROUND FLOOR PLAN	Assembly	Community center	Special FAR	Assembly	Community center	
							FIRST FLOOR PLAN	Assembly	Community center	Special FAR	Assembly	Community center	
							SECOND FLOOR PLAN	Assembly	Community center	Special FAR	Assembly	Community center	
							TERRACE FLOOR PLAN	Assembly	Community center	-	-	-	
B (BLOCK 2)	Residential	Group Housing	-	Highrise	177	1	BASEMENT FLOOR PLAN	Residential + Parking	Group Housing	Residential FAR	Residential	Group Housing	
							STILT FLOOR PLAN	Commercial + Parking - STP AND ETP	Retail Shop	Commercial	Commercial	Retail Shop	
							FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							EIGHTEENTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							TYPICAL - 19, 20, 21 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							TWENTYSECOND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							TWENTYTHIRD FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-	

Buildingwise Floor FSI Details

Floor Name	Proposed Built Up Area (Sq.mt.)	Proposed FAR (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Proposed FAR (Sq.mt.)	Total Paid FAR Area (Sq.mt.)
Basement Floor	0.00	0.00	2748.57	0.00	2748.57	0.00	0.00
Sixth Floor	0.00	0.00	1260.00	177.27	1260.00	177.27	0.00
Ground Floor	272.97	272.97	0.00	0.00	272.97	272.97	0.00
First Floor	272.97	259.99	1193.27	1030.76	1466.24	1299.85	0.00
Second Floor	272.97	259.99	1193.27	1030.76	1466.24	1299.85	0.00
Third Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Fourth Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Fifth Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Sixth Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Seventh Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Eighth Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Ninth Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Tenth Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Eleventh Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Twelfth Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Thirteenth Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Fourteenth Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Fifteenth Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Sixteenth Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Seventeenth Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Eighteenth Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Nineteenth Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Twentieth Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Twentyfirst Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Twentysecond Floor	0.00	0.00	1193.27	1030.76	1193.27	1030.76	0.00
Twentythird Floor	0.00	0.00	795.23	692.30	795.23	692.30	692.30
Terrace Floor	52.56	0.00	58.37	0.00	113.93	0.00	0.00
Total	874.47	811.16	31114.06	22546.24	31988.53	24357.39	7877.54