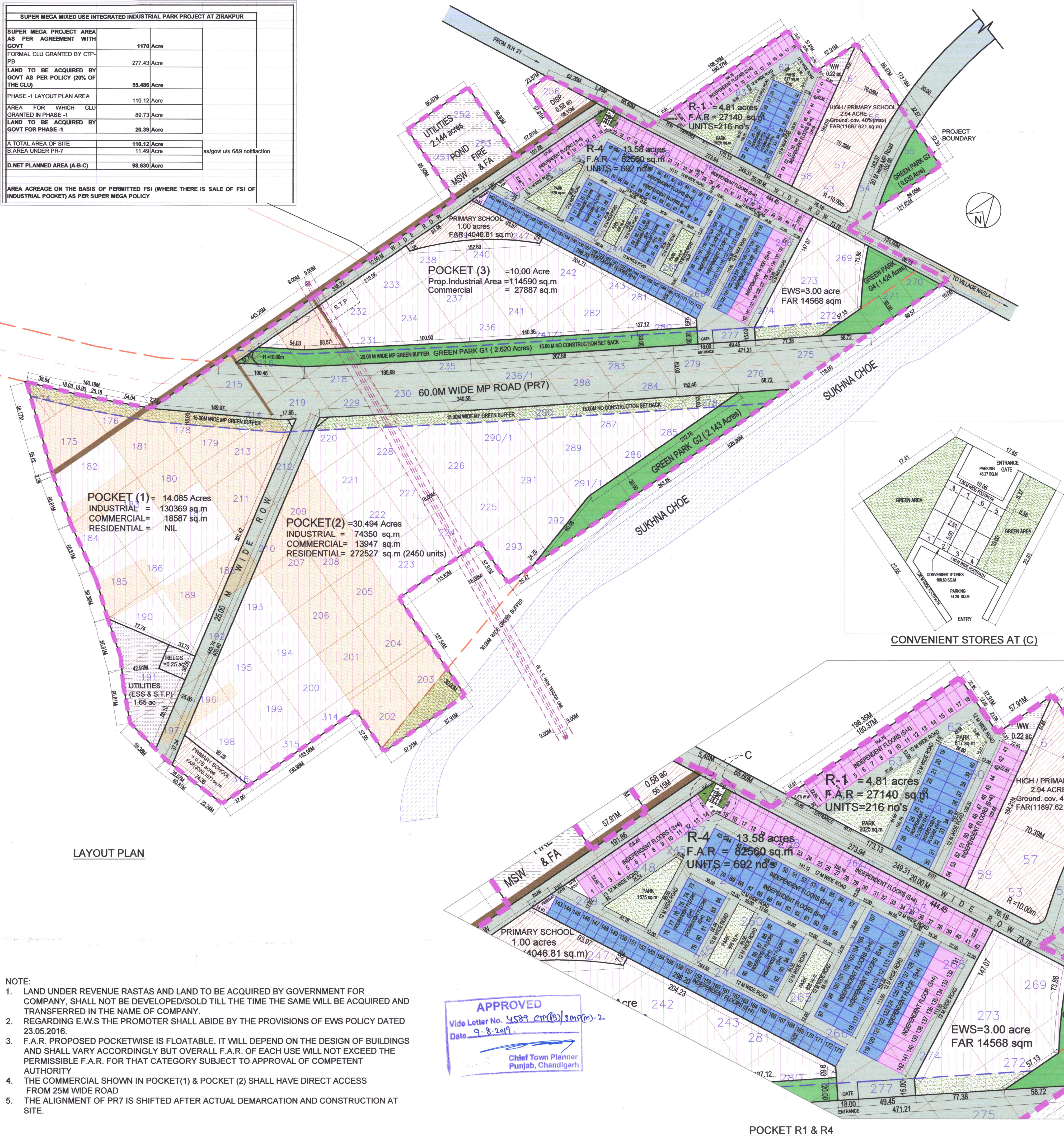


SUPER MEGA MIXED USE INTEGRATED INDUSTRIAL PARK PROJECT AT ZIRAKPUR		
SUPER MEGA PROJECT AREA AS PER AGREEMENT WITH GOVT	1170 Acre	
FORMAL CLU GRANTED BY CTP-PS	277.43 Acre	
LAND TO BE ACQUIRED BY GOVT AS PER POLICY (20% OF THE CLU)	55.486 Acre	
PHASE -1 LAYOUT PLAN AREA	110.12 Acre	
AREA FOR WHICH CLU GRANTED IN PHASE -1	89.72 Acre	
LAND TO BE ACQUIRED BY GOVT FOR PHASE-1	20.39 Acre	
A. TOTAL AREA OF SITE	110.12 Acre	as/govt u/s 68/3 notification
B. AREA UNDER PR-7	11.49 Acre	
D. NET PLANNED AREA (A-B-C)	98.63 Acre	

AREA ACREAGE ON THE BASIS OF PERMITTED FSI (WHERE THERE IS SALE OF FSI OF INDUSTRIAL POCKET) AS PER SUPER MEGA POLICY

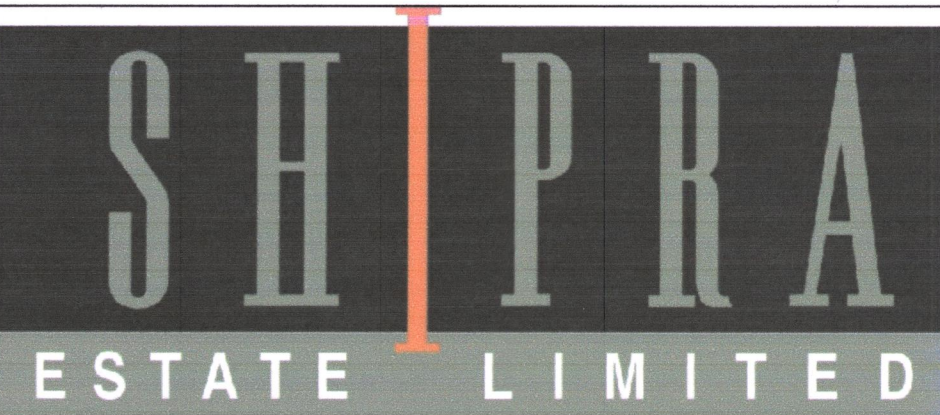


LAYOUT PLAN

NOTE:

- LAND UNDER REVENUE RASTAS AND LAND TO BE ACQUIRED BY GOVERNMENT FOR COMPANY, SHALL NOT BE DEVELOPED/SOLD TILL THE TIME THE SAME WILL BE ACQUIRED AND TRANSFERRED IN THE NAME OF COMPANY.
- REGARDING E.W.S THE PROMOTER SHALL ABIDE BY THE PROVISIONS OF EWS POLICY DATED 23.05.2016.
- F.A.R. PROPOSED POCKETWISE IS FLOATABLE. IT WILL DEPEND ON THE DESIGN OF BUILDINGS AND SHALL VARY ACCORDINGLY BUT OVERALL F.A.R. OF EACH USE WILL NOT EXCEED THE PERMISSIBLE F.A.R. FOR THAT CATEGORY SUBJECT TO APPROVAL OF COMPETENT AUTHORITY
- THE COMMERCIAL SHOWN IN POCKET(1) & POCKET (2) SHALL HAVE DIRECT ACCESS FROM 25M WIDE ROAD
- THE ALIGNMENT OF PR7 IS SHIFTED AFTER ACTUAL DEMARCATION AND CONSTRUCTION AT SITE.

APPROVED
Vide Letter No. 4589 CTP(PS)/SMP-2
Date 9-8-2019
Chief Town Planner
Punjab, Chandigarh



SHIPRA ESTATE LIMITED
CORPORATE OFFICE, SHIPRA MALL, PLOT NO.9,
VAIBHAV KHAND, INDIRAPURAM, GHAZIABAD
UTTAR PRADESH

For Shipra Estate Limited
Authorised Signatory

AUTHORIZED SIGNATORY
SHIPRA ESTATE LTD.



ARCHITECT

PHASE-1 LAYOUT PLAN

STATUS:

APPROVAL

DRAWING NO.:

SEL-ZDP1-04R5

DATE DRAWN:

20-11-2018

SCALE:

1 : 2500

DEALT BY:

Sunil Kumar

CHECKED BY:

Balwinder Kumar

PROJECT

SUPER MEGA MIXED USE INTEGRATED INDUSTRIAL PARK PROJECT AT ZIRAKPUR OF SHIPRA ESTATE LIMITED

Total Area of Phase-1		110.12 ACRES	as per notification u/s 6 List
Area under MP Road (PR7)		11.49 ACRES	
Net Planned Area		98.63 ACRES	

CALCULATION BASED ON SALE OF FSI		98.63 acres
(A)	399135.884 sqm	
FAR Permissible on Total Project Area (B)	2	
TOTAL AREA (AxB)	798272 sqm	

FAR CALCULATIONS	PERMISSIBLE AREA SQM	PERPOSED AREA SQM
INDUSTRIAL (MINIMUM)	40%	319309
COMMERCIAL (MAXIMUM)	15%	119741
RESIDENTIAL	45%	359222
RESIDENTIAL GH		
RESIDENTIAL PLOTTED/INDEPENDENT FLOORS		18.390
EWS		3.000
INSTITUTIONAL, UTILITIES & ROADS		14568
TOTAL	798272	798272

Balance area of commercial pocket is taken towards residential

RESIDENTIAL POCKETS	ACRES	SQMT	PERMISSIBLE GROUND COVERAGE	Prop coverage/FAR	Area
INDEPENDENT FLOOR (R1)	4.810	10438	2.60	27140	
INDEPENDENT FLOOR (R4)	13.58	31754	2.60	82560	
POCKET 1 RESIDENTIAL (GH)					
POCKET 2 RESIDENTIAL (GH)					
EWS	3.000			272527	
TOTAL				382227	

INDUSTRIAL POCKETS	ACRES	SQMT	PERMISSIBLE GROUND COVERAGE	Prop coverage/FAR	Area
POCKET 1 (LT)					130369
POCKET 2 (LT)					74350
POCKET 3 (LT)					114590
TOTAL					319309

COMMERCIAL	ACRES	SQMT	PERMISSIBLE GROUND COVERAGE	Prop coverage/FAR	Area
POCKET 1 (LT)					16587
POCKET 2 (LT)					13947
POCKET 3 (LT)					27887
TOTAL					60421

INSTITUTIONAL	as Per Population	acres
HIGH/PRIMARY SCHOOL		2.540
PRIMARY SCHOOL 2 NOS		1.750
Dispensary		0.650
Religious site		0.250
TOTAL		5.200

UTILITIES	acres
STP, S ST, WW, FIRST AID, MSW, POND ETC	3.794
TOTAL	3.794

F.A.R. PROPOSED POCKETWISE IS FLOATABLE. IT WILL DEPEND ON THE DESIGN OF BUILDINGS AND SHALL VARY ACCORDINGLY BUT OVERALL F.A.R. OF EACH USE WILL NOT EXCEED THE PERMISSIBLE F.A.R. FOR THAT CATEGORY SUBJECT TO APPROVAL OF COMPETENT AUTHORITY

AREA CALCULATION IN ACRES		ACRES
RESIDENTIAL R1		4.81
RESIDENTIAL R4		13.58
POCKET 1		14.085
POCKET 2		30.494
POCKET 3		10.00
EWS		3.00
INSTITUTIONAL		5.20
GREEN (G1,G2,G3,G4)		6.817
ROAD AND UTILITIES		10.324
TOTAL		98.630

INCLUDES AREA / FAR THAT IS NOT BEING USED AS COMMERCIAL

POPULATION	RESIDENTIAL	EWS @ 400PPA	COMMERCIAL 100 PPA	INSTITUTIONAL 100 PPA	INDUSTRIAL 100 PPA
RESIDENTIAL POPULATION BREAKUP FOR					
R1 INDEPENDENT FLOOR	972	DENSITY @ 4.5 PERSONS PER FLOOR			
R4 INDEPENDENT FLOOR	3114	DENSITY @ 4.5 PERSONS PER FLOOR			
POCKET 2 (GH)	11625	DENSITY @ 4.5 PERSONS PER UNIT			
TOTAL (RESID. + EWS)	16311	persons			

For POCKET (2), Density is calculated as 4.5 Person per unit. The number of units are as shown in the drawing

POPULATION FOR CALCULATION OF AMENITIES 16311 PERSONS

POPULATION FOR CALCULATION OF INFRASTRUCTURE 19396 PERSONS

GREEN PARKS	Area in (acre)
G1	2.620
G2	2.143
G3	0.650
G4	1.424
TOTAL	6.817
As per policy	6%

FAR BASED AREA CALCULATIONS		ACRES
NET PLANNED AREA		98.630
ZONE	FAR	AREA
INDUSTRIAL (LT)	3.813	22.488
COMMERCIAL	2	7.465
RESIDENTIAL GH	2.73	24.456
INDEPENDENT FLOOR (R1)		4.810
INDEPENDENT FLOOR (R4)		13.580
INSTITUTIONAL		5.200
ROAD AND UTILITIES		10.324
GREEN		6.817
EWS		3.000

KEY PLAN:



COLOUR INDEX

ACQUISITION AREA BY GOVT	
BOUNDARY OF PHASE-1	
MP ROAD (PR7)	
HT LINE	
GROUP HOUSING / INDUSTRIAL	
GREEN PARKS	
INSTITUTIONAL	
UTILITY	
REVENUE RASTA	
INDEPENDENT FLOORS (S+4) (TYPE A)	
INDEPENDENT FLOORS (S+4) (TYPE B)	

AREA STATEMENT FOR PLOTTED DEVELOPMENT IN POCKET R1

SITE	AREA (ACRES)	AREA (SQ.M)			
POCKET R1	4.81	19465			
PLOTS	PLOT SIZE	PLOT AREA SQ.M/PLOT	NO'S OF PLOTS	TOTAL AREA	PERCENTAGE
(TYPE A) CENTRE PLOT	(9.14 M X 22.85M)	208.85	28	5847.8	
(TYPE A) CORNER PLOT	(9.26M X 22.85 M)	211.59	3	634.77	
(TYPE A) CORNER PLOT	(9.26 X 22.85) + (1/2 X 1.36 X 22.85)	227.13	1	227.13	
(TYPE B) CENTRE PLOT	(9.14 M X 18.30M)	167.26	18	3010.68	
(TYPE B) CORNER PLOT	(9.26 M X 18.30M)	169.46	2	338.92	
(TYPE B) CORNER PLOT	(9.26 M X 18.30M) + (1/2 X 1.10 X 18.30)	179.52	1	179.52	
(TYPE B) CORNER PLOT	(10.36M X 18.30M) + (1/2 X 1.09 X 18.30)	199.55	1	199.55	
TOTAL			54	10438.37	
RESERVE AREA				874	
PARK				2842	
ROADS				5087	
SST/WW				224	

AREA STATEMENT FOR PLOTTED DEVELOPMENT IN POCKET R4

SITE	AREA (ACRES)	AREA (SQ.M)			
POCKET R4	13.58	54956			
PLOTS	PLOT SIZE	PLOT AREA SQ.M/PLOT	NO'S OF PLOTS	TOTAL AREA	PERCENTAGE
(TYPE A) CENTRE PLOT	(9.14 M X 22.85M)	208.85	47	9815.95	
(TYPE A) CORNER PLOT	(9.26 M X 22.85 M)	211.59	5	1057.95	
(TYPE A) CORNER PLOT	(11.14 M X 22.85 M)	254.549	1	254.549	
(TYPE A) CENTRE PLOT	(11.14 M X 22.85 M)	254.549	1	254.549	
(TYPE B) CENTRE PLOT	(9.14 M X 18.30M)	167.26	96	16056.96	
(TYPE B) CORNER PLOT	(9.26 M X 18.30M)	169.46	5	847.3	
(TYPE B) CORNER PLOT	(11.15 M X 18.30M)	204.05	4	816.2	
(TYPE B) CORNER/CENTRE	(11.14 M X 18.30M)	203.86	6	1223.16	
(TYPE B) CORNER PLOT	(9.75 M X 18.30M)	178.43	8	1427.4	
TOTAL			173	31754.018	
CONVENIENT STORES				100.00	
PARKS				3371	
ROADS				18589.71	