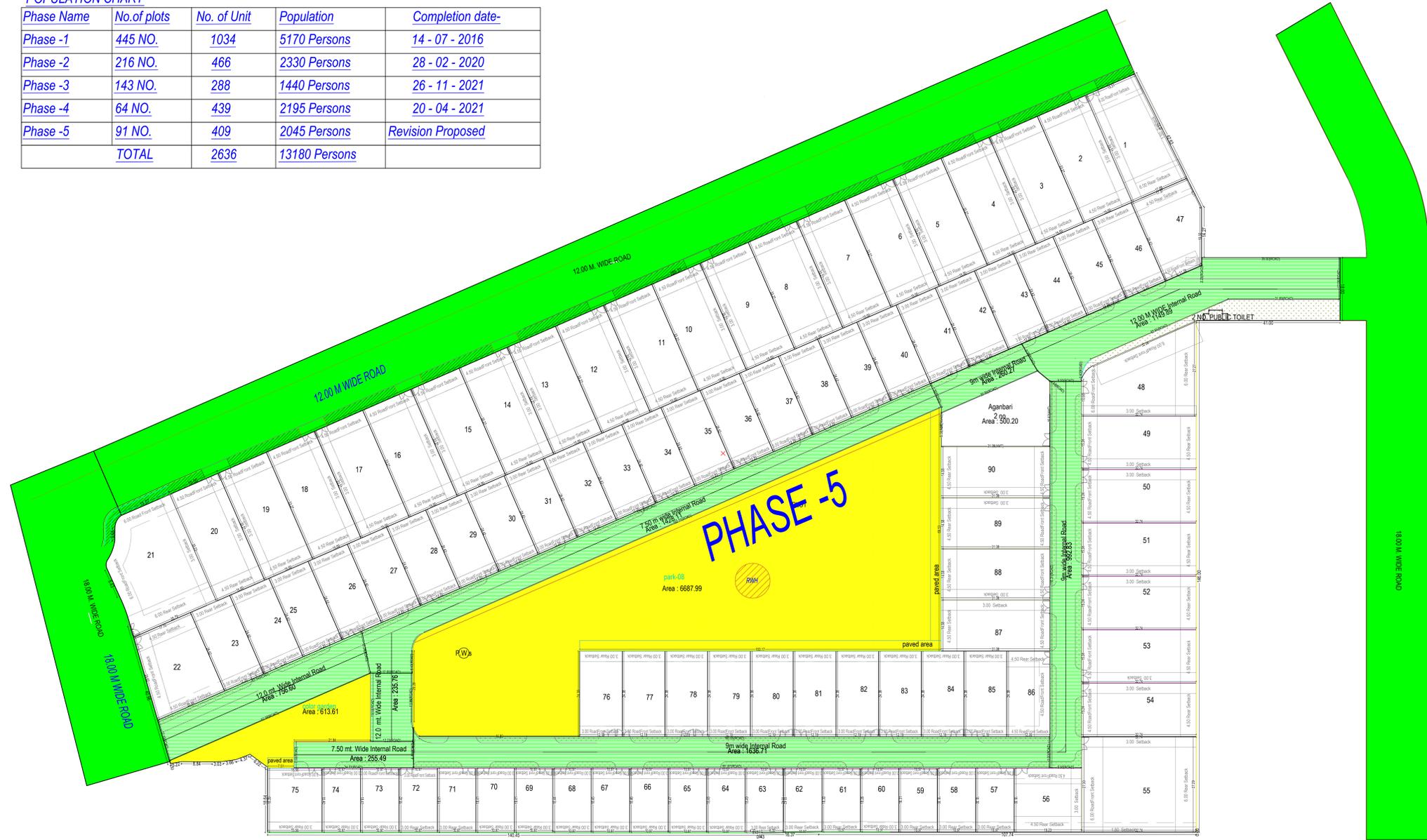


File No	KDALLDP/20-21/0419	Sheet	1
Submission Date	2021-12-16	Scale	1:100
VERSION NO.	1.0.01		
VERSION DATE	12/09/2022		

POPULATION CHART

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	2636	13180 Persons		



Sl. No.	Particulars	Area (sq. m)	Percentage (%)
1	Area of Plot as per record	47515.58	
2	Document Area	47515.42	
3	As per site condition	47515.42	
4	Area of Plot Considered	47515.42	
5	Deduction for	0.00	
6	(a) Proposed roads	0.00	
7	(b) Any reservations	0.00	
8	Total (a + b)	0.00	
9	Net Area of plot (1 - 5) AREA OF PLOT	47515.42	
10	Plot Area For Coverage	47515.42	
11	Plot Area For FSI	47515.42	
12	Perm. FSI Area (1)	0.00	
13	Total Perm. FSI area	0.00	
14	Total Built up area permissible at:		
15	Permissible Coverage area (1 - %)	0.00	
16	Proposed Coverage Area (1 - %)	0.00	
17	Total Prop. Coverage Area (1 - %)	0.00	
18	Balance coverage area (1 - %)	0.00	
19	Proposed Area at:		
20	Proposed Built up	0.00	
21	Existing Built up	0.00	
22	Proposed F.S.I	0.00	
23	Existing F.S.I	0.00	
24	Total Area	0.00	
25	Accretion/Use Area Added in Built up Area	18.00	
26	Total Built up Area	18.00	
27	Proposed F.S.I. consumed	0.00	
28	Tenement Statements		
29	Tenement Proposed At:		

Color Index

FLYING BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD ALIGNMENT (ROAD WIDENING AREA)	Blue
FUTURE T.P. SCHEME DEDUCTION AREA	Purple
EXISTING (To be retained)	Orange
EXISTING (To be demolished)	Light Blue

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(%)
Plot Area	32791.97	88.82
Road 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	6615.24
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.

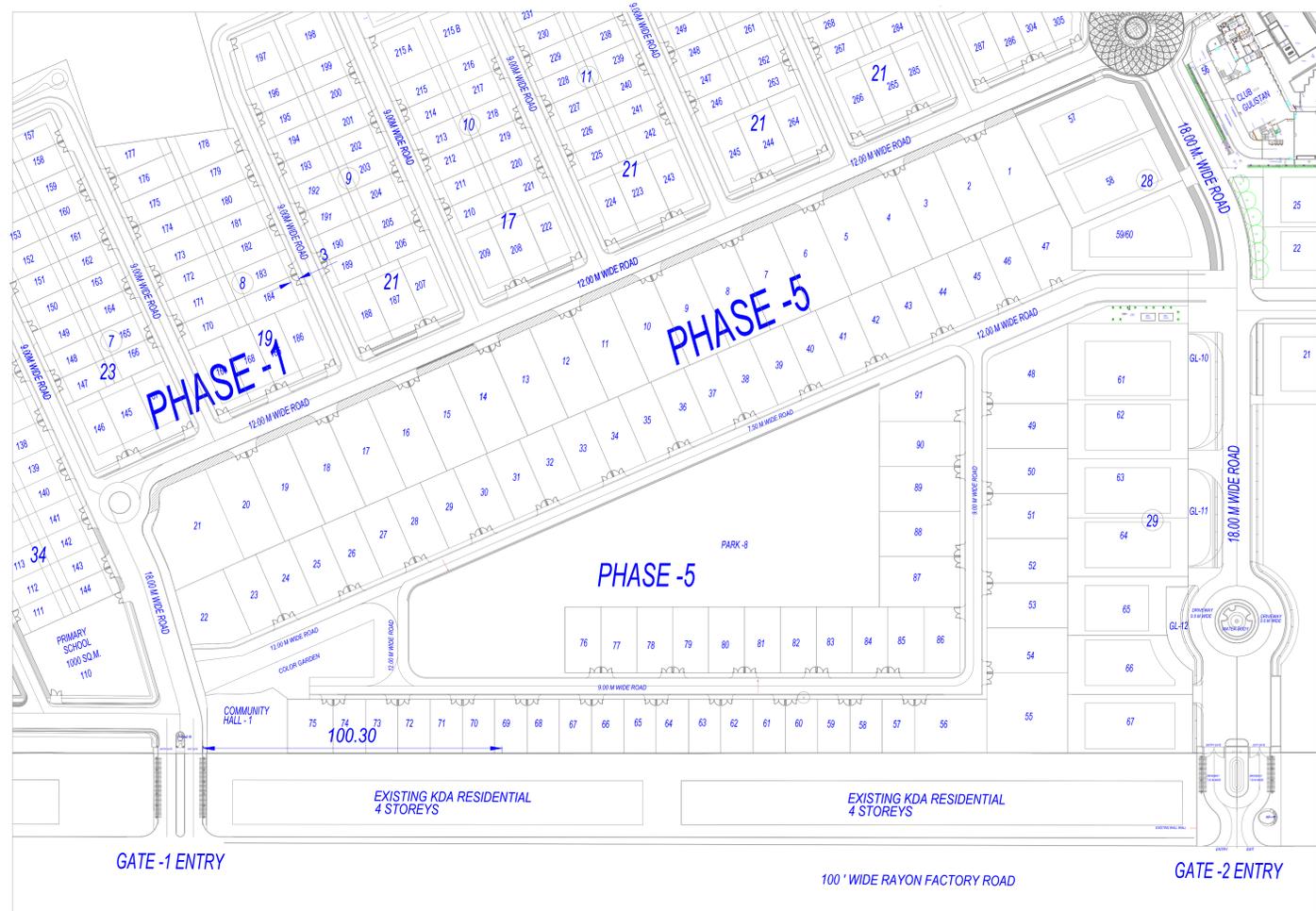
Total Plot Area :-	47515.42	Total FAR Area :-	0.00
Total Coverage Area :-	0.00	Total BUA Area :-	0.00

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

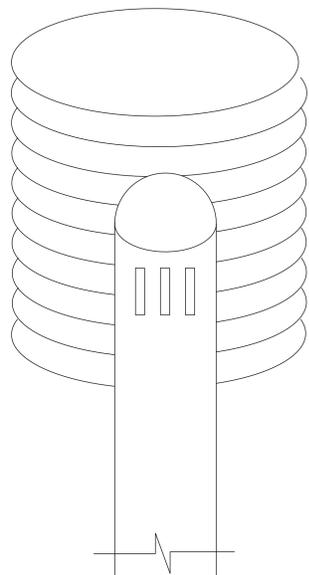
ARCHITECT'S NAME AND SIGNATURE
SAMIR K CHAKRAVORTY
CAB/106/388
Kanpur Development Authority

STRUCTURE ENGINEER
Arvind Singh (Vice Chairman)
S P Srivastava (Junior engineer)
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



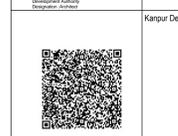
PERACOLATING WELL

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			4		
41	Residential	Row House		4			4		
40	Residential	Row House		4			4		
38	Residential	Row House		4			4		
42	Residential	Row House		4			4		
44	Residential	Row House		4			4		
46	Residential	Row House		4			4		
37	Residential	Row House		4			4		
36	Residential	Row House		4			4		
35	Residential	Row House		4			4		
34	Residential	Row House		4			4		
33	Residential	Row House		4			4		
32	Residential	Row House		4			4		
31	Residential	Row House		4			4		
30	Residential	Row House		4			4		
29	Residential	Row House		4			4		
28	Residential	Row House		4			4		
27	Residential	Row House		4			4		
26	Residential	Row House		4			4		
25	Residential	Row House		4			4		
24	Residential	Row House		4			4		
23	Residential	Row House		4			4		
22	Residential	Row House		4			4		
58	Residential	Row House	above 150-apts 300sq.mt	53		5	265	1060	
59	Residential	Row House		4			4		
60	Residential	Row House		4			4		
61	Residential	Row House		4			4		
62	Residential	Row House		4			4		
63	Residential	Row House		4			4		
64	Residential	Row House		4			4		
65	Residential	Row House		4			4		
66	Residential	Row House		4			4		
67	Residential	Row House		4			4		
68	Residential	Row House		4			4		
69	Residential	Row House		4			4		
70	Residential	Row House		4			4		
71	Residential	Row House		4			4		
72	Residential	Row House		4			4		
73	Residential	Row House		4			4		
74	Residential	Row House		4			4		
43	Residential	Row House		4			4		
84	Residential	Row House		4			4		
83	Residential	Row House		4			4		
82	Residential	Row House		4			4		
81	Residential	Row House		4			4		
80	Residential	Row House		4			4		
79	Residential	Row House		4			4		
78	Residential	Row House		4			4		
77	Residential	Row House		4			4		
76	Residential	Row House		4			4		
75	Residential	Row House		4			4		
47	Residential	Semidetached Dwelling	above 300-apts 599.999sq.mt	3		5	15	60	
48	Residential	Semidetached Dwelling		5			5		
2	Residential	Semidetached Dwelling		5			5		
3	Residential	Semidetached Dwelling		5			5		
5	Residential	Semidetached Dwelling		5			5		
6	Residential	Semidetached Dwelling		5			5		
7	Residential	Semidetached Dwelling		5			5		
8	Residential	Semidetached Dwelling		5			5		
10	Residential	Semidetached Dwelling		5			5		
11	Residential	Semidetached Dwelling		5			5		
12	Residential	Semidetached Dwelling		5			5		
13	Residential	Semidetached Dwelling		5			5		
14	Residential	Semidetached Dwelling		5			5		
15	Residential	Semidetached Dwelling		5			5		
16	Residential	Semidetached Dwelling	400-apts 599.999sq.mt	30		5	150	750	
18	Residential	Semidetached Dwelling		5			5		
19	Residential	Semidetached Dwelling		5			5		
20	Residential	Semidetached Dwelling		5			5		
49	Residential	Semidetached Dwelling		5			5		
50	Residential	Semidetached Dwelling		5			5		
51	Residential	Semidetached Dwelling		5			5		
52	Residential	Semidetached Dwelling		5			5		
53	Residential	Semidetached Dwelling		5			5		
54	Residential	Semidetached Dwelling		5			5		
22	Residential	Semidetached Dwelling		5			5		
4	Residential	Semidetached Dwelling		5			5		
68	Residential	Semidetached Dwelling		5			5		
87	Residential	Semidetached Dwelling		5			5		
89	Residential	Semidetached Dwelling		5			5		
90	Residential	Semidetached Dwelling		5			5		
1	Residential	Detached Dwelling Unit (Single House)	500-apts 999.999sq.mt	1	6	5	20	30	
48	Residential	Detached Dwelling Unit (Single House)	600-apts 999.999sq.mt	1	7	5	20	35	
21	Residential	Detached Dwelling Unit (Single House)	700-apts 999.999sq.mt	1	8	5	20	40	
55	Residential	Detached Dwelling Unit (Single House)	800-apts 999.999sq.mt	1	9	5	20	45	
Grand Total								2020	

Plot No.	Use	Sub Use	Range	Nox.	Pers. Unit/Plot	Pers. Person/Unit	Total Person/Plot	Total
1	Residential	Detached Dwelling Unit (Single House)	800-apts 999.999sq.mt	1	9	5	20	45
2	Residential	Semidetached Dwelling		5			5	
3	Residential	Semidetached Dwelling		5			5	
4	Residential	Row House		4			4	
5	Residential	Row House		4			4	
6	Residential	Row House		4			4	
7	Residential	Row House		4			4	
8	Residential	Row House		4			4	
9	Residential	Row House		4			4	
10	Residential	Row House		4			4	
11	Residential	Row House		4			4	
12	Residential	Row House		4			4	
13	Residential	Row House		4			4	
14	Residential	Row House		4			4	
15	Residential	Row House		4			4	
16	Residential	Row House		4			4	
17	Residential	Row House		4			4	
18	Residential	Row House		4			4	
19	Residential	Row House		4			4	
20	Residential	Row House		4			4	
21	Residential	Row House		4			4	
22	Residential	Row House		4			4	
23	Residential	Row House		4			4	
24	Residential	Row House		4			4	
25	Residential	Row House		4			4	
26	Residential	Row House		4			4	
27	Residential	Row House		4			4	
28	Residential	Row House		4			4	
29	Residential	Row House		4			4	
30	Residential	Row House		4			4	
31	Residential	Row House		4			4	
32	Residential	Row House		4			4	
33	Residential	Row House		4			4	
34	Residential	Row House		4			4	
35	Residential	Row House		4			4	
36	Residential	Row House		4			4	
37	Residential	Row House		4			4	
38	Residential	Row House		4			4	
39	Residential	Row House		4			4	
40	Residential	Row House		4			4	
41	Residential	Row House		4			4	
42	Residential	Row House		4			4	
43	Residential	Row House		4			4	
44	Residential	Row House		4			4	
45	Residential	Row House		4			4	
46	Residential	Row House		4			4	
47	Residential	Row House		4			4	
48	Residential	Row House		4			4	
49	Residential	Row House		4			4	
50	Residential	Row House		4			4	
51	Residential	Row House		4			4	
52	Residential	Row House		4			4	
53	Residential	Row House		4			4	
54	Residential	Row House		4			4	
55	Residential	Row House		4			4	
56	Residential	Row House		4			4	
57	Residential	Row House		4			4	
58	Residential	Row House		4			4	
59	Residential	Row House		4			4	
60	Residential	Row House		4			4	
61	Residential	Row House		4			4	
62	Residential	Row House		4			4	
63	Residential	Row House		4			4	
64	Residential	Row House		4			4	
65	Residential	Row House		4			4	
66	Residential	Row House		4			4	
67	Residential	Row House		4			4	
68	Residential	Row House		4			4	
69	Residential	Row House		4			4	
70	Residential	Row House		4			4	
71	Residential	Row House		4			4	
72	Residential	Row House		4			4	
73	Residential	Row House		4			4	
74	Residential	Row House		4			4	
75	Residential	Row House		4			4	
76	Residential	Row House		4			4	
77	Residential	Row House		4			4	
78	Residential	Row House		4			4	
79	Residential	Row House		4			4	
80	Residential	Row House		4			4	
81	Residential	Row House		4			4	
82	Residential	Row House		4			4	
83	Residential	Row House		4			4	
84	Residential	Row House		4			4	
85	Residential	Row House		4			4	
86	Residential	Row House		4			4	
87	Residential	Row House		4			4	
88	Residential	Row House		4			4	
89	Residential	Row House		4			4	
90	Residential	Row House		4			4	
91	Residential	Row House		4			4	
92	Residential	Row House		4			4	
93	Residential	Row House		4			4	
94	Residential	Row House		4			4	
95	Residential	Row House		4			4	
96	Residential	Row House		4			4	
97	Residential	Row House		4			4	
98	Residential	Row House		4			4	
99	Residential	Row House		4			4	
100	Residential	Row House		4			4	

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

ARCHITECT'S NAME AND SIGNATURE
 SAMIR K CHAKRAVORTY
 CAA/106388
 Chartered Architect
 Council of Architects & Surveyors, Kanpur



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)

Sanjiv 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.

S.NO	LIGHT TYPE	LIGHT NO.	SYMBOL	WATT	QUANTITY (IN NO.)
1.	LIGHT POLE 3.5 M HIGH @1200 mm CC	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 CC	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 alba	2000 mm CC	70
2.	Plumeria rubra	2000 mm CC	64
3.	Jacaranda mimosifolia	4000 mm CC	00
4.	Bauhinia speciosa	4000 mm CC	00
5.	Ficus religiosa	2000 mm CC	25
6.	Michelia champaca	3300 mm CC	20
7.	Ficus religiosa	2000 mm CC	10

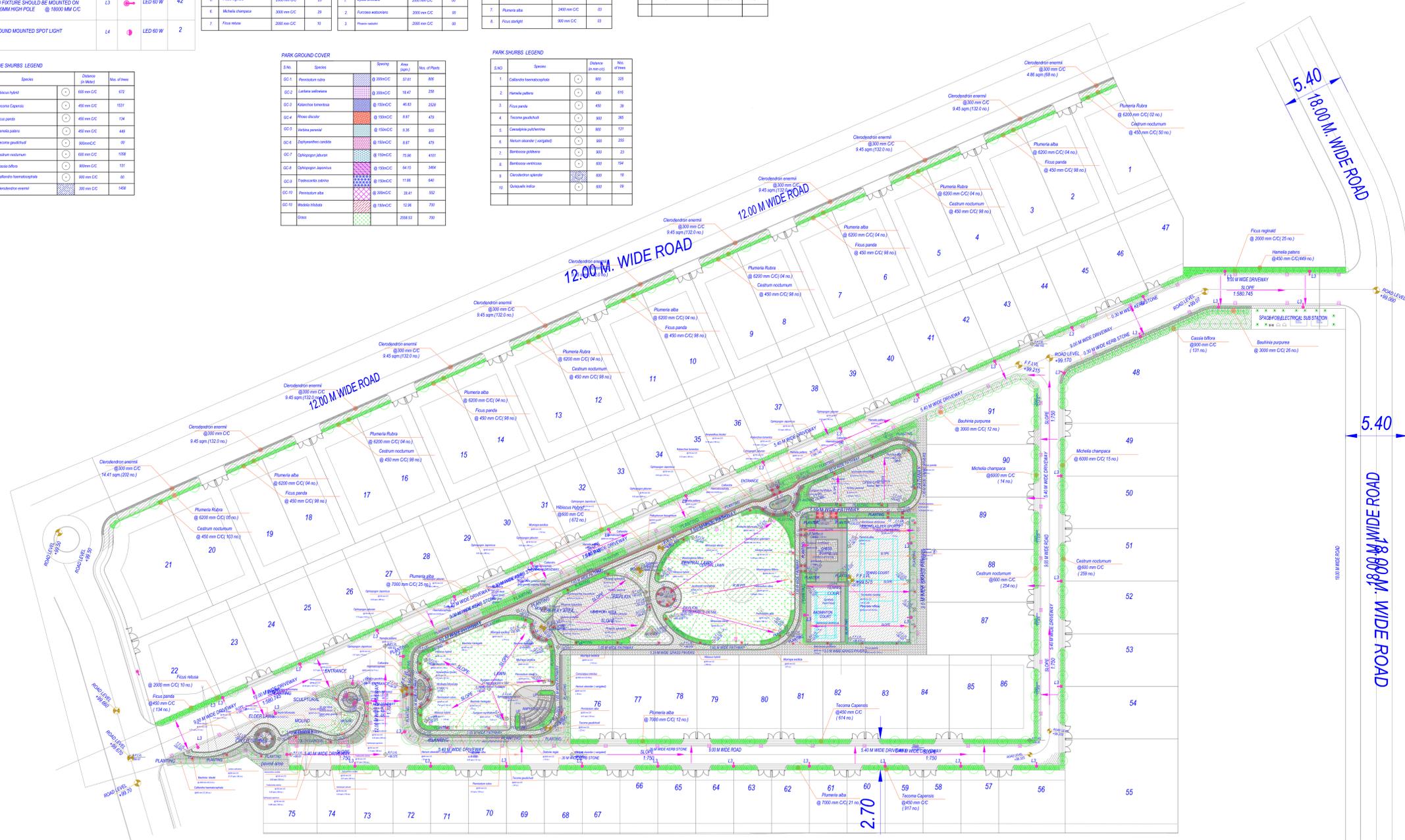
S.No	Species	Spacing	Area (sq.m)	No. of Plants
1.	Pennisetum setosum	@ 30x30	57.61	800
2.	Lantana camara	@ 30x30	16.47	250
3.	Stemodia bitorquata	@ 15x15	40.53	2500
4.	Shorea robusta	@ 15x15	8.87	470
5.	Lantana camara	@ 15x15	9.38	500
6.	Stemodia bitorquata	@ 15x15	8.87	470
7.	Shorea robusta	@ 15x15	19.36	4100
8.	Shorea robusta	@ 15x15	34.10	3404
9.	Stemodia bitorquata	@ 15x15	11.96	640
10.	Pennisetum setosum	@ 30x30	28.61	550
11.	Stemodia bitorquata	@ 15x15	12.36	700
12.	Grass		2068.51	700

S.NO	Species	Distance in MM	No. of Plants
1.	Polypodium bangladesi	3000 mm CC	30
2.	Salweenia fagei	3000 mm CC	30
3.	Clusia indica	1000 mm CC	40
4.	Clusia indica	2000 mm CC	20
5.	Mussaenda sp.	3000 mm CC	12
6.	Bauhinia variegata	3000 mm CC	12
7.	Plumeria alba	1800 mm CC	00
8.	Ficus religiosa	3000 mm CC	00

S.No	Species	Distance in MM	No. of Plants
1.	Melaleuca leucadendron	2000 mm CC	04
2.	Cordia alliodora	1400 mm CC	06
3.	Platycentropus leucodermis	1800 mm CC	12
4.	Plumeria alba	2000 mm CC	2
5.	Clusia indica	7000 mm CC	00
6.	Wrightia religiosa	7000 mm CC	00

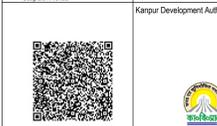
S.No	Species	Distance in MM	No. of Plants
1.	Melaleuca leucadendron	600 mm CC	472
2.	Taxonia capensis	450 mm CC	1037
3.	Ficus religiosa	450 mm CC	124
4.	Hemelia patens	450 mm CC	449
5.	Taxonia capensis	900 mm CC	07
6.	Cestrum nocturnum	600 mm CC	1008
7.	Cordia alliodora	800 mm CC	131
8.	Clusia indica	600 mm CC	00
9.	Clusia indica	300 mm CC	148

S.No	Species	Distance in MM	No. of Plants
1.	Clusia indica	800	300
2.	Hemelia patens	450	616
3.	Ficus religiosa	450	20
4.	Taxonia capensis	900	300
5.	Cordia alliodora	900	131
6.	Hemelia patens	900	250
7.	Berberis zeyheri	900	23
8.	Berberis zeyheri	600	194
9.	Clusia indica	600	19
10.	Clusia indica	600	09



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
 (Professional Seal)



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)

Sanjiv Prasad Jaiswal (Assistant Engineer)

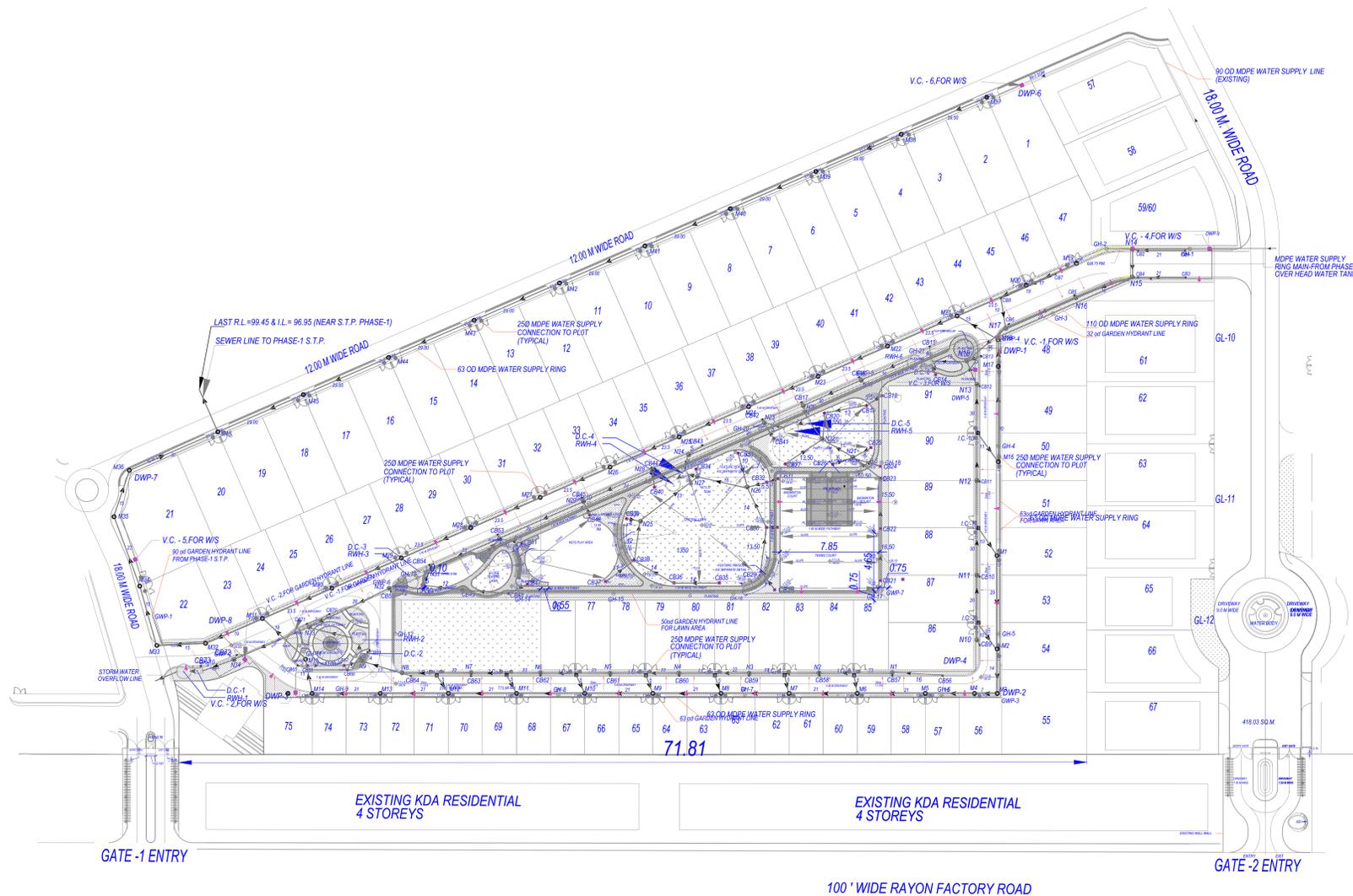
Ajay Kumar Singh (Town Planner)

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)
Sanjiv Prasad Jaiswal (Assistant Engineer)
Ajay Kumar Singh (Town Planner)
Gudakesh Sharma (Secretary/Chief Engineer)
Arvind Singh (Vice Chairman)

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

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.