



## PROJECT OVERVIEW

- The name of the project is **Paloma Grandeur**.
  - It is a **group housing residential development**.
  - The project is **approved by the Kanpur Development Authority (KDA)**.
  - The project location is **7/98 and 7/99, Khalasi Line, Tilak Nagar, Kanpur – 208002, Uttar Pradesh**.
  - The project is being developed by **Paloma Realty LLP**, a **Limited Liability Partnership (LLP)** company.
  - Paloma Realty LLP was **incorporated on October 21, 2020**, and is **registered with the Registrar of Companies, Kanpur**.
  - The total **financial contribution obligation of the LLP** is **₹10,000,000**.
  - The official regulatory website for RERA registration is [www.up-rera.in](http://www.up-rera.in).
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## MANAGEMENT TEAM

- **Mr. Mahesh Chandra Jain** is the **Chairman and Managing Director** of Paloma Realty LLP. He holds a **postgraduate qualification** and is **associated with 13 other companies**.
  - **Mr. Prashant Jain** is the **Project Director**.
  - **Mr. Kushagra Jain** is the **Project Coordinator**.
  - **Mr. Abhishek Aggarwal** is also the **Project Director**
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## CONSULTANTS AND ADVISORS

- The **architectural design** is handled by **Architect Hafeez Contractor**, based in **Mumbai**.
  - The **structural engineering consultant** is **NNC**, based in **New Delhi**.
  - The **mechanical, electrical, and plumbing (MEP) consultant** is **Chhetiar Consulting Engineers (CCE)**, based in **Mumbai**.
  - The **landscape design** is provided by **Newarch**, also based in **Mumbai**.
  - **3D visualization and modeling services** are provided by two firms:
    - **DHW World**, located in **Mumbai**
    - **Sparrow**, located in **New Delhi**
  - The **Vaastu consultant** is **Bhupen Kumar Vakil**, from **Mumbai**.
  - The **RERA filing and compliance consultant** is **RNGC**, based in **Lucknow**.
  - The **IGBC (Indian Green Building Council) certification consultant** is **Enviro Design Concept**, based in **Gurugram**.
  - The **environmental clearance consultant** is **GRC India**, based in **New Delhi**.
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## **FLOOR AREA DETAILS – PALOMA THE GRANDEUR**

- **Wing A** has:
  - A **carpet area** of **3,350.70 square feet**.
  - A **built-up area (BUA)** of **5,092.30 square feet**.
  - A **super built-up area (super area)** of **6,624.00 square feet**.
- **Wing B** has:
  - A **carpet area** of **2,827.66 square feet**.
  - A **built-up area (BUA)** of **4,213.86 square feet**.

- A **super built-up area (super area)** of **5,490.00 square feet**.
- **Wing C** has:
  - A **carpet area** of **2,891.10 square feet**.
  - A **built-up area (BUA)** of **4,576.56 square feet**.
  - A **super built-up area (super area)** of **5,940.00 square feet**.

**Note:** One square meter equals **10.7639 square feet**. All floor areas are subject to change based on final construction.

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## **BUILDING HEIGHT DETAILS**

- The project has **three basements**, each with a vertical height of **5.0 meters**.
  - The **ground floor** has a height of **10.0 meters**.
  - The **club floor** has a height of **6.0 meters**.
  - The **service floor** is 2.0 meters in height.
  - The project consists of **31 typical residential floors**, each having a height of **3.6 meters**.
  - The **terrace level** has a height of **4.0 meters**.
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## **KDA APPROVAL DETAILS**

- The **KDA (Kanpur Development Authority)** file number is **KDA/BP/22-23/0182**.
- The **KDA building permit number** is **Group Housing/05672/KDA/BP/22-23/0182/19022024**.
- The **KDA permit issue date** is **08-May-2024**.

- The permit is **valid up to 07-May-2029**.
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## **RERA REGISTRATION DETAILS**

- The **RERA (Uttar Pradesh Real Estate Regulatory Authority)** registration number is **UPRERAPRJ646361/07/2023**.
  - The **permit date under RERA** is **29-Jul-2024**.
  - The **declared completion date** of the project is **07-May-2029**.
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## **NOC (NO OBJECTION CERTIFICATE) STATUS**

- **KDA (Kanpur Development Authority):** NOC obtained
- **RERA:** NOC obtained
- **Environment:** NOC obtained
- **Fire Department:** NOC obtained
- **IGBC (Green Building Council):** NOC obtained
- **Jal Kal (Water Department):** NOC obtained
- **KESCO (Electricity Department):** NOC obtained
- **AAI (Airports Authority of India):** NOC obtained
- **ASI (Archaeological Survey of India):** NOC obtained
- **Forest Department:** NOC obtained
- **Traffic Department:** NOC obtained
- **UP Metro Rail Corporation:** NOC obtained

- **Tree Cutting Permission:** NOC obtained
  - **Structural Vetting:** Completed and approved
  - **Pollution Control Board Clearance:** In process
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## ↔ **SETBACK DIMENSIONS**

- The **front setback** from the plot boundary is **20 meters**.
  - The **back setback** is **36 meters**.
  - The **left-side setback** is **25 meters**.
  - The **right-side setback** is **33 meters**.
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## **VAASTU-COMPLIANT DESIGN LAYOUT**

- **Northeast** zone is designated as the **Pooja (prayer) room**, which supports spiritual energy and calmness.
- **North-Northeast** terrace is designed for **meditation, relaxation, and recreation**, benefiting from the water element.
- **North-facing** living room is ideal for family gatherings and a cool environment.
- **Northeast bedroom** is best for children or retired parents due to its alignment with peace and harmony.
- **Southeast** zone is the proper location for the **kitchen**, in line with the fire element to promote health.
- **Southeast servant quarters** help maintain staff energy and efficiency.
- **South-facing** bedroom is appropriate for the second authority figure in the family, such as a sibling.

- **Southwest** bedroom, linked with earth energy, is best for the head of the family for stability and leadership.
  - The **central area** of the house is designed to be **open and load-free**, ensuring balance and circulation.
  - **Northwest** bedroom is best suited for guests, daughters, or newly married couples, as it supports airflow and dynamic energy.
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## LANDSCAPE & TERRACE FEATURES

- Leisure Deck
  - Step Seating
  - Swing Cove
  - Interactive Gathering Space
  - Lounger Deck
  - Open-Air Theater
  - Pebble Walkway
  - Pause Deck
  - Private Jacuzzi
  - Star Gazing Deck
  - Planter Island
  - Buffer Plantation
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## SPECIFICATIONS

- **Lift Lobby** includes tile/granite/marble flooring, wall paneling with emulsion or marble/granite, and gypsum false ceilings with acrylic paint.
  - **Common and Fire Staircases** use granite/marble flooring and emulsion-painted walls and ceilings. Common stairs have **MS railings**, and fire stairs have **glass railings**.
  - The building includes **6 passenger lifts** and **3 service lifts**.
  - **Window frames** are made from **powder-coated aluminum or UPVC** with **clear glass**.
  - **External wall finishes** use **exterior-grade paints** from branded manufacturers.
  - All **electrical components** in common areas are ISI-marked, including switches, sockets, circuit breakers, copper wiring, and conduits.
  - **Plumbing uses** ISI-marked CPVC pipes with standard valves and accessories.
  - **Sanitary ware is not provided by the promoter.**
  - **Security infrastructure** includes CCTV, electronic surveillance systems, and internal intercom communication.
  - Provisions for **Electric Vehicle (EV) charging stations** and **air conditioning systems (HVAC)** are included.
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## **AMENITIES**

### **Indoor Facilities:**

- Multipurpose Hall
- Business Center
- Indoor Games Room
- Children's Creche
- Fully Equipped Gymnasium
- 24x7 Operational Kitchen

- Billiards and Snooker Room
- Cards Room
- Squash Court
- Swimming Pool with Changing Rooms
- Temperature-Controlled All-Weather Pool

**Outdoor Facilities:**

- Dedicated Jogging Track
- Kids' Play Area
- On-site Temple
- Shallow Decorative Water Body
- Pet-Friendly Park Area
- Gathering and Festive Plaza
- Step Seating Plaza
- Amphitheater-Style Sitting
- Multi-Play Sports Court
- Yoga and Aerobics Zone