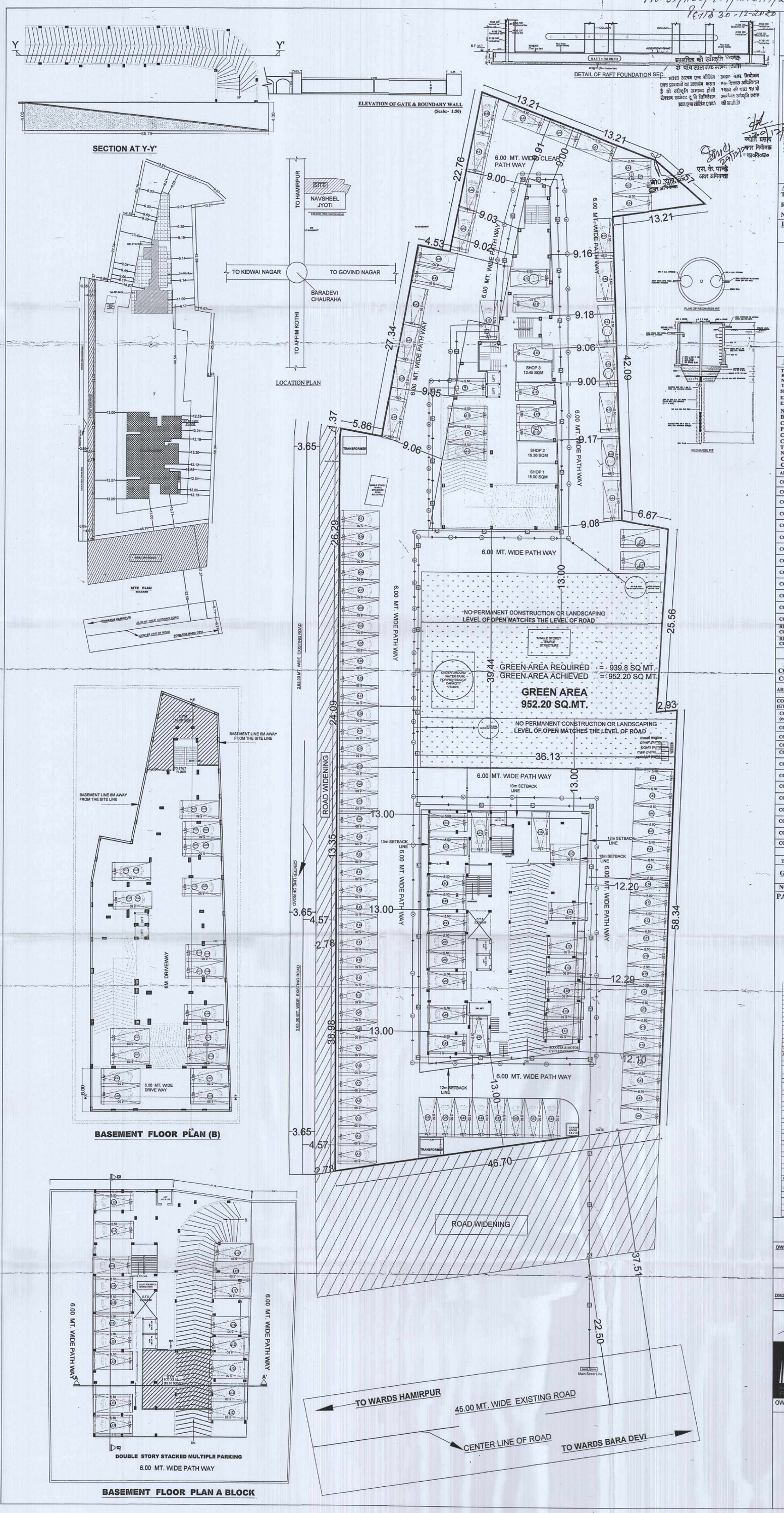
30-12-2020

1/10

No. 37/1138/भवन/मानचित्र/20-21
दिनांक 30-12-2020



CERTIFICATE

THIS IS CERTIFY THAT THERE IS NO PROP.OR ROAD MAINTAINED BY ANY GOVT.DEPT. OR BELONGING TO RAILWAY ADM. WITH IN 30.48 MTS.FROM THE SITE IN QUESTION

TABLE:- CONC. MIX FOR R.C.C WORK SHALL BE AS FOLLOWS CONFORMING TO IS: 456-2000

S.NO.	ITEM	GRADE OF CONC.
1.	FOUNDATION RAFT ,RETAINING WALL	M30
2.	COLUMN OF B.F TO STILT FLOOR	M35
3.	COLUMN OF 1ST TO 3RD FLOOR	M30
4.	COLUMN OF 4TH TO ABOVE FLOOR	M25
5.	BEAMS & SLAB OF B.F TO STILT FLOOR	M35
6.	BEAMS & SLAB OF 1st TO 3rd FLOOR	M30
7.	BEAMS & SLAB OF 4th TO ABOVE FLOOR	M25

मानचित्र की स्वीकृति दिनांक से पाँच साल तक मान्य होगी
यदि प्रस्तावों का उल्लंघन कराया है तो स्वीकृति अमान्य होगी सेटबैक साइटप्लान ट्रू वि स्ट्रिप्टेशन प्लान एण्ड रोडविडेंग (एक्ट)
उ0प्र0 नगर नियोजन एवं विकास अधिनियम 1973 की धारा 14 के अन्तर्गत स्वीकृति प्रदान की जाती है

ज्योति प्रसाद
सहायक नगर नियोजक
कानपुर विकास प्राधिकरण

एस. के. पान्डे
अवर अभियन्ता

DOORS/WINDOWS

D	1.07 x 2.59 M.	Dw1	1.68 x 2.59 M.
D1	.99 x 2.59 M.	W	0.91 x 1.83 M.
D2	.91 x 2.59 M.	W1	1.21 x 1.83 M.
D3	.76 x 2.13 M.	W1	1.52 x 1.83 M.
Dw	2.44 x 2.59 M.	V	0.11 x 0.46 M.

AREA STATEMENT

TOTAL AREA = 7388.63 SQ.MTS.
ROAD WIDENING = 1123.32 SQ.MTS.
NET PLOT AREA = 6265.31 SQ.MTS.

LEGENDS:-
ALREADY COMPOUNDED AREA BY KDA SHOWN THUS.

AREA NOT INCLUDED IN FAR

TOWER A		TOWER B	
AREA NAME	AREA (SQMT)	AREA NAME	AREA (SQMT)
		MUMTY AREA	13.99
MUMTY AREA	13.26	MUMTY AREA	9.99
MUMTY AREA	18.13	LIFTMACHINE ROOM	7.94
GUARD ROOM	3.34	TOTAL	31.92
LIFT MACHINE ROOM 1	9.71		
LIFT MACHINE ROOM 1	5.1		
TOTAL	49.54		
GREEN AREA ON GROUND FLOOR	952.20 SQMT(15.19%)		
COVD. AREA ON BASEMENT FLOOR	2174.13 SQMT		
COVD. AREA ON GROUND/STILT FLOOR	1066.46 SQMT		
GROUND COVERAGE	18.49%		
FIRE ESCCAPE ON GROUND FLOOR	17.31 SQMT		

F.A.R. STATEMENT

TOTAL PLOT AREA =7388.63SQ.MT.
ROAD WIDENING AREA = 1123.32 SQ.MTS.
NET PLOT FOR F.A.R. = 6265.31 SQ.MTS.
TOTAL GREEN AREA = 952.20 SQ.MTS.
50% COMPENSATRY FAR ROAD WIDENING = 1123.32/2 = 561.66 SQ. MTS
EXCESS COMPUNDABLE F.A.R FOR GYM FOR TOWER-A = 82.10 SQ.MT.
EXCESS COMPUNDABLE F.A.R FOR GYM FOR TOWER-B = 67.00 SQ.MT.

NET F.A.R. ALLOWED :-
BASIC F.A.R = 6265.31 (NET PLOT AREA) X 1.5 % = 9397.96 SQ.MT.
COMPENSATORY ROAD WIDENING AREA = 561.66 SQ.MT.
PURCHASABLE F.A.R @50% =4698.98 SQ.MT.
COMPOUNDABLE F.A.R @10% = 939.80 SQ.MT.
CONVIENENT SHOP AREA =46.98 SQ.MT.
TOTAL ALLOWED F.A.R =15645.38 SQ.MT.
NET F.A.R. ACHIEVED = 14590.11SQ.MTS. +43.88 SQ.MT.(COMMERCIAL SHOP) =14633.99 SQ.MT.
COVERED AREA OF GROUND FLOOR/STILT FLOOR TOWER A = 624.84 SQ.MTS.
COVD. AREA ON BASEMENT FLOOR TOWER A =1387.00 SQ.MTS.

AREA INCLUDED IN F.A.R. (A) BLOCK	CONTD.AREA	FOR COMP.AREA	OLD SANCTION	DIFFERENCE
COMPOUNDED AREA ON BASEMENT FLOOR	= 82.10 Sqm.	= 82.10 Sqm.	= 0 Sqm.	= 82.10 Sqm.
COVERED AREA ON FIRST FLOOR	= 624.84 Sqm.		= 624.84 Sqm.	= 0 Sqm.
COVERED AREA ON SECOND FLOOR	= 624.84 Sqm.		= 624.84 Sqm.	= 0 Sqm.
COVERED AREA ON THIRD FLOOR	= 624.84 Sqm.		= 624.84 Sqm.	= 0 Sqm.
COVERED AREA ON FOURTH FLOOR	= 624.84 Sqm.		= 624.84 Sqm.	= 0 Sqm.
COVERED AREA ON FIFTH FLOOR	= 624.84 Sqm.		= 624.84 Sqm.	= 0 Sqm.
COVERED AREA ON SIXTH FLOOR	= 624.84 Sqm.		= 624.84 Sqm.	= 0 Sqm.
COVERED AREA ON SEVENTH FLOOR	= 624.84 Sqm.		= 624.84 Sqm.	= 0 Sqm.
COVERED AREA ON EIGHTH FLOOR	= 624.84 Sqm.		= 624.84 Sqm.	= 0 Sqm.
COVERED AREA ON NINTH FLOOR	= 624.84 Sqm.		= 624.84 Sqm.	= 0 Sqm.
COVERED AREA ON TENTH FLOOR	= 624.84 Sqm.		= 624.84 Sqm.	= 0 Sqm.
COVERED AREA ON ELEVENTH FLOOR	= 624.84 Sqm.		= 624.84 Sqm.	= 0 Sqm.
COVERED AREA ON TWELFTH FLOOR	= 624.84 Sqm.		= 624.84 Sqm.	= 0 Sqm.
REVISED COVERED AREA ON THIRTEENTH FLOOR	= 605.61 Sqm.	= 19.23 Sqm.	= 605.61 Sqm.	= 19.23 Sqm.
REVISED COVERED AREA ON FOURTEENTH FLOOR	=605.61 Sqm.	= 19.23 Sqm.	= 605.61 Sqm.	= 19.23 Sqm.
TOTAL	= 8709.30 Sqm.	= 120.56 Sqm.		= 120.56 Sqm.

* ALL FLAT AREAS LESS THAN 100 SQ. MTS

COVERED AREA OF GROUND FLOOR/STILT FLOOR TOWER B = 485.50 SQ.MTS
COVD. AREA ON BASEMENT FLOOR TOWER B = 936.23 SQ.MTS.

AREA INCLUDED IN F.A.R. (B) BLOCK	CONSTD. AREA	FOR COMP.AREA	OLD SANCTION	DIFFERENCE
COMPOUND AREA ON BASEMENT FLOOR (GYM)	= 67.00sqm.	= 67.00sqm.	= 0sqm.	= 67.00sqm.
COVERED AREA ON GROUND FLOOR (convinient shop)	= 43.88 Sqm.			0 Sqm.
COVERED AREA ON FIRST FLOOR	= 490.11 Sqm.		= 485.50sqm.	4.61 Sqm.
COVERED AREA ON SECOND FLOOR	=490.11 Sqm.		= 485.50Sqm.	4.61 Sqm.
COVERED AREA ON THIRD FLOOR	=490.11 Sqm.		= 485.50 Sqm.	4.61 Sqm.
COVERED AREA ON FOURTH FLOOR	= 490.11 Sqm.		= 485.50 Sqm.	4.61 Sqm.
COVERED AREA ON FIFTH FLOOR	= 490.11 Sqm.		= 485.50 Sqm.	4.61 Sqm.
COVERED AREA ON SIXTH FLOOR	= 490.11 Sqm.		= 485.50 Sqm.	4.61 Sqm.
COVERED AREA ON SEVENTH FLOOR	= 490.11 Sqm.		= 485.50 Sqm.	4.61 Sqm.
COVERED AREA ON EIGHTH FLOOR	= 490.11 Sqm.		= 485.50 Sqm.	4.61 Sqm.
COVERED AREA ON NINTH FLOOR	= 490.05Sqm.		= 330.08 Sqm.	-3.24 Sqm.
COVERED AREA ON TENTH FLOOR	= 426.74Sqm.		= 334.92 Sqm.	14.39Sqm.
COVERED AREA ON ELEVENTH FLOOR	= 426.74 Sqm.		= 334.92 Sqm.	14.39Sqm.
COVERED AREA ON TWELVTH FLOOR	= 428.84 Sqm.		= 323.98 Sqm.	-62.42Sqm.
TOTAL	= 5804.13 Sqm.	= 67.00Sqm.		67.00 Sqm.

TOTAL TOWER -'B' AREA = 5251.78SQ.MT. + 485.35 SQ.MT. + 67.00 SQ.MT. (BASEMENT GYM) =5804.13 SQ.MT

GRAND TOTAL TOWER 'A' + 'B' =8829.86 +5804.13 SQ.MT.= 14633.99 SQ.MT.

NO. OF TREES = 101 Nos.

PARKING DETAILS OF TOWER-A & TOWER-B

PARKING DETAILS

TOWER A			TOWER B		
FLOOR NAME	PARKING NO.	TOTAL PARKING	FLOOR NAME	PARKING NO.	TOTAL PARKING
BASEMENT	A122-A139	18	BASEMENT	A140-A164	25
STILT	A92-A111	20	STILT	A112-A121	9
OPEN PARKING	A1-A39	39	OPEN PARKING	A40-A63,A-115	25
	A64-A91	28			
TOTAL PARKING GIVEN FOR TOWER-A		105	TOTAL		59

GRAND TOTAL NO. OF PARKING 164

TOWER - A

FLOOR NO.	TOTAL UNITS	FLAT NO.1 COVD. AREA(SQMT)	FLAT NO. 2 COVD. AREA(SQMT)	FLAT NO.3 COVD. AREA(SQMT)	FLAT NO.4 COVD. AREA(SQMT)	FLAT NO.5 COVD. AREA(SQMT)	FLAT NO.6 COVD. AREA(SQMT)	FLAT NO.7 COVD. AREA(SQMT)	REQUIRED PARKING/PER FLOOR (UNIT AREA WISE)
FIRST FLOOR	6	70.63	69.41	70.48	140.39	90.62	87.56	91.36	6.25
SECOND FLOOR	7	70.63	69.41	70.48	69.91	90.62	87.56	91.36	7
THIRD FLOOR	7	70.63	69.41	70.48	69.91	90.62	87.56	91.36	7
FOURTH FLOOR	7	70.63	69.41	70.48	69.91	90.62	87.56	91.36	7
FIFTH FLOOR	7	70.63	69.41	70.48	69.91	90.62	87.56	91.36	7
SIXTH FLOOR	6	140.04		70.48	69.91	90.62	87.56	91.36	6.25
SEVENTH FLOOR	7	70.63	69.41	70.48	69.91	90.62	87.56	91.36	7
EIGHTH FLOOR	7	70.63	69.41	70.48	69.91	90.62	87.56	91.36	7
NINTH FLOOR	7	70.63	69.41	70.48	69.91	90.62	87.56	91.36	7
TENTH FLOOR	6	70.63	69.41		140.39	90.62	87.56	91.36	6.25
ELEVENTH FLOOR	6	70.63	69.41		140.39	90.62	87.56	91.36	6.25
TWELFTH FLOOR	7	70.63	69.41	70.48	69.91	90.62	87.56	91.36	7
THIRTEEN FLOOR	7	70.63	69.41	70.48	69.91	90.62	87.56	91.36	7
FOURTEEN FLOOR	7	70.63	69.41	70.48	69.91	90.62	87.56	91.36	7
TOTAL UNITS	94	TOTAL REQUIRED PARKING FOR TOWER - A							95

TOWER - B

FLOOR NO.	TOTAL UNITS	FLAT NO.1 COVD. AREA(SQMT)	FLAT NO. 2 COVD. AREA(SQMT)	FLAT NO.3 COVD. AREA(SQMT)	FLAT NO.4 COVD. AREA(SQMT)	FLAT NO.5 COVD. AREA(SQMT)	REQUIRED PARKING/PER FLOOR (UNIT AREA WISE)
FIRST FLOOR	3	87.43	91.09	63.2	80.12	90.65	3
SECOND FLOOR	5	87.43	91.09	63.2	80.12	90.65	5
FLOOR NO.	TOTAL UNITS	FLAT NO.1 COVD. AREA(SQMT)	FLAT NO. 2 COVD. AREA(SQMT)	FLAT NO.3 COVD. AREA(SQMT)	FLAT NO.4 COVD. AREA(SQMT)	FLAT NO.5 COVD. AREA(SQMT)	REQUIRED PARKING/PER FLOOR (UNIT AREA WISE)
THIRD FLOOR	4	87.43	154.29		80.12	90.65	4.5
FLOOR NO.	TOTAL UNITS	FLAT NO.1 COVD. AREA(SQMT)	FLAT NO. 2 COVD. AREA(SQMT)	FLAT NO.3 COVD. AREA(SQMT)	FLAT NO.4 COVD. AREA(SQMT)	FLAT NO.5 COVD. AREA(SQMT)	REQUIRED PARKING/PER FLOOR (UNIT AREA WISE)
FOURTH FLOOR	5	87.43	91.09	63.2	80.12	90.65	5
FIFTH FLOOR	5	87.43	91.09	63.2	80.12	90.65	5
FLOOR NO.	TOTAL UNITS	FLAT NO.1 COVD. AREA(SQMT)	FLAT NO. 2 COVD. AREA(SQMT)	FLAT NO.3 COVD. AREA(SQMT)	FLAT NO.4 COVD. AREA(SQMT)	FLAT NO.5 COVD. AREA(SQMT)	REQUIRED PARKING/PER FLOOR (UNIT AREA WISE)
SIXTH FLOOR	4	87.43	154.29		80.12	90.65	4.5
FLOOR NO.	TOTAL UNITS	FLAT NO.1 COVD. AREA(SQMT)			FLAT NO.4 COVD. AREA(SQMT)	FLAT NO.5 COVD. AREA(SQMT)	REQUIRED PARKING/PER FLOOR (UNIT AREA WISE)
SEVENTH FLOOR	3	241.72			80.12	90.65	3.5
FLOOR NO.	TOTAL UNITS	FLAT NO.1 COVD. AREA(SQMT)	FLAT NO. 2 COVD. AREA(SQMT)	FLAT NO.3 COVD. AREA(SQMT)	FLAT NO.4 COVD. AREA(SQMT)	FLAT NO.5 COVD. AREA(SQMT)	REQUIRED PARKING/PER FLOOR (UNIT AREA WISE)
EIGHTH FLOOR	5	87.43	91.09	63.2	80.12	90.65	5
FLOOR NO.	TOTAL UNITS	FLAT NO.1 COVD. AREA(SQMT)			FLAT NO.4 COVD. AREA(SQMT)	FLAT NO.5 COVD. AREA(SQMT)	REQUIRED PARKING/PER FLOOR (UNIT AREA WISE)
NINTH FLOOR	3	241.72			80.12	90.65	4
FLOOR NO.	TOTAL UNITS	FLAT NO.1 COVD. AREA(SQMT)	FLAT NO. 2 COVD. AREA(SQMT)	FLAT NO.3 COVD. AREA(SQMT)		FLAT NO.4 COVD. AREA(SQMT)	REQUIRED PARKING/PER FLOOR (UNIT AREA WISE)
TENTH FLOOR	4	82.54	56.97	145.08		51.26	4.25
FLOOR NO.	TOTAL UNITS	FLAT NO.1 COVD. AREA(SQMT)		FLAT NO.2 COVD. AREA(SQMT)	FLAT NO. 3 COVD. AREA(SQMT)	FLAT NO.4 COVD. AREA(SQMT)	REQUIRED PARKING/PER FLOOR (UNIT AREA WISE)
ELEVENTH FLOOR	4	139.51		73.66	71.39	51.26	4.25
FLOOR NO.	TOTAL UNITS	FLAT NO.1 COVD. AREA(SQMT)			FLAT NO.3 COVD. AREA(SQMT)	FLAT NO.4 COVD. AREA(SQMT)	REQUIRED PARKING/PER FLOOR (UNIT AREA WISE)
TWELFTH FLOOR	3	213.17			71.39	51.26	3.5
TOTAL UNITS	50	TOTAL REQUIRED PARKING FOR TOWER - B					59.5

GRAND TOTAL NO. OF REQUIRED PARKING = 59.5 (TOWER-B)+95(TOWER-A) = 148.50 + 14.85 (10% VISITORS PARKING) = 163.35

GRAND TOTAL NO. OF GIVEN PARKING = 56 (TOWER-B) + 95 (TOWER-A) = 149 + 15 (VISITORS PARKING) = 164

GRAND TOTAL OF UNITS GIVEN =144 *ALLOWABLE UNITS = 144

RESIDENTIAL GROUP HOUSING AT 127/219-A JUHI KALAN HAMIRPUR ROAD, KANPUR

OWNED BY- ICON DEVELOPERS 35 CANTONMENTS

DRG TITLE- STILT FLOOR PLAN, SITE PLAN, BASEMENT PLAN

SHEET NO.-01

TOTAL SHEET-07

N

ALL DIMENSIONS ARE IN METERS

SCALE- 1:200

SALIENT SHADOWS
ARCHITECT & INTERIOR DESIGNERS
102-ANAND KESHAV,
8/220, ARYA NAGAR, KANPUR.
PHONE NO. (OFF.) - 0512-3062753
(MOB.) -09005903707

OWNER'S SIGN.

For ICON DEVELOPERS
Partner

ARCHITECT'S SIGN.

PRASOON JALOTA
(Architect)
B.Arch (MIT), M-Arch (University Sheffield)
R.I.B.A (London), M.C.A.
Reg. No. CA/2005/32219