



# *NATIONAL CONCLAVE ON URBAN PLANNING AND MANAGEMENT*

**Shri Arvind Singh, IAS**  
*Vice Chairman*



**KDA**  
Kanpur Development Authority

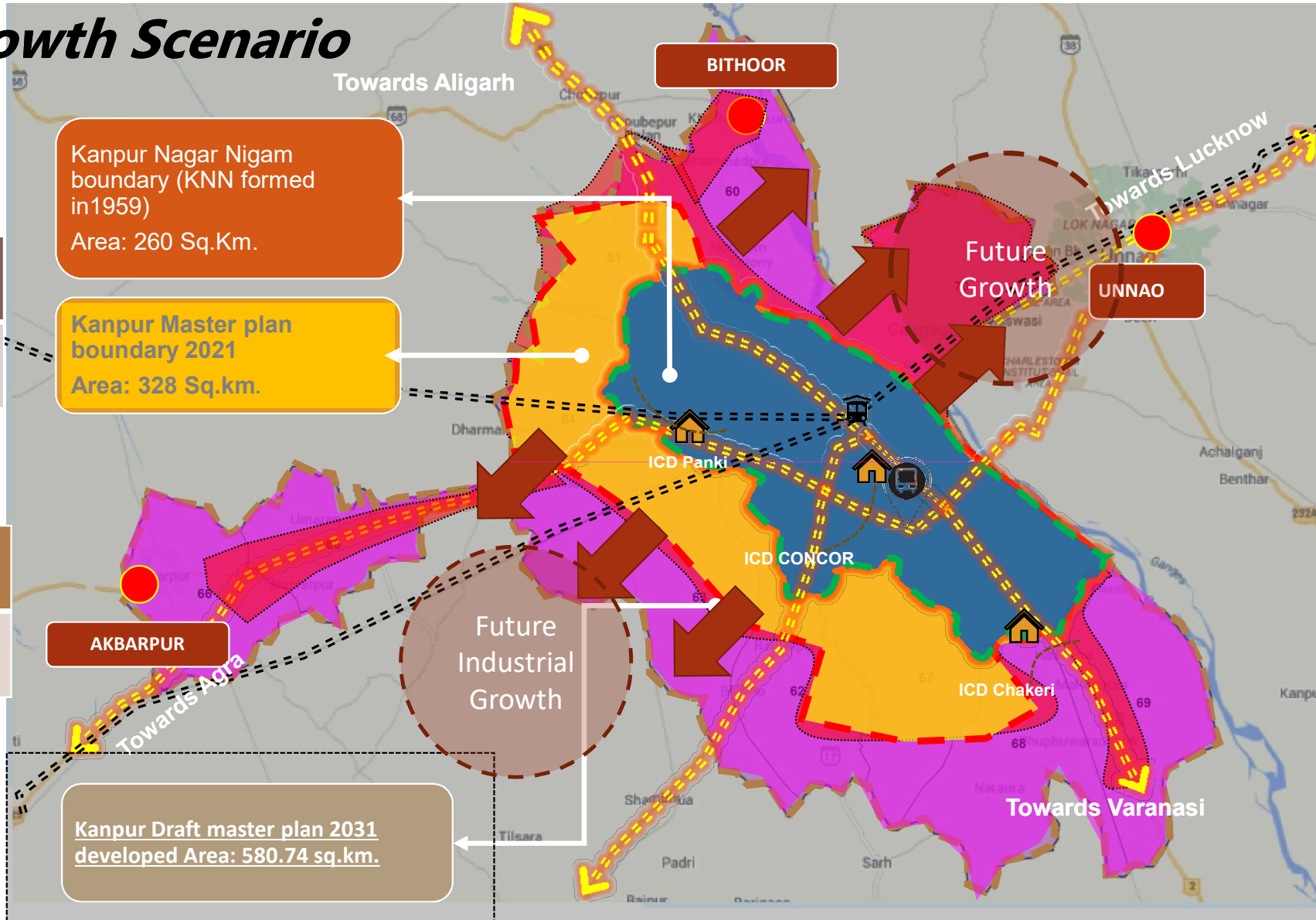
# Kanpur Growth Scenario

## Kanpur Master Plan 2021

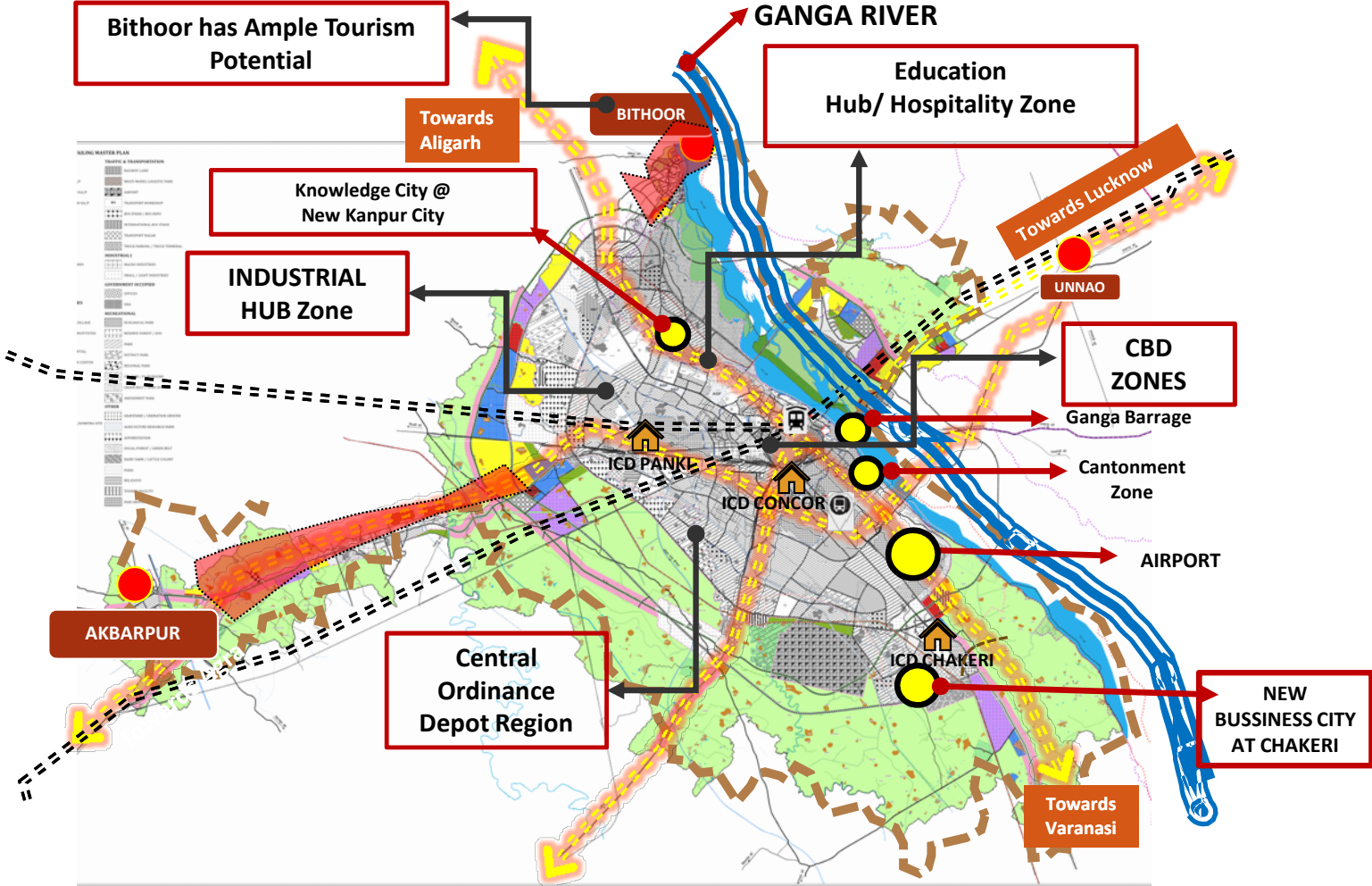
Master Plan Area	328 Sq Km.
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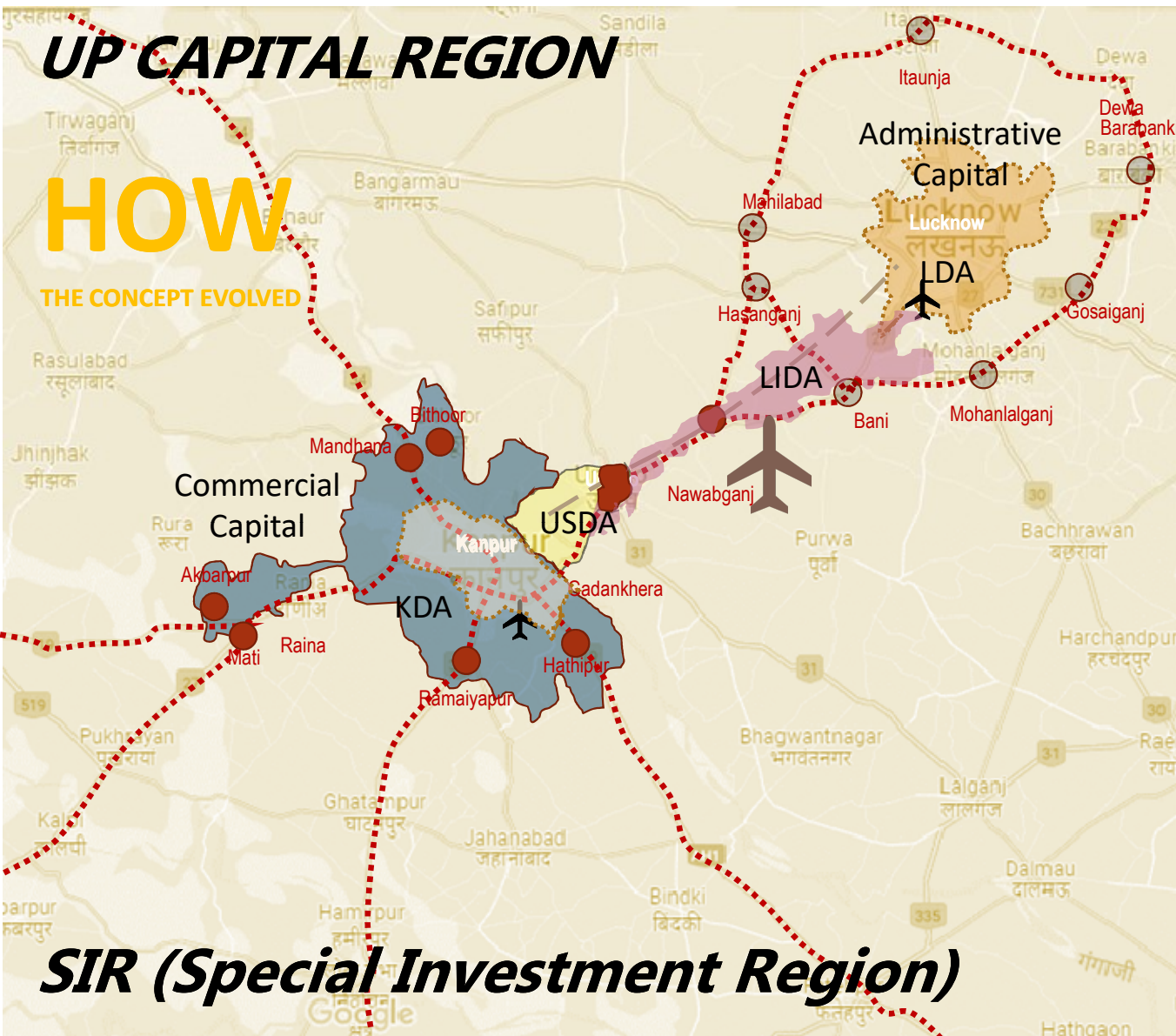
## Kanpur Master Plan 2031

Master Plan Area	580.78 Sq Km.
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# Kanpur Development Zones





## Stats

#	Name	Urban Area— 2011 in Sq.Km	Development Area in Sq.Km
1	Kanpur	260	1041
2	Unnao	~32	60
3	Lucknow	244	1051

## Development Position

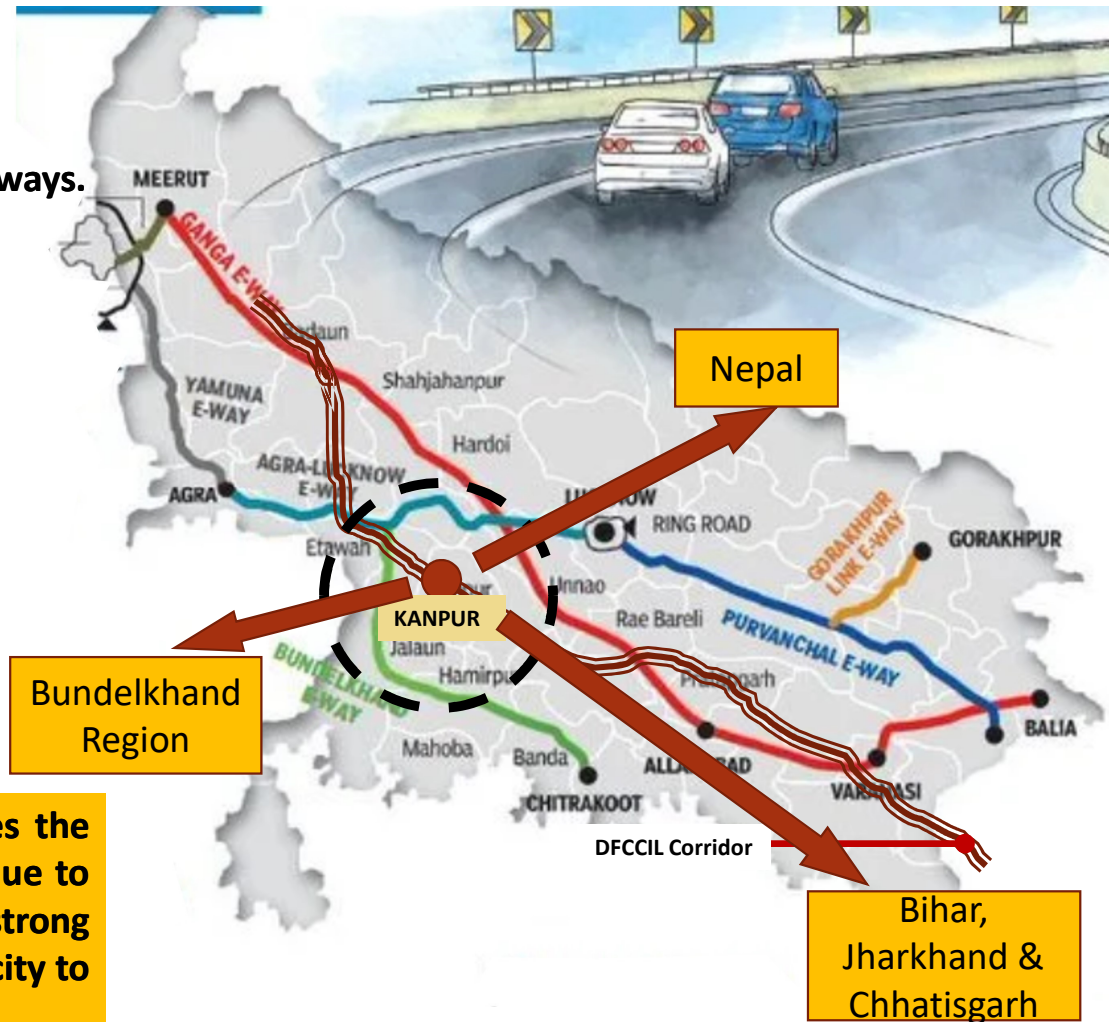
Name	No. of Industries	Major Industries	Major Initiatives
Kanpur	17444	Leather, Plastics, Garments, Engineering Goods	Metro + Smart City
Unnao	2538	Leather, Auto	
LIDA		Auto, Hi-Tech,	TOD
Lucknow	8835	Steel, Chikankari, Plastic & Service	Metro + Smart City

Source: City Development Plan Kanpur

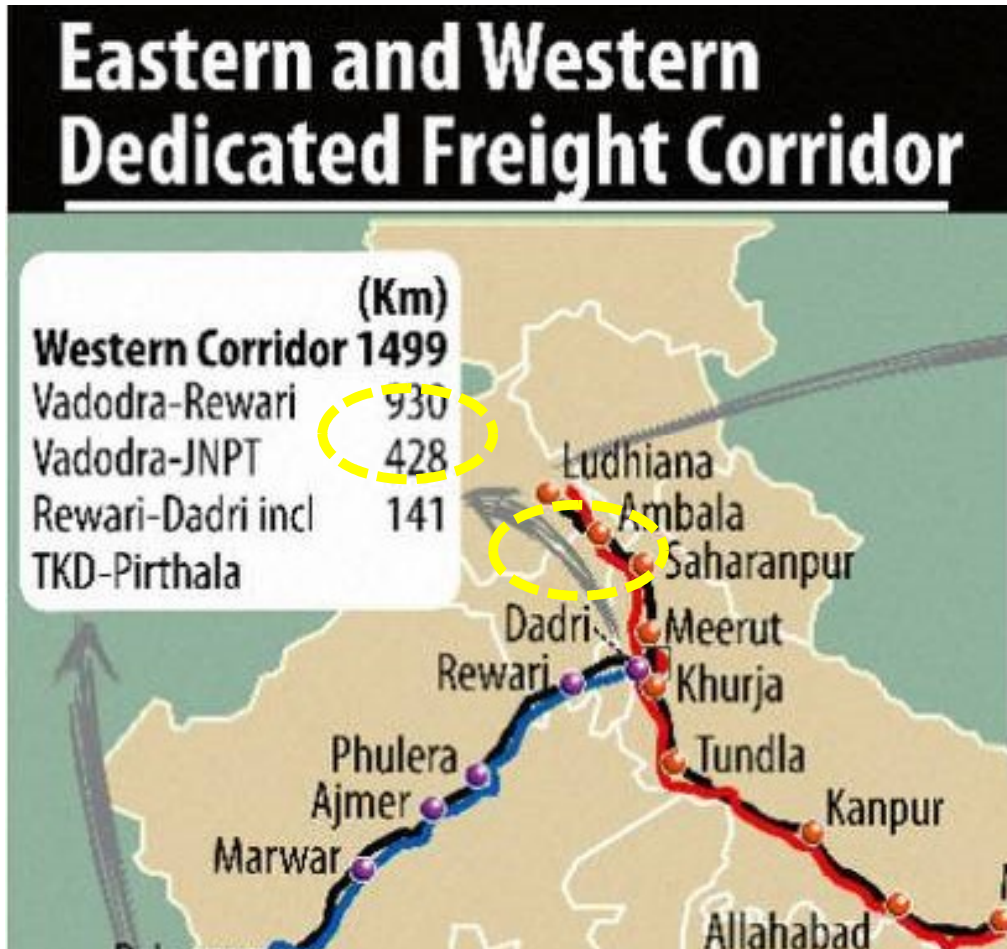
# Warehouse & Logistics Hub

- Kanpur is important node of many important Expressways.
  - Purvanchal Expressway
  - Ganga Expressway
  - Bundelkhand Expressway
  - Eastern Dedicated Freight Corridor
- Kanpur lies close to Purvanchal and Bundelkhand Expressway, which connects Kanpur to Eastern UP, Bihar, Jharkhand & Chhattisgarh.

• DFCCIL and 3 DRY PORTS Located in Kanpur enables the city to become an important Warehouse Hub and due to its optimum location around Expressways and strong Industrial base places Kanpur as the most important city to cater to entire Eastern UP.



## *Locational Advantage*



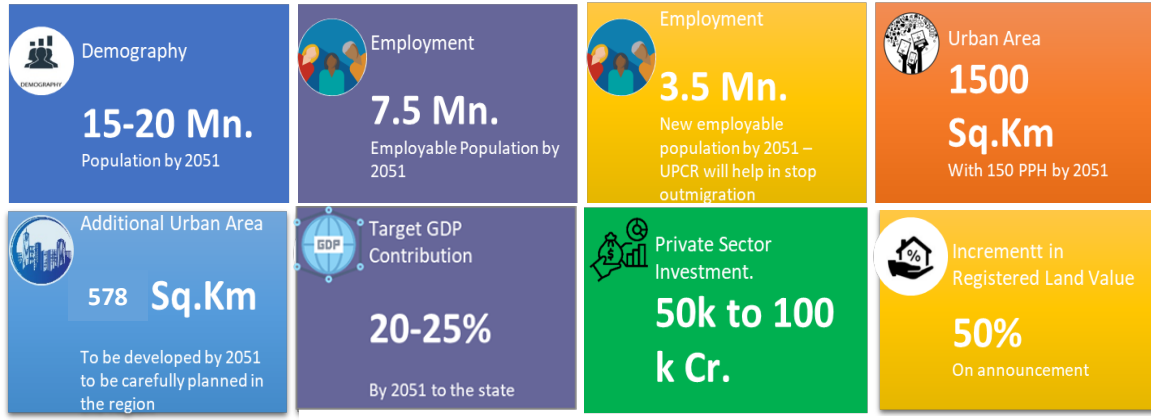
### Connectivity

- Located Centrally on Eastern Dedicated Freight Corridor.
- Connected to JNPT Port Via Dadri through Western Dedicated Freight Corridor.

### Proximity

- Purvanchal Expressway
- Agra Expressway
- Bundelkhand Expressway
- Ganga Expressway

# UPCR & SIR (Special Investment Region)

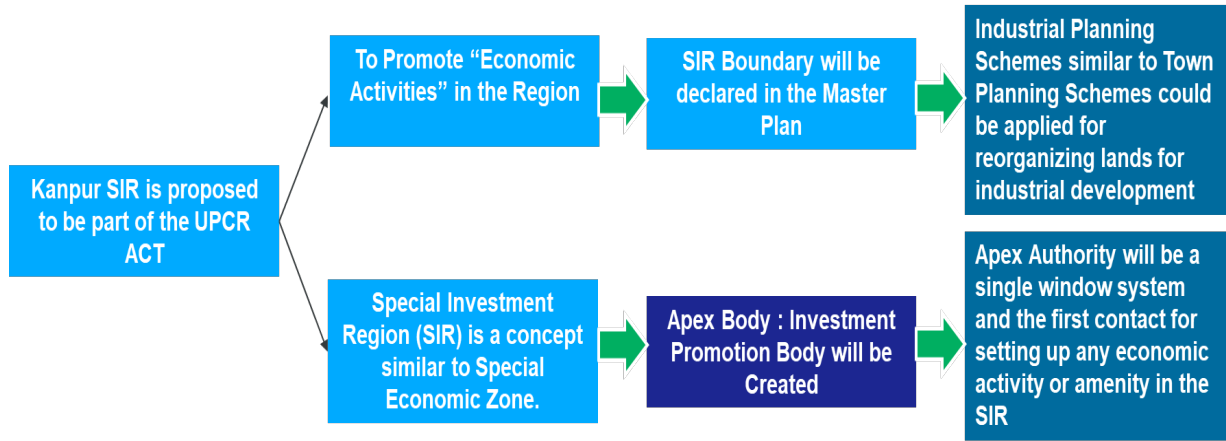


## Advantages to State

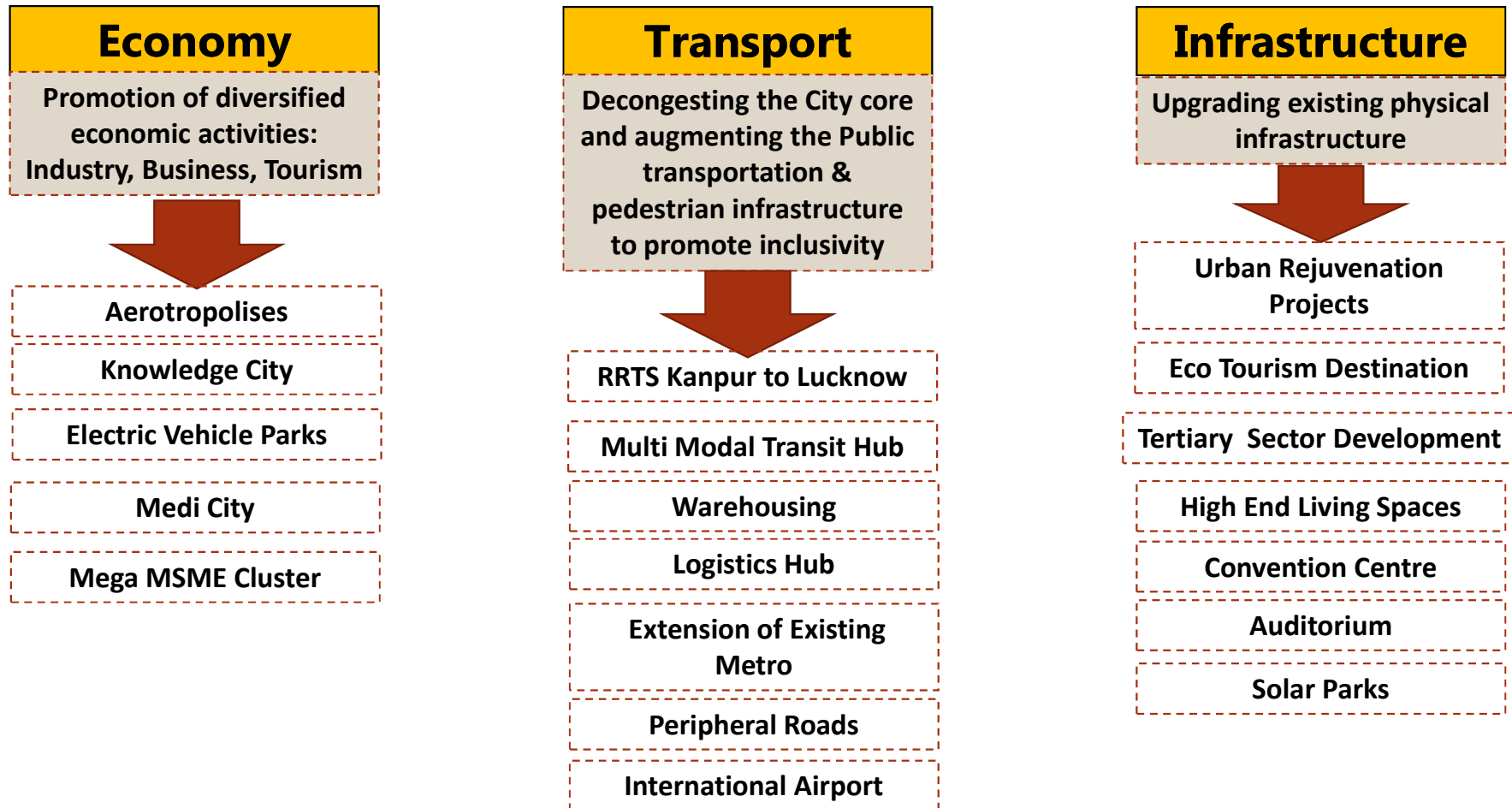
- Cities will balance one another on the development front.
- Diversified manufacturing & service industry with structured & cluster development strategies
- Fast track development by investing in regional infrastructure
- Can be a truly countermagnet to NCR
- Possibility for Large Scale Private Sector Investments
- Increase in land values to the benefit of people and Govt.
- Higher Contribution to GDP from the region
- Connecting Expressways to be effectively used for transportation of Goods.

## Advantages to Kanpur

- Kanpur could be First Special Investment Region in the U.P only after Dholera in Gujarat
- High inflow of tourists.
- Leveraging advantage of proposed international airport at Unnao to connect internationally
- Will be in the global map as an investment destination
- Best utilization of land resources
- Better Management production chain.
- Boost in the local economy
- Best Utilization of Rail Network



# ***Vision Kanpur : Development Projects Identified***



Source; City Development Plan Kanpur



# ***Investment Opportunities in which KDA is Instrumental***

## **Private Investment Promoted by Kanpur Development Authority**

<b>S.No</b>	<b>Scheme/ Project Name</b>	<b>Investment Player</b>	<b>Investment (Rupee)</b>
1	Five Star Hotel By Eternity tie up with Taj on Bithoor Mandhana Road	Private	500 CR In Two Years
2	Five Star Hotel Under Negotiation	Private	400 CR
3	3 Star Hotel; Map Sanctioned by KDA	Private	250 CR
4	3 Start Hotel nearing completion on Bithoor Road	Private	150 CR
5	Super Specialty Hospital Bithoor Road	Private	200 CR
		<b>Total</b>	<b>2300 CR</b>

## **Investment by Kanpur Development Authority Towards Own Projects**

<b>S.No</b>	<b>Scheme/ Project Name</b>	<b>Investment Player</b>	<b>Investment (Rupee)</b>
1	Disposal of 1101 residential and commercial plots of land	KDA	700 CR
2	Developing Infrastructure under PMAY	KDA	100 CR
		<b>Total</b>	<b>800 CR</b>



## Investment Promotion by Kanpur Development Authority

आज़ादी के अमृत महोत्सव एवं त्यौहारों के शुभ अवसर पर

75 आज़ादी का अमृत महोत्सव

कानपुर विकास प्राधिकरण द्वारा

1101 आवासीय एवम् व्यवसायिक भूखण्डों (प्लॉट्स) की अमृत वर्षा

जल्द ही आवासीय एवम् व्यवसायिक

1101 भूखण्डों (प्लॉट्स)

- पूर्ण वि
- रजिस्
- पंजीक



Proposed investment Approx. 700 CR.



Kanpur Development Authority is Offering vacant Plots in developed Residential Schemes in such a large numbers after many decades through E Auction/ Lottery.



Out of 1101 plots up for sale, 458 are for residential, 272 are commercial and 371 plots are for EWS category.



Public has shown lots of interest in this scheme since its inception.



New Group Housing, Commercial and Industrial sites to be Launched During Deepawali in Amrit Enclave.

# *Investment Promotion by Kanpur Development Authority*

- 
- Land use in Chakeri area is prescribed as Industrial in master plan 2031 to facilitate the Logistics Hubs proposed By DFCCIL and NHAI.
  - Kanpur Mega Food Park, Developing Kanpur as a multi economic hub through mega food park that will integrate farmers and Retail market at a single place.
  - Kanpur Pharma City , Developing Kanpur as a hub for Medical equipment manufacturing.
  - New Business Township is Proposed by KDA to Aid Growing Businesses in Kanpur.
  - Re Development of Slums.
  - Re development of Bithoor Dham as inspired by Akshar Dham Located at Delhi/Gandhinagar.
  - Multi Modal Interchange Hub at Mandhana, Magarwara and Sarsaul.
  - Proposed Outer Ring Road of 124 Km Passing through Industrial Belt and connected to upcoming Kanpur Lucknow Expressway and DFCCIL.
  - Convention Centre & Exhibition Ground.





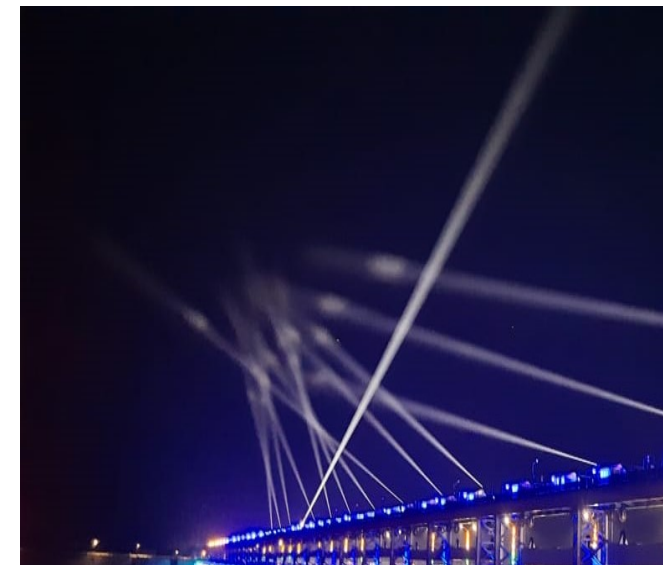
**KDA'S FLAGSHIP PROJECTS  
(RECENTLY LAUNCHED)**



## Flagship Projects

### *Ganga Barrage Theme Lighting*

- Theme Lighting done at Ganga Barrage, i.e. Gateway to Kanpur.
- Over 1024 Lights and Luminaires used for Dynamic Projections.
- 2 Led Screen's Projecting Information for perusal of Public.
- Launched on 15 August, 2022 to commemorate 'Azadi Ka Amrit Mahotsav' .





# Flagship Projects

## *Signature Greens*

Area – 11 Acres

- **Collaboration Between UPSRTC and KDA for Development on Over 17 Acres of Land for residential, commercial and Bus Terminal – Prime Example of development via Land Pooling .**
- **3 BHK – 576 Units**
- **2 BHK – 552 Units**
- **Club House**
- **Children Park**
- **Sports Activity**
- **Open Gym**
- **Stilt and Underground Parking**





# Flagship Projects

## *Rainwater Harvesting Theme Park*

Area – 1.0 Acres

- Theme Park has been conceptualized to showcase the all traditional and modern techniques of rainwater harvesting and ground water recharge through live models at one place.
- It uses robots, virtual reality, cartoon films and quiz programs to educate the children and others.
- As of now only Bangalore and Hyderabad have RWH Theme Park in the country.

### AN ARTIST'S VIEW- AMF



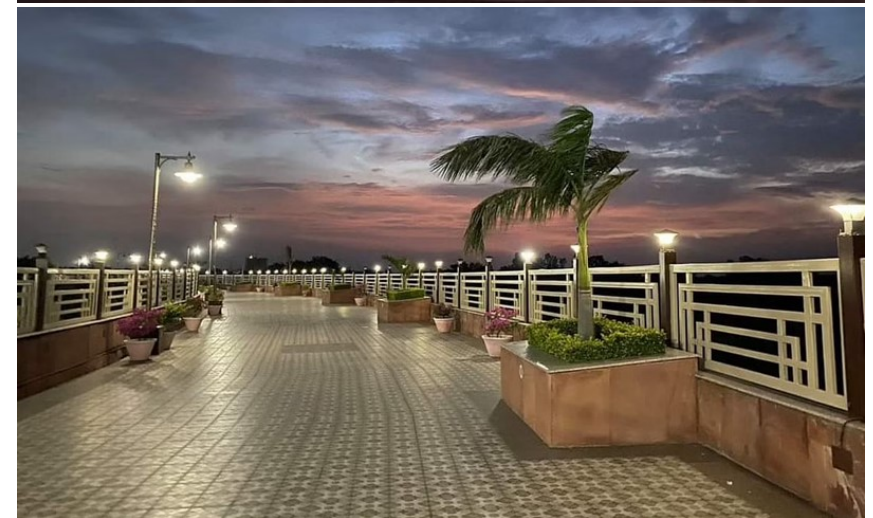
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## Flagship Projects

### *Kanpur Boat Club*

Length – 535 Mtrs

- Developed on the Holy Banks of River Ganges to create awareness about significance of Ganges.
- Promotion of water sports and recreational activities
- Attracting Investment
- Provision of wooden cottages and Wooden Pargolas to enhance the experience
- Provision of 47 boats including Kayaks, Canoes, Rescue Boats, Dragon Boats etc.
- Trial Run completed in July 2022.





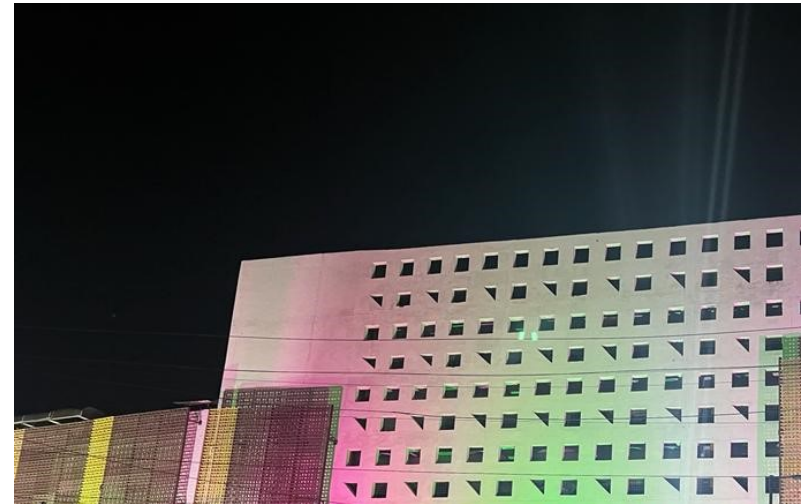


# Flagship Projects

*Under Ground Parking at Phool Bagh*



*Muti level Parking at Parade*





# *Flagship Projects*

*Ganesh Udyan at Phool Bagh*



*New Bus Terminal at Signature Greens, Vikas Nagar*



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# Flagship Projects

## *Hotel & Commercial Plaza*

Area – 13000 Sq Mtr



### COMMERCIAL PLAZA

- Commercial Shops on first three Floors.
- Office Space on 4,5 & 6<sup>th</sup> floor.
- Restaurant/ Food Court on 7<sup>th</sup> Floor.
- Theater/Auditorium on 8<sup>th</sup> Floor.

### HOTEL

- 7 Floor Hotel rooms and Suites.
- Banquet Hall on 8<sup>th</sup> and 9<sup>th</sup> Floor.

Launching Soon





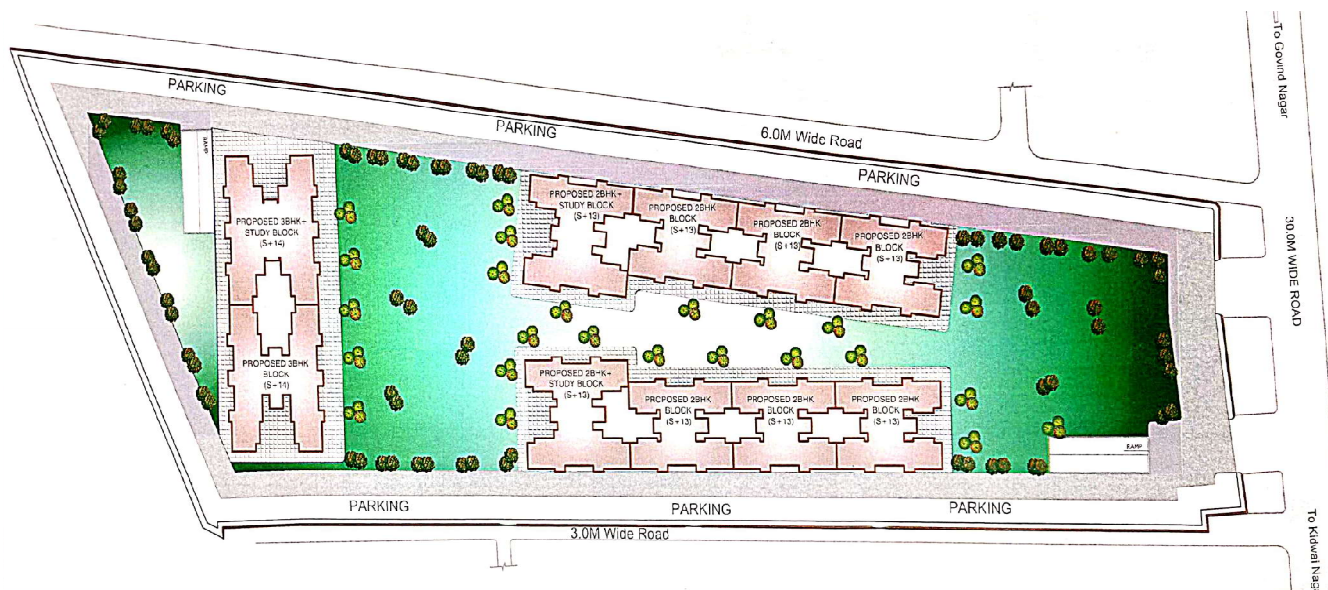
# Land Consolidation



# Kidawi Nagar Land Development

Land Cost – 450 CR

Land Area – 6.56 Hectare



- 2 BHK Flats
- 3 BHK Flats
- Parking
- Open Kids Play Area



## केडीए ने छुड़ाई साढ़े चार आ

किदवईनगर में लीज की शर्तों के उल्लंघन पर 65 साल ब

जागरण संवाददाता, कानपुर: लीज पर दी गई जमीनों के गलत इस्तेमाल पर कानपुर विकास प्राधिकरण (केडीए) की कार्रवाई जारी है। इस कड़ी में लीज डीड का उल्लंघन करने पर किदवईनगर ई-ब्लॉक में आयुर्वेदिक विद्यालय बनाने के लिए आवंटित अपनी साढ़े चार अरब की जमीन प्राधिकरण ने 65 वर्ष बाद वापस ले ली। 6.56 एकड़ इस जमीन के किनारे चहारदीवारी बनाकर बोर्ड भी लगा दिया गया। इससे पहले, केडीए ने स्वरूप नगर और शास्त्रीनगर में भी लीज डीड का उल्लंघन करने पर वापस ले ली गई थी।



किदवईनगर में जमीन को कब्जे में लेने के बाद केडीए ने चहारदीवारी बनवा दी

कानपुर विकास बोर्ड की ओर से नौ सितंबर वर्ष 1957 को किदवई नगर के ई-ब्लॉक में 6.56 एकड़ (लगभग 26,547 वर्गमीटर) भूखंड (संख्या-196) आयुर्वेदिक विद्यालय और खेल मैदान के लिए दिया गया था। जमीन की लीज डीड महेश भट्ट

## केडीए ने 10 माह में खाली कराई ए

जार्स, कानपुर: शहर में खाली हो रहे अपने लैंड (भूमि) बैंक को बढ़ाने के लिए केडीए ने नए सिरे से पुरानी योजनाओं और लीज डीड पर दी गई जमीनों का सर्वे

## पांच दिन में इन ज

• 21 मई 2022 को भूखंड संख्या 86, ब्लॉक-बी स्क्रीम-7 गुटिया जमीन कब्जा किया।

# Bingawan Land Development

8500 वर्गमीटर पर बने आठ पक्के घर भी ध्वस्त, बुलडोजर चला

## बिगवां में अवैध कॉट

कानपुर, प्रमुख संवाददाता। बिगवां के सागरपुरी में बुधवार को केडीए का जमकर बुलडोजर गरजा। 8500 वर्गमीटर में अवैध रूप से बनाई जा रही कॉलोनी देखते ही देखते ध्वस्त कर दी गई, इसमें आठ पक्के मकान भी शामिल थे। कुल 13 करोड़ की जमीन कब्जामुक्त करा ली गई। केडीए उपाध्यक्ष अरविंद सिंह के निर्देश पर प्रवर्तन, अभियंत्रण और तहसील की



## बिगवां में 13 करोड़ की जमीन

8500 वर्गमीटर जमीन अतिक्रमण मुक्त, जिला प्रशासन-केडीए के दस्ते प

माई सिटी रिपोर्ट

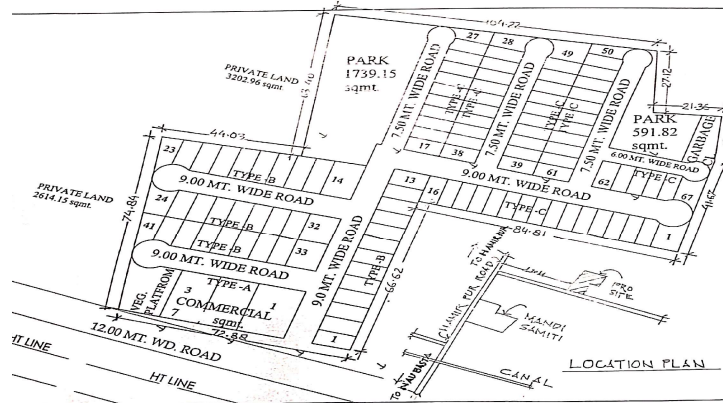
कानपुर। केडीए के दस्ते पर हमले के 48 घंटे बाद बुधवार को केडीए ने बिगवां में कानपुर-कानपुर-कानपुर, कानपुर, कानपुर, कानपुर के 13 करोड़ की जमीन अवैध कब्जे से मुक्त कराई गई। अवैध रूप से बने 111 मकानों में लोग रह रहे हैं, उन्हें भी कब्जे खाली करने के लिए निर्देश दे दिए हैं।



लेखपाल 1  
कानपुर। 5 मकानों में कुल 13 करोड़ की जमीन अवैध कब्जे से मुक्त कराई गई। अवैध रूप से बने 111 मकानों में लोग रह रहे हैं, उन्हें भी कब्जे खाली करने के लिए निर्देश दे दिए हैं।

Land Cost – 13 CR

Land Area – 2.10 Acre



1 / 1



- 111 Plot to be Developed
- 108 Residential and 3 Commercial Planned



# Proposed Projects



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*Proposed Projects*

*Amrit Enclave*

Area – 2.4 Hectare

- Located on NH 19.
- Working class Residential Accommodation
- Close to Workplace
- Special Facility for Bundelkhand Region Due to its Vicinity and location on Jhansi Road



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*Proposed Projects*

*Development of 45 Mtr  
Wide Road*

**To provide Direct Accessibility to**

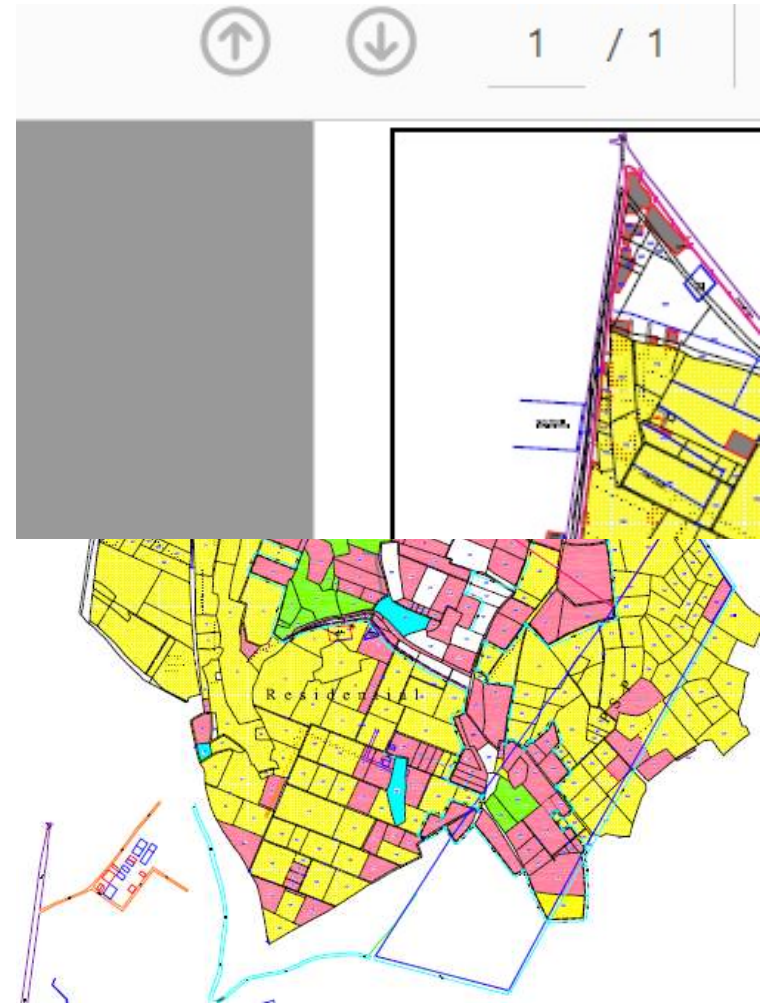
- **Amrit Enclave,**
- **Shatabdi Nagar,**
- **Mahavir Nagar and**
- **Adjoining Areas**



Proposed Projects

*New Kanpur City*

Area – 65 Hectare



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*Proposed Projects*

*New Kanpur City*

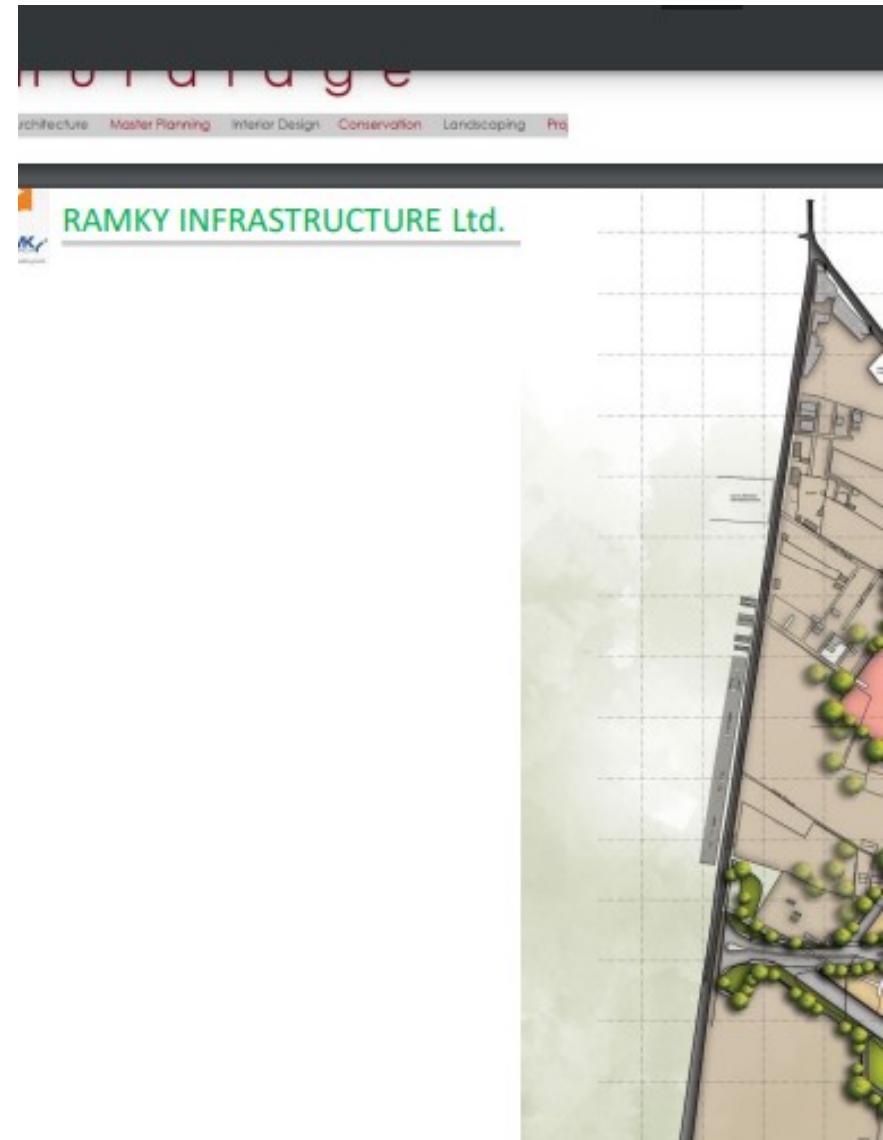
**Area – 65 Hectare**

**Proposals For Land Development**



**10 Hectare Land Earmarked for Institutional Development**

- Hotels
- Super Specialty Hospital – on Bithoor Marg
- Commercial
- Residential
- Mixed Use
- Green
- Water Bodies



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*Proposed Projects*

*New Business City at Chakeri*

**Total Area – 150 Hectare**

- **Aerotropolis City Planned in 300 Acres.**
- **Multi Model Logistics Hub, Proposed by NHA and DFCCIL will promote industrial development and Investment.**
- **Planned Expansion of Chakeri Airport under Process.**
- **Connected to various National Corridors.**



**Aerotropolis Layout 300 Acres**



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# Proposed Projects

## *Botanical Garden (Promoting Eco Tourism)*

Area – 45 Acres

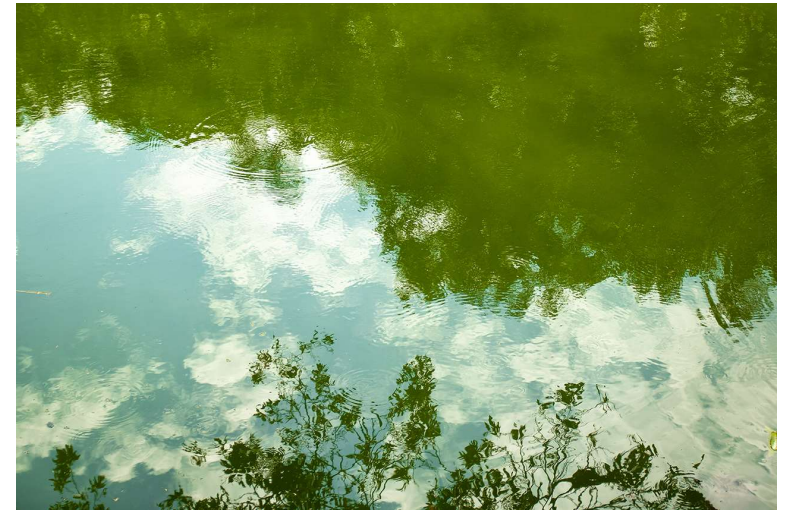
- Sustainable and innovative solution.
- Back Water Development.
- Creation of designer gardens on the lines of world's best botanical parks including DUBAI, SINGAPORE and FRANCE.
- Facilities for YOGA, Naturopathy.
- 3 Elliptical pathways, Promenade, Kids Playing Area, Outdoor Gymnasium, Lotus Parks etc.
- Water fountain.
- Modern Lighting After Sunset and Designer Outlets.



Proposed Projects

Rejuvenation of Urban Water Bodies

Area – 10 Acres



Area – 1.77 Acre



Ram Lala Talab

Area – 6.0 Acre



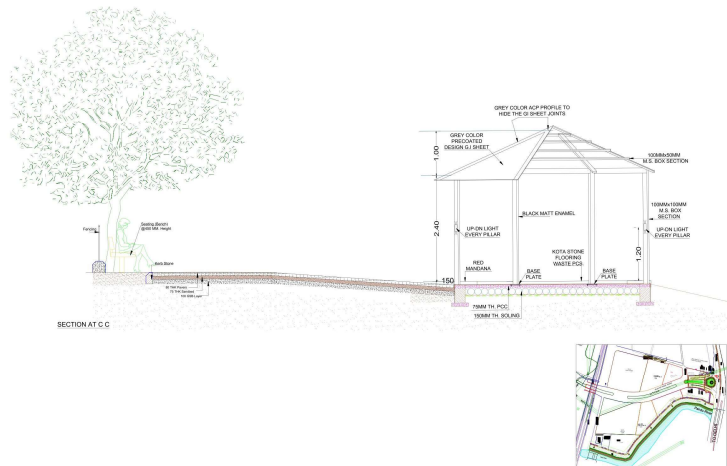
Mama Talab

- Rejuvenation of Water Bodies
- Children's Play Area
- Vending Zones
- Open Gym
- Gazebo
- Connecting Bridges

# Proposed Projects

## Beautification of Pandu River

- River Front Development at Pandu River.
- Recreational Activities.
- Landscaping
- Gazebos
- Contour Surfaces



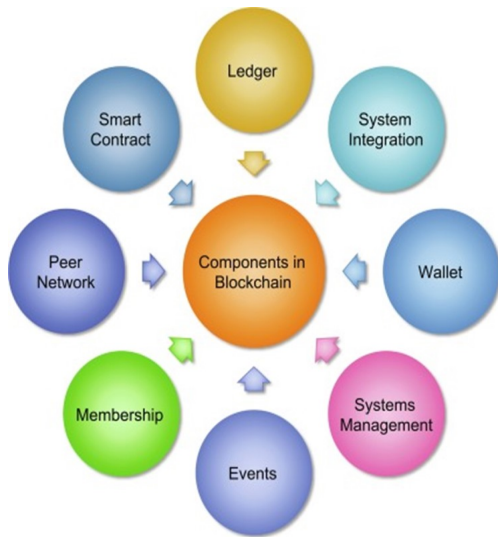


# Important Collaborations inspiring Confidence & Innovation

MOU has been Signed Between IIT Kanpur & KDA



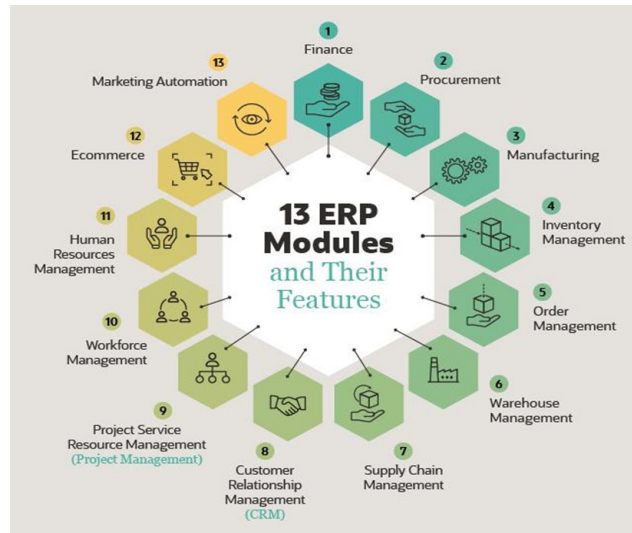
Implementation of TDR, using Block Chain Technology for Better Security



MOU Has been executed Between KDA & ICICI Bank



Implementation of Mini-ERP Solution for KDA



Selection of Consultant/ Transaction Advisor



For Sale and Valuation of Existing KDA Properties



**THANK YOU**