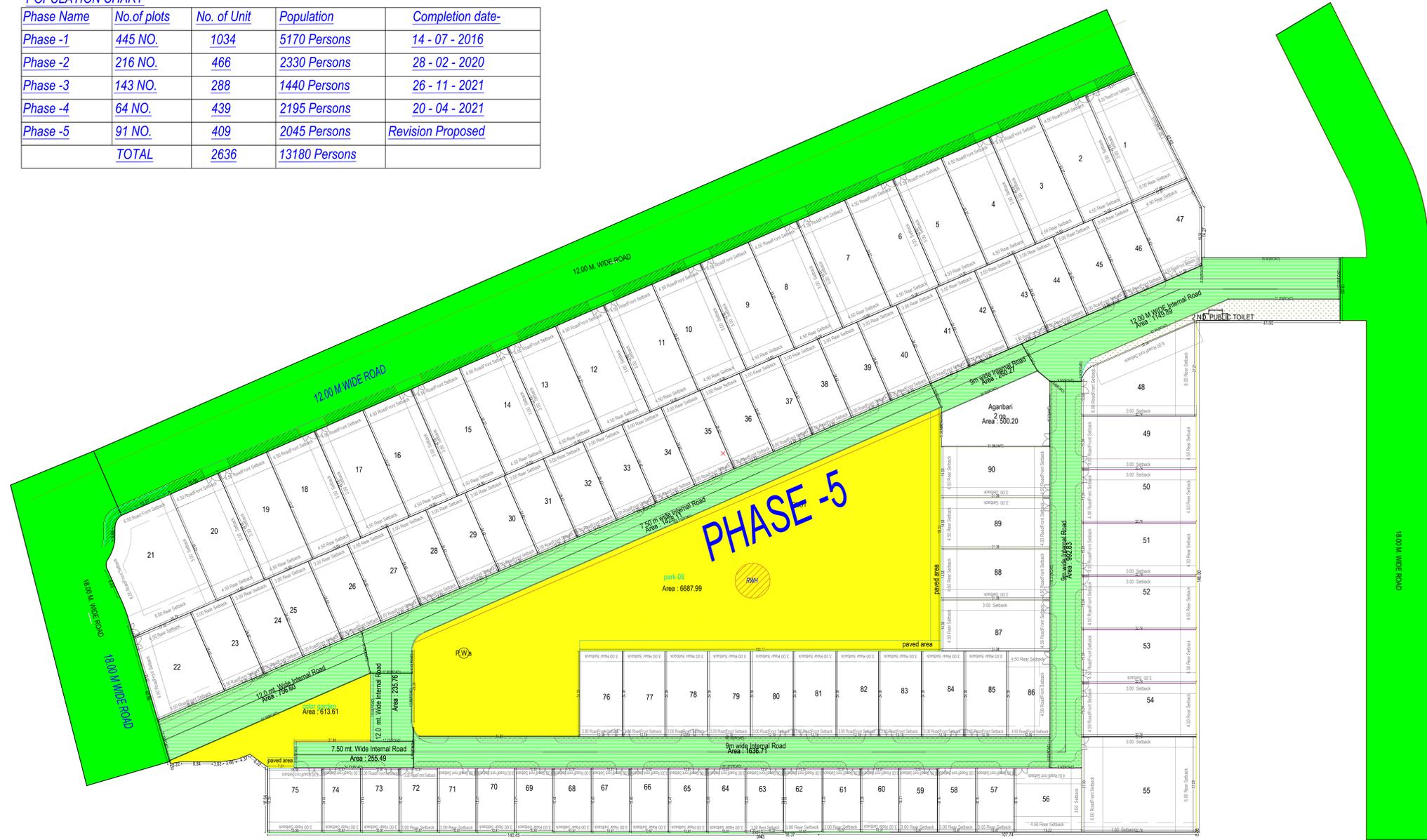


File No	KDALLDP/20-21/0419	Sheet	1
Submission Date	2021-12-16	Scale	1:100
VERSION NO.	1.0.01		
VERSION DATE	12/09/2022		
AREA STATEMENT			
PROJECT DETAIL			
Authority	Kanpur Development Authority	Plot Use	Residential
Authority Class	Category A	Plot Sub Use	Pitched Rese development / Piched Housing
Authority Grade	Development Authority (DA)	Development Plan	J K Cotton LTD Ph 2 SCH 39 Jajmau
Class/Track	Regular	Land Use Zone	Residential use Zone
Project Type	Layout Development	Land Sub Use Zone	Residential Zone
Nature of Development	NEW	Layout Type	NA
Development Area	Developed Area		
Sub Development Area	Metro City Area		
Special Project	NA		
Site Address	District Kanpur, Tehsil Kanpur, Village NA		
AREA DETAILS	Sq.Mts.		
1. Area of Plot As per record			47515.68
Document Area			47515.42
As per site condition			47515.42
Area of Plot Considered			47515.42
2. Deduction for			0.00
(a) Proposed roads			0.00
(b) Any reservations			0.00
(Total a + b)			0.00
3. Net Area of plot (1 - 2), AREA OF PLOT			47515.42
Plot Area For Coverage			47515.42
Plot Area For FSI			47515.42
Perm. FSI Area (1)			0.00
Total Perm. FSI area			0.00
4. Total Built up area permissible at:			
Permissible Coverage area (1 - %)			0.00
Proposed Coverage Area (1 - %)			0.00
Total Prop. Coverage Area (1 - %)			0.00
Balance coverage area (1 - %)			0.00
Proposed Area at:			
Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
0.00	0.00	0.00	0.00
Total Area			
Total FSI Area			0.00
Accessories Use Area Added in Built up Area			18.00
Total Built up Area			18.00
Proposed F.S.I. consumed			0.00
Tenement Statements			
C. Tenement Statements			
4. Tenement Proposed At:			

Phase Name	No. of plots	No. of Unit	Population	Completion date-
Phase -1	445 NO.	1034	5170 Persons	14 - 07 - 2016
Phase -2	216 NO.	466	2330 Persons	28 - 02 - 2020
Phase -3	143 NO.	288	1440 Persons	26 - 11 - 2021
Phase -4	64 NO.	439	2195 Persons	20 - 04 - 2021
Phase -5	91 NO.	409	2045 Persons	Revision Proposed
TOTAL	1061 NO.	2636	13180 Persons	



Plot No.	Area	Proposed Area	Proposed F.S.I	Existing F.S.I
1	100	100	1.00	1.00
2	100	100	1.00	1.00
3	100	100	1.00	1.00
4	100	100	1.00	1.00
5	100	100	1.00	1.00
6	100	100	1.00	1.00
7	100	100	1.00	1.00
8	100	100	1.00	1.00
9	100	100	1.00	1.00
10	100	100	1.00	1.00
11	100	100	1.00	1.00
12	100	100	1.00	1.00
13	100	100	1.00	1.00
14	100	100	1.00	1.00
15	100	100	1.00	1.00
16	100	100	1.00	1.00
17	100	100	1.00	1.00
18	100	100	1.00	1.00
19	100	100	1.00	1.00
20	100	100	1.00	1.00
21	100	100	1.00	1.00
22	100	100	1.00	1.00
23	100	100	1.00	1.00
24	100	100	1.00	1.00
25	100	100	1.00	1.00
26	100	100	1.00	1.00
27	100	100	1.00	1.00
28	100	100	1.00	1.00
29	100	100	1.00	1.00
30	100	100	1.00	1.00
31	100	100	1.00	1.00
32	100	100	1.00	1.00
33	100	100	1.00	1.00
34	100	100	1.00	1.00
35	100	100	1.00	1.00
36	100	100	1.00	1.00
37	100	100	1.00	1.00
38	100	100	1.00	1.00
39	100	100	1.00	1.00
40	100	100	1.00	1.00
41	100	100	1.00	1.00
42	100	100	1.00	1.00
43	100	100	1.00	1.00
44	100	100	1.00	1.00
45	100	100	1.00	1.00
46	100	100	1.00	1.00
47	100	100	1.00	1.00
48	100	100	1.00	1.00
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63	100	100	1.00	1.00
64	100	100	1.00	1.00
65	100	100	1.00	1.00
66	100	100	1.00	1.00
67	100	100	1.00	1.00
68	100	100	1.00	1.00
69	100	100	1.00	1.00
70	100	100	1.00	1.00
71	100	100	1.00	1.00
72	100	100	1.00	1.00
73	100	100	1.00	1.00
74	100	100	1.00	1.00
75	100	100	1.00	1.00

Color Notes

COLOR INDEX

- FLYING BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD ALIGNMENT (ROAD WIDENING AREA)
- FUTURE T.P. SCHEME DEDUCTION AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

Tenements Density Check

Net housing density	No. Of Tenements		No. Of Persons	
	Reqd	Prop	Reqd	Prop
450/Hec	428	404	2139	1800

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Paved Area	32791.97	68.82
Foot Area	8715.65	14.13
Aganbari	500.20	1.05
Open Space	7128.86	15.00
Excess Paved Area	172.74	0.36
Other Area	296.00	0.62
Total layout	47515.42	100.00

Green and open space Area

Name	Prop. Area
park 08	6015.24
color garden	613.61

SITE PLAN (Scale : 1:500)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

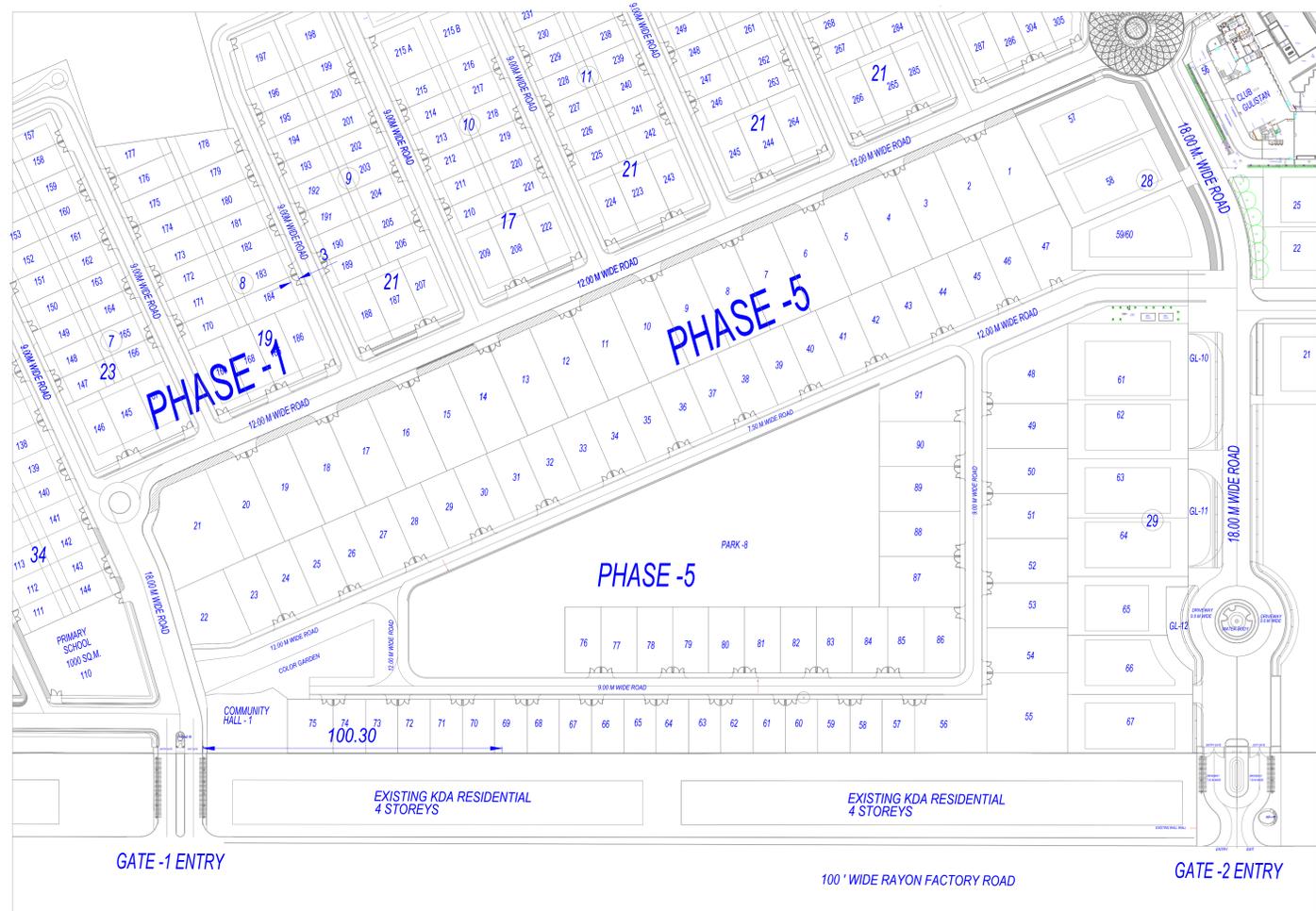
Total Plot Area :-	47515.42	Total FAR Area :-	0.00
Total Coverage Area :-	0.00	Total BUA Area :-	0.00

OWNER'S NAME AND SIGNATURE
J.K. COTTON LTD. Through Sanjay Dubey, sanjay.dubey@kcotton.com, 983911301

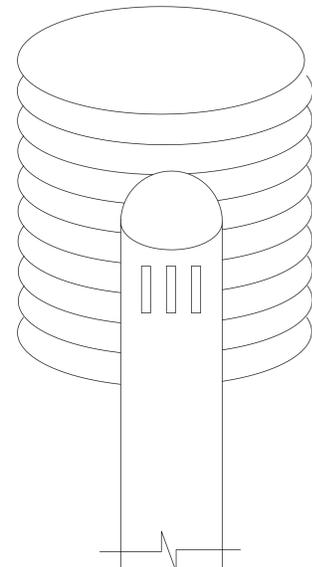
ARCHITECT'S NAME AND SIGNATURE
SAMIR K CHAKRAVORTY
CAB/106/388
Kanpur Development Authority

STRUCTURE ENGINEER
Arvind Singh (Vice Chairman)
S P Srivastava (Junior engineer)
Sanjiv Prasad (Assistant Planner)
Ajay Kumar Singh (Town Planner)
Gudakesh Sharma (Secretary/Chief Engineer)
Arvind Singh (Vice Chairman)

Building Plan Application Number: KDALLDP/20-21/0419
Sanctioned On: 23 Sep 2022
Valid Till: 26 Sep 2027



KEY PLAN



PERACOLATING WELL

Proposed Population Calculation									
Plot No	Use	Sub Use	Range	Nox.	Pers. Unit/Plot	Pers. Person/Unit	Total Person/Plot	Total	
45	Residential	Row House		4			20		
41	Residential	Row House		4			20		
40	Residential	Row House		4			20		
38	Residential	Row House		4			20		
42	Residential	Row House		4			20		
44	Residential	Row House		4			20		
46	Residential	Row House		4			20		
37	Residential	Row House		4			20		
36	Residential	Row House		4			20		
35	Residential	Row House		4			20		
34	Residential	Row House		4			20		
33	Residential	Row House		4			20		
32	Residential	Row House		4			20		
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27	Residential	Row House		4			20		
26	Residential	Row House		4			20		
25	Residential	Row House		4			20		
24	Residential	Row House		4			20		
23	Residential	Row House		4			20		
22	Residential	Row House		4			20		
58	Residential	Row House	above 150-apts 300sq.mt	53		5	265	1060	
59	Residential	Row House		4			20		
60	Residential	Row House		4			20		
61	Residential	Row House		4			20		
62	Residential	Row House		4			20		
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77	Residential	Row House		4			20		
76	Residential	Row House		4			20		
75	Residential	Row House		4			20		
47	Residential	Semidetached Dwelling	above 300-apts 600sq.mt	3		5	15	60	
48	Residential	Semidetached Dwelling		5			25		
2	Residential	Semidetached Dwelling		5			25		
3	Residential	Semidetached Dwelling		5			25		
5	Residential	Semidetached Dwelling		5			25		
6	Residential	Semidetached Dwelling		5			25		
7	Residential	Semidetached Dwelling		5			25		
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12	Residential	Semidetached Dwelling		5			25		
13	Residential	Semidetached Dwelling		5			25		
14	Residential	Semidetached Dwelling		5			25		
15	Residential	Semidetached Dwelling		5			25		
16	Residential	Semidetached Dwelling	400-apts 800sq.mt	30		5	150	750	
18	Residential	Semidetached Dwelling		5			25		
19	Residential	Semidetached Dwelling		5			25		
20	Residential	Semidetached Dwelling		5			25		
49	Residential	Semidetached Dwelling		5			25		
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54	Residential	Semidetached Dwelling		5			25		
22	Residential	Semidetached Dwelling		5			25		
4	Residential	Semidetached Dwelling		5			25		
68	Residential	Semidetached Dwelling		5			25		
87	Residential	Semidetached Dwelling		5			25		
89	Residential	Semidetached Dwelling		5			25		
90	Residential	Semidetached Dwelling		5			25		
1	Residential	Detached Dwelling Unit (Single House)	500-apts 999.99sq.mt	1	6	5	30	30	
48	Residential	Detached Dwelling Unit (Single House)	600-apts 999.99sq.mt	1	7	5	35	35	
21	Residential	Detached Dwelling Unit (Single House)	700-apts 178.99sq.mt	1	8	5	40	40	
55	Residential	Detached Dwelling Unit (Single House)	800-apts 999.99sq.mt	1	9	5	45	45	
Grand Total								2020	

Plot No	Use	Sub Use	Range	Nox.	Pers. Unit/Plot	Pers. Person/Unit	Total Person/Plot	Total
157	Residential	Row House		4			20	
158	Residential	Row House		4			20	
159	Residential	Row House		4			20	
160	Residential	Row House		4			20	
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268	Residential	Row House		4			20	
269	Residential	Row House		4			20	

S.NO	LIGHT TYPE	LIGHT NO.	SYMBOL	WATT	QUANTITY (IN NO.)
1.	LIGHT POLE 3.5 M HIGH @12.00 M C/C	L1		30W LED	48
2.	WALL MOUNTED LIGHT	L2		LED 9 W	49
3.	SINGLE SIDE STREET LIGHT WITH IP-65 LED FIXTURE SHOULD BE MOUNTED ON 7000MM HIGH POLE @ 1800 MM C/C	L3		LED 60 W	42
4.	GROUND MOUNTED SPOT LIGHT	L4		LED 60 W	2

S.NO	Species	Distance in MM	No. of Plants
1.	Plumeria rubra	2000 mm C/C	70
2.	Plumeria rubra	2000 mm C/C	64
3.	Jacaranda mimosifolia	4000 mm C/C	00
4.	Bauhinia speciosa	4000 mm C/C	00
5.	Ficus religiosa	2000 mm C/C	25
6.	Michelia champaca	3300 mm C/C	20
7.	Ficus religiosa	2000 mm C/C	10

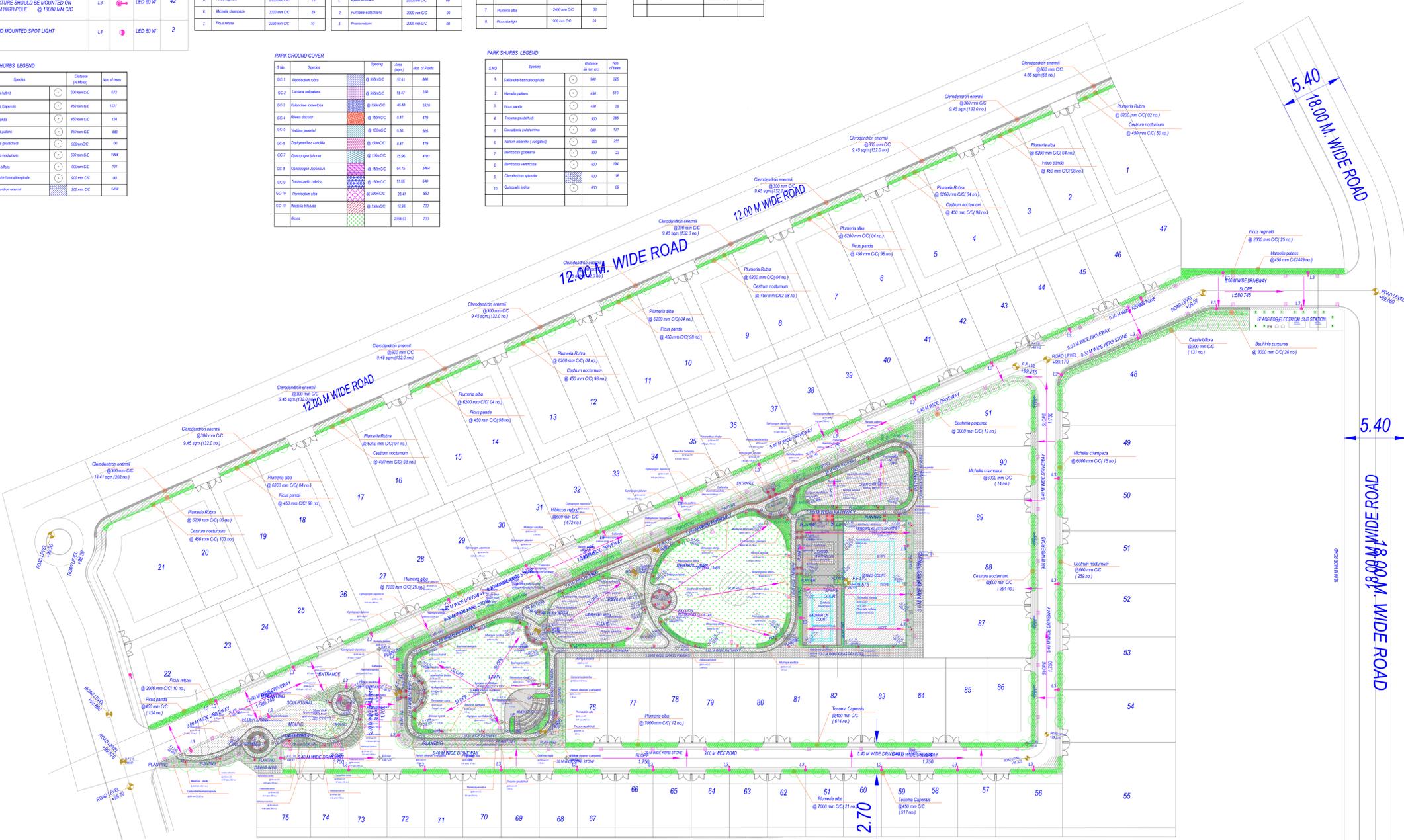
S.No	Species	Spacing	Area (sq.m)	No. of Plants
1.	Pennisetum setaceum	@ 3000C/C	37.81	800
2.	Lantana camara	@ 3000C/C	18.47	250
3.	Stemodia hirsutula	@ 1500C/C	46.93	2500
4.	Stemodia hirsutula	@ 1500C/C	8.87	470
5.	Lantana camara	@ 1500C/C	9.38	500
6.	Stemodia hirsutula	@ 1500C/C	8.87	470
7.	Stemodia hirsutula	@ 1500C/C	19.36	4100
8.	Stemodia hirsutula	@ 1500C/C	34.10	3404
9.	Stemodia hirsutula	@ 1500C/C	11.96	640
10.	Pennisetum setaceum	@ 3000C/C	28.91	550
11.	Stemodia hirsutula	@ 1500C/C	12.36	700
12.	Grass		2068.51	700

S.NO	Species	Distance in MM	No. of Plants
1.	Polypodium bangladesi	3000 mm C/C	30
2.	Polypodium bangladesi	3000 mm C/C	30
3.	Polypodium bangladesi	1000 mm C/C	40
4.	Polypodium bangladesi	2000 mm C/C	30
5.	Polypodium bangladesi	3000 mm C/C	12
6.	Bauhinia speciosa	3000 mm C/C	00
7.	Plumeria rubra	3000 mm C/C	00
8.	Ficus religiosa	3000 mm C/C	00

S.No	Species	Distance in MM	No. of Plants
1.	Melaleuca leucadendron	2000 mm C/C	04
2.	Cordia alliodora	2400 mm C/C	06
3.	Platycodon grandiflorus	1800 mm C/C	12
4.	Plumeria rubra	2000 mm C/C	2
5.	Orchidaceae sp.	7000 mm C/C	00
6.	Wangariella indica	7000 mm C/C	00

S.No	Species	Distance in MM	No. of Plants
1.	Melaleuca leucadendron	600 mm C/C	472
2.	Taxonia capensis	450 mm C/C	1537
3.	Ficus religiosa	450 mm C/C	124
4.	Hemelia patens	450 mm C/C	449
5.	Taxonia capensis	900mmC/C	00
6.	Castanum rostratum	600 mm C/C	1008
7.	Castanum rostratum	800mm C/C	131
8.	Calliandra hamatocarpa	600 mm C/C	00
9.	Clodendron amomum	300 mm C/C	148

S.No	Species	Distance in MM	No. of Plants
1.	Calliandra hamatocarpa	600	300
2.	Hemelia patens	450	616
3.	Ficus religiosa	450	20
4.	Taxonia capensis	900	300
5.	Calliandra hamatocarpa	600	1200
6.	Hemelia patens	450	200
7.	Berberis verticillata	600	20
8.	Berberis verticillata	600	154
9.	Clodendron amomum	600	18
10.	Clodendron amomum	600	08



OWNER'S NAME AND SIGNATURE
 J.K. COTTON LTD. Through Sanjay Dubey, sanjay.dubey@kcotton.com, 983911301

ARCHITECT'S NAME AND SIGNATURE
 SAMIR K CHAKRAVORTY
 CAB/106/388
 Registered Architect
 Kanpur Development Authority

STRUCTURE ENGINEER
 Kanpur Development Authority

Building Plan Application Number
 KDA/LDPL/20-21/0419

Sanctioned On
 23 Sep 2022

Valid Till
 26 Sep 2027

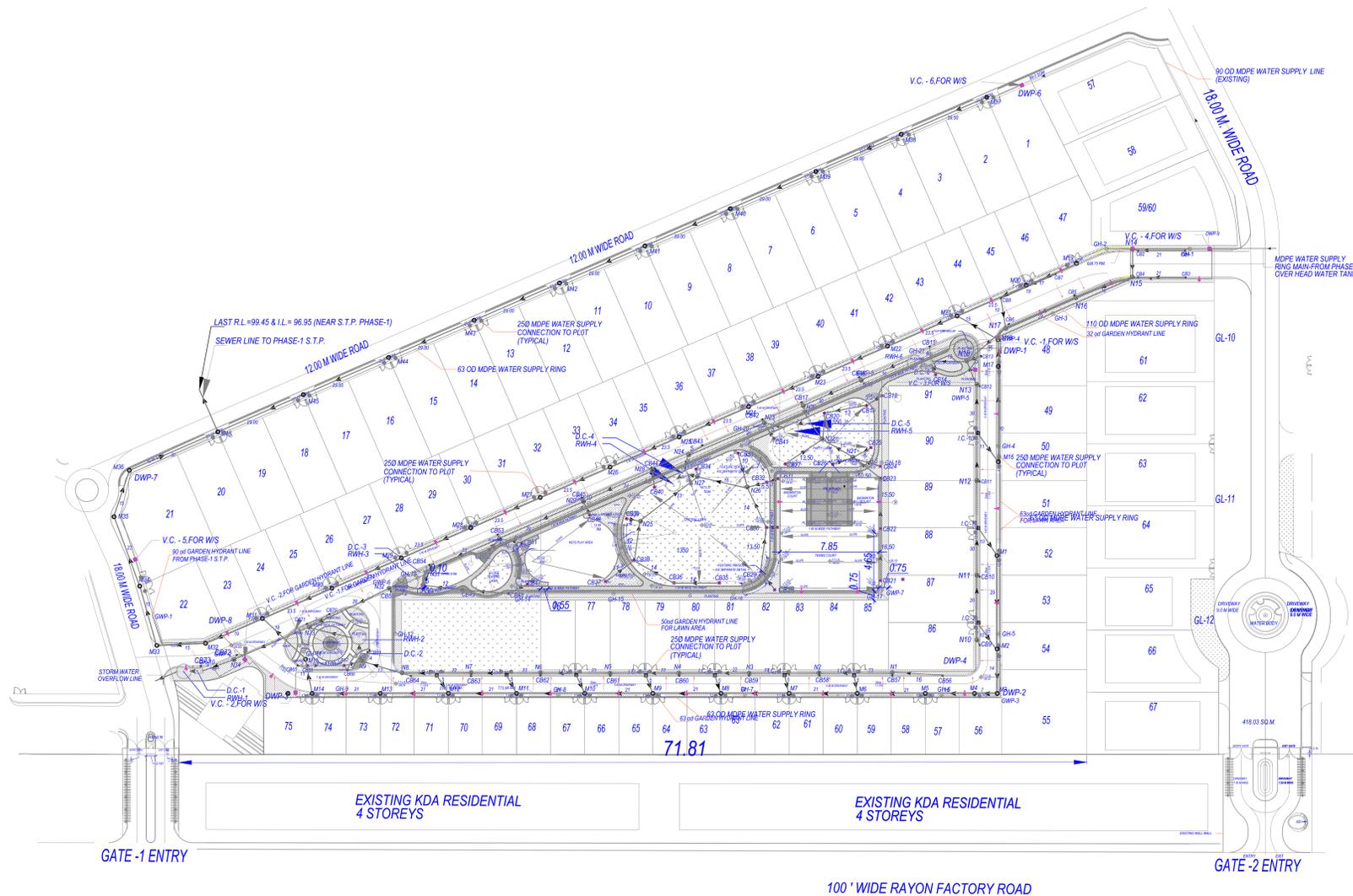
Approved By
 Arvind Singh (Vice Chairman)

Examined By
 S P Srivastava (Junior engineer)
 Sant Prasad Jaiswal (Assistant Engineer)
 Ajay Kumar Singh (Town Planner)
 Gudakesh Sharma (Secretary/Chief Engineer)

Arvind Singh (Vice Chairman)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
 2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: -	47515.42	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00



EMERALD GULISTAN - PHASE 5

LEGEND FOR DOMESTIC WATER SUPPLY	
DWS	DOMESTIC WATER SUPPLY
VC	VALVE CHAMBER
63 OD MDPE WATER SUPPLY LINE	
90 OD MDPE WATER SUPPLY LINE	
110 OD MDPE WATER SUPPLY LINE	
LEGEND FOR STP TREATED WATER SUPPLY	
GWS	GARDEN HYDRANT SUPPLY LINE
GH	GARDEN HYDRANT
VC	VALVE CHAMBER
LEGEND FOR STORM WATER SYSTEM	
1500 RCC STORM WATER PIPE	
2000 RCC STORM WATER LINE	
2500 RCC STORM WATER LINE	
3000 RCC STORM WATER LINE	
4500 RCC STORM WATER LINE	
5000 RCC STORM WATER LINE	
6000 RCC STORM WATER LINE	
SMH	STORM WATER MANHOLE
RWH	RAIN WATER HARVESTING PIT
---	STORM WATER LINE (EXISTING)
CB	
A	1500 RCC NP3 STORM WATER PIPE (SLOPE-1:100)
B	2500 RCC NP3 STORM WATER PIPE (SLOPE - 1:195)
C	3000 RCC NP3 STORM WATER PIPE (SLOPE - 1:250)
D	4500 RCC NP3 STORM WATER PIPE (SLOPE - 1:400)
E	5000 RCC NP3 STORM WATER PIPE (SLOPE - 1:450)
LEGEND FOR SEWAGE SYSTEM	
1500 RCC SEWAGE LINE	
2500 RCC SEWAGE LINE	
4500 RCC SEWAGE LINE	
MH	SEWER MANHOLE
IC	INSPECTION CHAMBER(750X750X950mm DEEP)

OWNER'S NAME AND SIGNATURE
J.K. COTTON LTD. Through Sanjay Dubey, sanjay.dubey@kcotton.com, 983911301

ARCHITECT'S NAME AND SIGNATURE
SAMIR K CHAKRAVORTY
CAB106388
Registered Architect
Kanpur Development Authority



Building Plan Application Number
KDA/LDPL/20-21/0419
Sanctioned On
23 Sep 2022
Valid Till
26 Sep 2027

Approved By
Arvind Singh (Vice Chairman)
Examined By
S P Srivastava (Junior engineer)
Sanjay Prasad Jaiswal (Assistant Engineer)
Ajay Kumar Singh (Town Planner)
Gudakesh Sharma (Secretary/Chief Engineer)
Arvind Singh (Vice Chairman)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: -	47515.42	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00