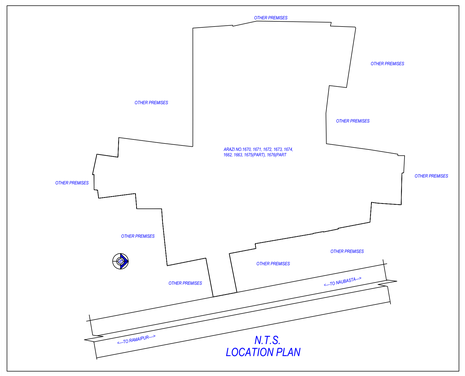
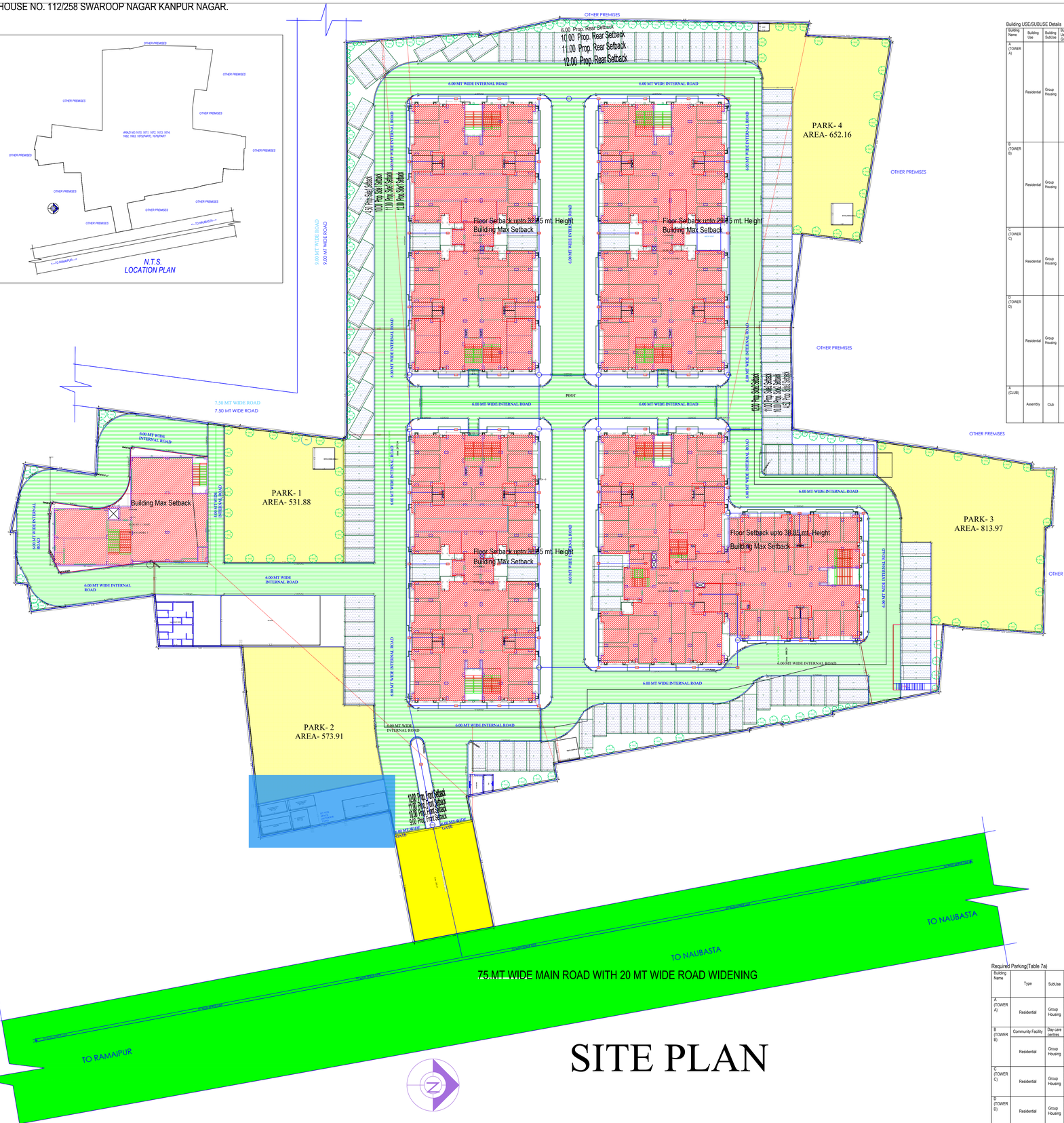
Project Title :PROPOSED GROUP HOUSING BUILDING PLAN ON ARAZI NO.1670, 1671, 1672, 1673, 1674, 1662, 1663, 1675(PART), 1676(PART) SITUATED AT NAUBASTA KANPUR NAGAR. OWNER:- J P REALTOR PRIVATE LIMITED REGISTERED OFFICE 7/72 A TILAK NAGAR KANPUR NAGAR THROUGH DIRECTOR MR. SHIKHAR AGARWAL S/O- SRI SANJAY AGARWAL R/O- HOUSE NO. 112/258 SWAROOP NAGAR KANPUR NAGAR.

File No.	KDA/BP/23-24/0534	Sheet	1 / 10
Submission Date	2024-08-02	Scale	1:100





SITE PLAN

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (TOWER A)	Residential	Group Housing		-	Highrise	96	0	BASEMENT FLOOR PLAN	Residential + Parking +CAR WASH AREA	Group Housing	-	-	-
								STILT FLOOR PLAN	Residential + Parking +ELECTRICAL METER ROOM +STP AND ETP	Group Housing	-	-	-
								FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 2, 3 & 4 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								FIFTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 6, 7, 8 & 9 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TENTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 11& 12 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential + PUMP ROOM900 lpm.	Group Housing	-	-	-
B (TOWER B)	Residential	Group Housing		-	Highrise	80	0	STILT FLOOR PLAN	Community Facility + Parking +ELECTRICAL METER ROOM +STP AND ETP	Day care centres	Community Facility	Community Facility	Day care centres
								FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 2, 3 & 4 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								FIFTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 6, 7, 8 & 9 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TENTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential + PUMP ROOM900 lpm.	Group Housing	-	-	-
C (TOWER C)	Residential	Group Housing		-	Highrise	72	0	STILT FLOOR PLAN	Residential + Parking +ELECTRICAL METER ROOM +STP AND ETP	Group Housing	-	-	-
								FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 2, 3 & 4 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								FIFTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 6, 7, 8& 9 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential + PUMP ROOM900 lpm.	Group Housing	-	-	-
D (TOWER D)	Residential	Group Housing		-	Highrise	120	0	STILT FLOOR PLAN	Residential + Parking +ELECTRICAL METER ROOM +STP AND ETP	Group Housing	-	-	-
								FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 2, 3 & 4 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								FIFTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 6, 7, 8 & 9 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TENTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 11& 12 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential + PUMP ROOM900 lpm.	Group Housing	-	-	-
A (CLUB)	Assembly	Club		-	Highrise	0	3	GROUND FLOOR PLAN	Assembly + STP AND ETP	Club	Assembly	Assembly	Club
								FIRST FLOOR PLAN	Assembly	Club	Assembly	Assembly	Club
								SECOND FLOOR PLAN	Assembly	Club	Assembly	Assembly	Club
								TERRACE FLOOR PLAN	Assembly	Club	-	-	-

Additional Permissible FAR

Area covered under		Proposed Area	Total Proposed Area
FAR Area			
Lift Lobby	10.00		471.52
Lift Lobby	30.00		
Lift Lobby	10.00		
Lift Lobby	40.00		
Lift Lobby	10.00		
Lift Lobby	20.00		
Lift Lobby	10.00		
Lift Lobby	30.00		
Lift Lobby	10.00		
Lift Lobby	40.00		
Lift Lobby	10.00		
Lift Lobby	10.00		
Lift Lobby	30.00		
Lift Lobby	10.00		
Lift Lobby	40.00		
Lift Lobby	5.94		
Lift Lobby	7.52		
Lift Lobby	17.82		
Lift Lobby	22.56		
Lift Lobby	5.94		
Lift Lobby	7.52		
Lift Lobby	23.76		
Lift Lobby	30.08		
Lift Lobby	5.94		
Lift Lobby	7.52		
Lift Lobby	11.88		
Lift Lobby	15.04		
NonFAR CHECK			
Service Duct	0.55		392.06
Service Duct	0.63		
Service Duct	0.63		
Service Duct	0.44		
Service Duct	0.54		
Service Duct	0.44		
Service Duct	0.54		
Service Duct	0.55		
Fire Escape Staircase	19.82		
STAIRCASE	19.82		
Lift Machine Room	4.27		
Lift Machine Room	3.80		
Lift Machine Room	3.80		
Service Duct	0.77		
Service Duct	0.77		
Service Duct	0.77		
Service Duct	0.77		
Service Duct	0.56		
REFUGE AREA	16.22		
Service Duct	0.44		
Service Duct	0.54		
Service Duct	0.44		
Service Duct	0.54		
Service Duct	0.44		
Service Duct	0.63		
Fire Escape Staircase	19.82		
STAIRCASE	19.82		
Lift Machine Room	4.27		
Lift Machine Room	3.80		
Lift Machine Room	3.80		
Service Duct	0.77		
Service Duct	0.77		
Service Duct	0.77		
Service Duct	0.77		
Service Duct	0.56		
REFUGE AREA	16.22		
Service Duct	0.44		
Service Duct	0.54		
Service Duct	0.44		
Service Duct	0.54		
Service Duct	0.63		
Fire Escape Staircase	19.82		
STAIRCASE	19.82		
Lift Machine Room	4.27		
Lift Machine Room	3.80		
Lift Machine Room	3.80		
Service Duct	0.77		
Service Duct	0.77		
Service Duct	0.77		
Service Duct	0.77		
Service Duct	0.56		
REFUGE AREA	16.22		
Service Duct	0.54		
Service Duct	0.44		
Service Duct	1.00		
Service Duct	1.12		
Service Duct	1.13		
Service Duct	0.54		
Fire Escape Staircase	19.82		
Fire Escape Staircase	19.82		
STAIRCASE	19.87		
Lift Machine Room	5.65		
Lift Machine Room	3.80		
Lift Machine Room	3.80		
Service Duct	0.54		
Service Duct	0.54		
Service Duct	0.54		
Service Duct	1.00		
Service Duct	1.12		
Service Duct	1.13		
REFUGE AREA	21.31		
STAIRCASE	37.73		
Fire Escape Staircase	19.18		
Lift Machine Room	3.94		
Service Duct	3.90		

Green and open space Area

Name	Prop. Area
PARK- 3AREA- 813.97	813.97
PARK- 4AREA- 652.16	652.16
PARK- 2AREA- 573.91	573.91
PARK- 1AREA- 531.88	531.88

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			Visitors Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (TOWER A)	Residential	Group Housing	0 - 50	1	-	-	-	-	-	-	-
			50 - 100	1	96.00	1.00	96	-	-	-	-
			100 - 150	1	-	1.25	-	-	-	-	-
			> 150	1	-	1.50	-	-	-	-	-
			> 0	1	-	-	-	-	1.00	10	-
B (TOWER B)	Community Facility	Day care centres	> 0	100	88.40	2.00	2	-	-	-	-
	Residential	Group Housing	0 - 50	1	-	-	-	-	-	-	-
			50 - 100	1	80.00	1.00	80	-	-	-	-
			100 - 150	1	-	1.25	-	-	-	-	-
			> 150	1	-	1.50	-	-	-	-	-
			> 0	1	-	-	-	-	1.00	8	-
C (TOWER C)	Residential	Group Housing	0 - 50	1	-	-	-	-	-	-	-
			50 - 100	1	72.00	1.00	72	-	-	-	-
			100 - 150	1	-	1.25	-	-	-	-	-
			> 150	1	-	1.50	-	-	-	-	-
			> 0	1	-	-	-	-	1.00	8	-
D (TOWER D)	Residential	Group Housing	0 - 50	1	-	-	-	-	-	-	-
			50 - 100	1	120.00	1.00	120	-	-	-	-
			100 - 150	1	-	1.25	-	-	-	-	-
			> 150	1	-	1.50	-	-	-	-	-
			> 0	1	-	-	-	-	1.00	12	-
A (CLUB)	Assembly	Club	> 0	100	1181.47	2.00	24	-	-	-	-
	Total :		-	-	-	-	394	429	-	38	42

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	429	5898.75
Total Car	394	-	5417.50	429	5898.75
Visitor's Car Parking	38	-	522.50	42	577.50
Other Parking	-	-	-	-	7723.47
Total			5940.00		14199.72

Additional Coverage Area

Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
PLOT	GUARD RM	10.36	41.23	100
	H.T. METER ROOM3000X3000LVL - +300	10.87		
	GEN.ROOM (1 NOS.)2000X5000X300HT.= 1000	10.00		
	GEN.ROOM (1 NOS.)2000X5000X300HT.= 1000	10.00		

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	83	191

Additional PermissibleFAR

Permissible FAR	Proposed FAR	5% Additional FAR	Sum of Non FAR Area	Balance Non FAR Area	Sum of FAR Area	Balance FAR Area	Total Proposed FAR
44238.07	39926.68	2071.30	392.06	1679.24	471.52	1207.72	39926.68

Color Notes

COLOR INDEX
PLOT 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)

A.	AREA STATEMENT	VERSION NO.: 1.0.94
		VERSION DATE: 05/04/2024
	PROJECT DETAIL	
	Authority: Kanpur Development Authority	Plot Use: Residential
	AuthorityClass: Category A	Plot SubUse: Group Housing
	AuthorityGrade: Development Authority (DA)	Development Plan: Master Plan
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Group Development	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Undeveloped Area	
	SubDevelopment Area: Village Area	
	Special Project: NA	
	Site Address: District:Kanpur, Tehsil:Kanpur, Village:NA	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	18756.86
	As per site condition	16866.00
	Area of Plot Considered	16570.43
2.	Deduction for	
	(a)Proposed roads	295.57
	Road Widening Area	295.57
	(b)Any reservations	0.00
	Total(a + b)	295.57
3.	Net Area of plot (1 - 2) AREA OF PLOT	16570.43
	Plot Area For Coverage	16570.43
	Plot Area For FAR	16570.43
	Perm. FAR Area (2.50)	41426.07
	Incentive FAR against EWS and LIG	2812.00
	Total Perm. FAR area (2.67)	44238.07
4.	Total Built up area permissible at:	
	Permissible Coverage area (40.00 %)	6628.17
	Proposed Coverage Area (28.03 %)	4644.37
	Total Prop. Coverage Area (28.03 %)	4644.37
	Balance coverage area (11.97 %)	1983.80

-	Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Basement Floor	8651.77	0.00	0.00	0.00
Still Floor	4929.95	0.00	114.54	0.00
Ground Floor	511.63	0.00	396.45	0.00
First Floor	4841.27	0.00	4131.52	0.00
Second Floor	4994.82	0.00	4131.56	0.00
Third Floor	4579.19	0.00	3739.05	0.00
Fourth Floor	4579.19	0.00	3739.05	0.00
Fifth Floor	4578.69	0.00	3738.55	0.00
Sixth Floor	4579.19	0.00	3739.05	0.00
Seventh Floor	4579.19	0.00	3739.05	0.00
Eighth Floor	4579.19	0.00	3739.05	0.00
Ninth Floor	4579.19	0.00	3739.05	0.00
Tenth Floor	3517.98	0.00	2872.49	0.00
Eleventh Floor	2457.52	0.00	2006.68	0.00
Twelfth Floor	2457.52	0.00	2006.68	0.00
Terrace Floor	387.11	0.00	0.00	0.00
Total Area:	64803.40	0.00	41832.77	0.00

Total FAR Area:		41832.77
Accessory/Ute Area Added in BuiltUp Area:		307.85
Total BuiltUp Area:		65111.25
Proposed FAR consumed:		2.36
C. Tenement Statement		
4. Tenement Proposed At:		
G.F.	1.00	
All Floors	370.00	
5. Total Tenements (3 + 4)	371	
E. Parking Statement		
1. Parking Space Required as per Regulations:		5940.00
2. Proposed Parking Space:		18764.72

Total Plot Area: -	16570.43	
Total Coverage Area: -	4644.37	
Total FAR Area: -	41832.77	
Total BUA Area: -	64803.40	

OWNER'S NAME AND SIGNATURE

J P REALTOR PRIVATE LIMITED THRU DIRECTOR MR SHIKHAR AGARWAL, jpsiainfra@gmail.com, 9070707073

ARCH/ENG'S NAME AND SIGNATURE

RE ENGINEER

ARUN KUMAR

CA/94/17629

Signature Not Verified
Digitally signed by ARUN KUMAR
Date: 5 Feb 2025 12:40:23 IST
Designation: Owner

Kanpur Development Authority

Signature Not Verified
Digitally signed by Kanpur Development Authority
Date: 13 Nov 2024 17:47:47 IST
Designation: Town Planner

Building Plan Application Number
KDA/BP/23-24/0534

Sanctioned On
06 Nov 2024

Valid Till
16 Feb 2030

Approved By
Madan Singh Garbyal (Vice Chairman)

Examined By
Ram Ashish Sharma (Junior engineer)
Mayank Yadav (Assistant Engineer)
MANOJ KUMAR (Town Planner/Executive Engineer)
MANOJ KUMAR (Chief Town Planner)
ABHAY KUMAR PANDEY (Secretory/Additional Secretory)
Madan Singh Garbyal (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.

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