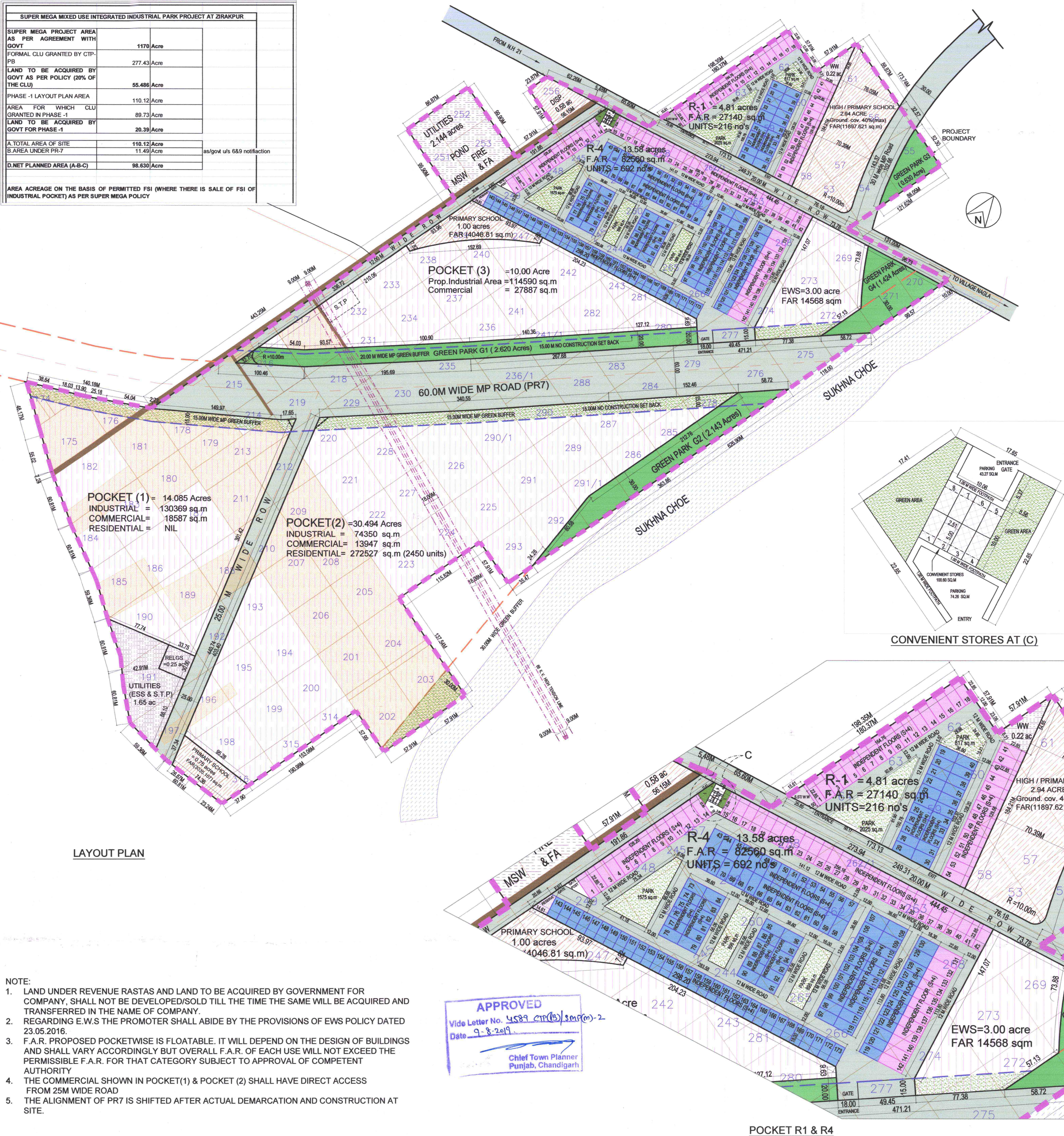


SUPER MEGA MIXED USE INTEGRATED INDUSTRIAL PARK PROJECT AT ZIRAKPUR		
SUPER MEGA PROJECT AREA AS PER AGREEMENT WITH GOVT	1170 Acre	
FORMAL CLU GRANTED BY CTP-PS	277.43 Acre	
LAND TO BE ACQUIRED BY GOVT AS PER POLICY (20% OF THE CLU)	55.486 Acre	
PHASE-1 LAYOUT PLAN AREA	110.12 Acre	
AREA FOR WHICH CLU GRANTED IN PHASE-1	89.73 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 68/9 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

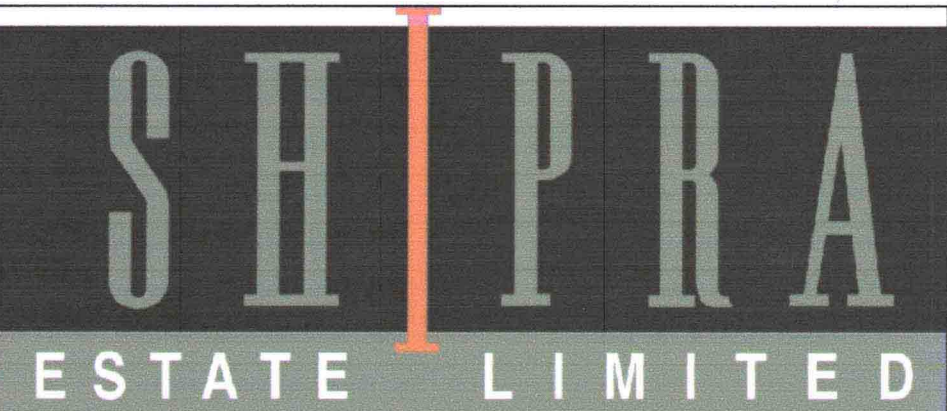


LAYOUT PLAN

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)/SMG-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
DATE DRAWN: 20-11-2018
SCALE: 1 : 2500
DEALT BY: Sunil Kumar
CHECKED BY: Balwinder Kumar

SEL-ZDP1-04R5

PROJECT

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

CALCULATION SUMMARY OF ZDP1 FOR 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			
(A)	98.63 acres		
FAR Permissible on Total Project Area (B)	399135.884 sqm		
TOTAL AREA (AxB)	798272 sqm		

AREA CALCULATION IN 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	6.520		
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

FAR CALCULATIONS			
INDUSTRIAL (MINIMUM)	40%	215359	315359
COMMERCIAL (MAXIMUM)	15%	119741	60421
RESIDENTIAL	45%	359222	418542
RESIDENTIAL GH			272527
RESIDENTIAL PLOTTED/INDEPENDENT FLOORS			105700
EWS			14568
INSTITUTIONAL, UTILITIES & ROADS			21748
TOTAL			798272

Balance area of commercial pocket is taken towards residential

RESIDENTIAL POCKETS			
	ACRES	SQMT	PERMISSIBLE GROUND COVERAGE
INDEPENDENT FLOOR (R1)	4.810	10438	2.60
INDEPENDENT FLOOR (R4)	13.58	31754	2.60
POCKET 1 RESIDENTIAL (GH)			0
POCKET 2 RESIDENTIAL (GH)			272527
EWS	3.000		
TOTAL			382227

INDUSTRIAL POCKETS			
	ACRES	SQMT	PERMISSIBLE GROUND COVERAGE
POCKET 1 (LT)			130369
POCKET 2 (LT)			74350
POCKET 3 (LT)			114590
TOTAL			319309

COMMERCIAL			
	ACRES	SQMT	PERMISSIBLE GROUND COVERAGE
POCKET 1 (LT)			16587
POCKET 2 (LT)			13947
POCKET 3 (LT)			27887
TOTAL			60421

INSTITUTIONAL			
	ACRES	PERMISSIBLE GROUND COVERAGE	Area
HIGH/PRIMARY SCHOOL	as Per Population		6.520
PRIMARY SCHOOL 2 NOS			2.540
Dispensary			0.680
Religious site			0.250
TOTAL			6.520

UTILITIES			
	ACRES	PERMISSIBLE GROUND COVERAGE	Area
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

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) + (1/2 X 1.10 X 18.30)	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	