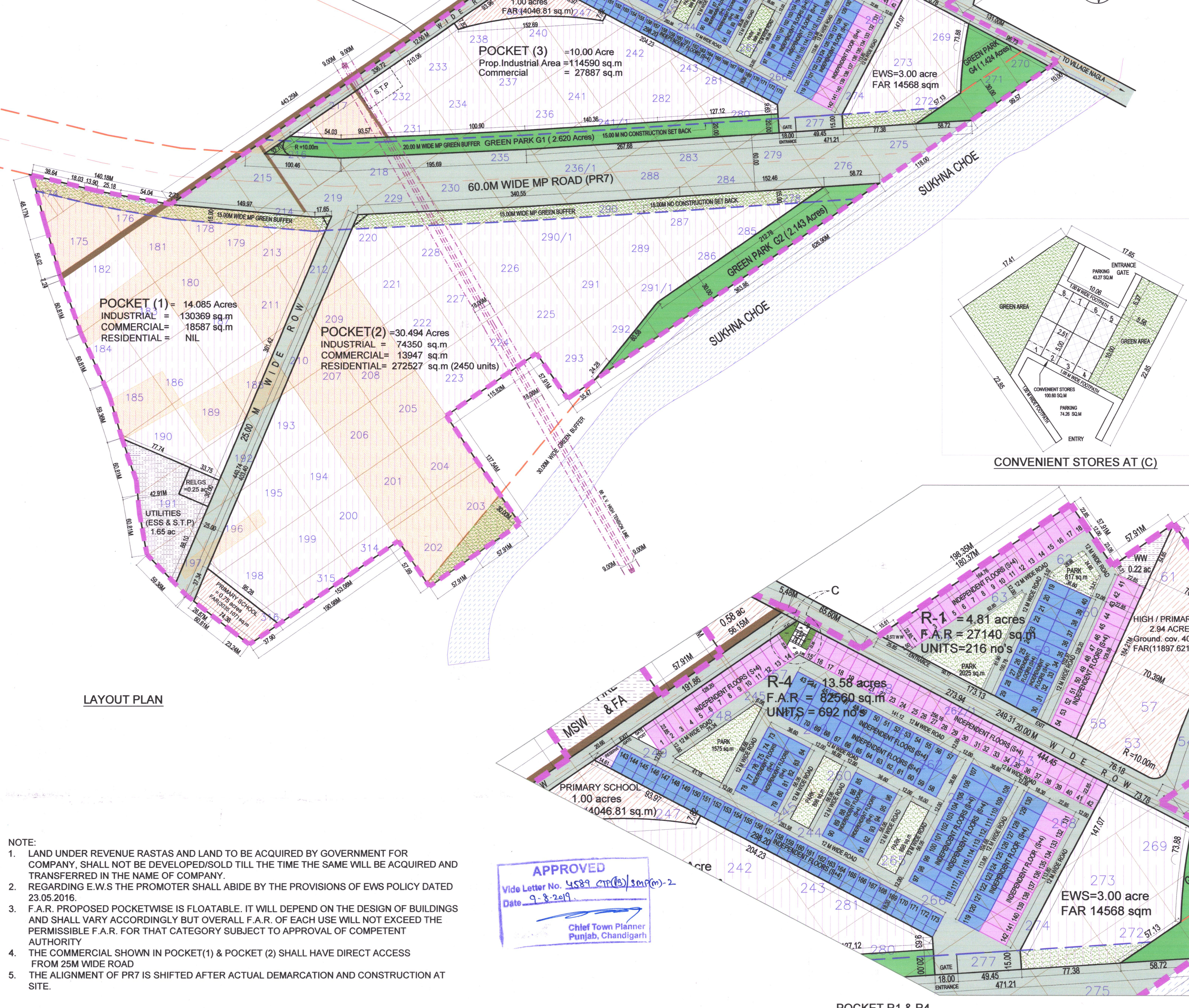


SUPER MEGA MIXED USE INTEGRATED INDUSTRIAL PARK PROJECT AT ZIRAKPUR	
SUPER MEGA PROJECT AREA AS PER AGREEMENT WITH GOVT	1170 Acre
FORMAL CLU GRANTED BY CTP-PS	277.43 Acre
LAND TO BE ACQUIRED BY GOVT AS PER POLICY (20% OF THE CLU)	55.486 Acre
PHASE-1 LAYOUT PLAN AREA	110.12 Acre
AREA FOR WHICH CLU GRANTED 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
B. AREA UNDER PR-7	11.49 Acre
D. NET PLANNED AREA (A-B-C)	98.630 Acre

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



POCKET (1) = 14.085 Acres
 INDUSTRIAL = 130369 sq.m
 COMMERCIAL = 16587 sq.m
 RESIDENTIAL = NIL

POCKET (2) = 30.494 Acres
 INDUSTRIAL = 74350 sq.m
 COMMERCIAL = 13947 sq.m
 RESIDENTIAL = 272527 sq.m (2450 units)

POCKET (3) = 10.00 Acre
 Prop. Industrial Area = 114590 sq.m
 Commercial = 27887 sq.m

R-1 = 4.81 acres
 F.A.R. = 27140 sq.m
 UNITS = 216 no's

R-4 = 13.58 acres
 F.A.R. = 82560 sq.m
 UNITS = 692 no's

EWS = 3.00 acre
 FAR 14568 sqm

NOTE:
 1. 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.
 2. REGARDING E.W.S THE PROMOTER SHALL ABIDE BY THE PROVISIONS OF EWS POLICY DATED 23.05.2016.
 3. 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
 4. THE COMMERCIAL SHOWN IN POCKET (1) & POCKET (2) SHALL HAVE DIRECT ACCESS FROM 25M WIDE ROAD
 5. THE ALIGNMENT OF PR7 IS SHIFTED AFTER ACTUAL DEMARCATION AND CONSTRUCTION AT SITE.

APPROVED
 Vide Letter No. 4587 CTP(PS)/SMF(C)-2
 Date: 9-8-2019
 Chief Town Planner
 Punjab, Chandigarh

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
Area under MP Road (PR7)	11.49 ACRES
Net Planned Area	98.63 ACRES

as per notification u/s 6 List

CALCULATION BASED ON SALE OF FSI	
NPA	98.63 acres
(A)	39913.884 sqm
FAR Permissible on Total Project Area (B)	2
TOTAL AREA (AxB)	79827.768 sqm

FAR CALCULATIONS	
INDUSTRIAL (MINIMUM)	40.00% 395209
COMMERCIAL (MAXIMUM)	15% 119741
RESIDENTIAL	45% 358922
RESIDENTIAL GH	272527
RESIDENTIAL PLOTTED/INDEPENDENT FLOORS	18390
EWS	3000
INSTITUTIONAL, UTILITIES & ROADS	21746
TOTAL	798272

RESIDENTIAL POCKETS	
INDEPENDENT FLOOR (R1)	4.810 10438
INDEPENDENT FLOOR (R4)	13.580 31754
POCKET 1 RESIDENTIAL (GH)	0
POCKET 2 RESIDENTIAL (GH)	272527
EWS	3.000
TOTAL	382227

INDUSTRIAL POCKETS	
POCKET 1 (LT)	130369
POCKET 2 (LT)	74350
POCKET 3 (LT)	114590
TOTAL	319309

COMMERCIAL	
POCKET 1 (LT)	16587
POCKET 2 (LT)	13947
POCKET 3 (LT)	27887
TOTAL	60421

INSTITUTIONAL	
TIC/PRIMARY SCHOOL	18887
PRIMARY SCHOOL 2 NOS	13947
Dispensary	27887
Religious site	60421
TOTAL	60421

UTILITIES	
STP, S ST, WW, FIRST AID, MSW, POND ETC	3794
TOTAL	3794

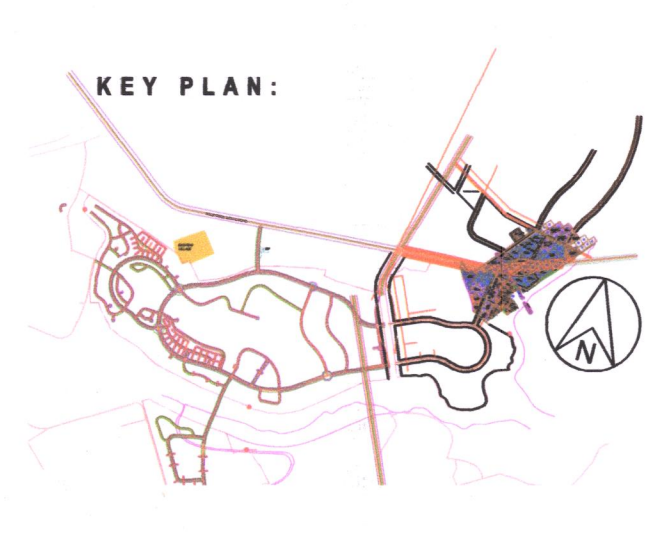
F.A.R. PROPOSED POCKETWISE IS FLOATABLE. IT WILL DEPEND ON THE DESIGN OF BUILDINGS AND SHALL VARY ACCORDINGLY BUT OVERALL F.A.R. OF EACH USE WILL NOT EXCEED THE PERMISSIBLE F.A.R. FOR THAT CATEGORY SUBJECT TO APPROVAL OF COMPETENT AUTHORITY

AREA CALCULATION IN ACRES	
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

POPULATION	
RESIDENTIAL BREAKUP FOR RESIDENTIAL POPULATION	1200
R1 INDEPENDENT FLOOR	972
R4 INDEPENDENT FLOOR	3114
POCKET 2 (GH)	11605
TOTAL (RESID. + EWS)	16311

GREEN PARKS	
G1	2.620
G2	2.143
G3	0.850
G4	1.424
TOTAL	6.817

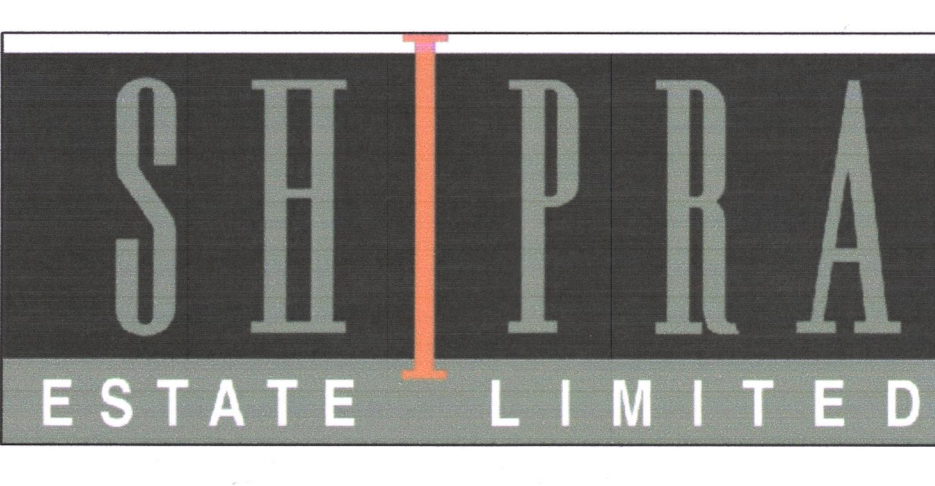
FAR BASED AREA CALCULATIONS	
NET PLANNED AREA	98.630
INDUSTRIAL (I.T.)	3.513
COMMERCIAL	2.745
RESIDENTIAL GH	2.73
INDEPENDENT FLOOR (R1)	4.810
INDEPENDENT FLOOR (R4)	13.580
INSTITUTIONAL	6.520
ROAD AND UTILITIES	10.324
GREEN	6.817
EWS	3.000



COLOUR INDEX	
(Pink)	ACQUISITION AREA BY GOVT
(Dashed)	BOUNDARY OF PHASE-1
(Thick Solid)	MP ROAD (PR7)
(Thin Solid)	HT LINE
(Light Blue)	GROUP HOUSING / INDUSTRIAL
(Light Green)	GREEN PARKS
(Light Yellow)	INSTITUTIONAL
(Light Purple)	UTILITY
(Light Orange)	REVENUE RASTA
(Light Blue-Gray)	INDEPENDENT FLOORS (S+4) (TYPE A)
(Light Green-Gray)	INDEPENDENT FLOORS (S+4) (TYPE B)

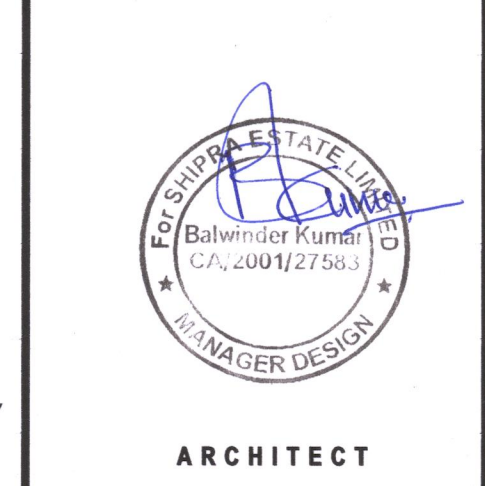
AREA STATEMENT FOR PLOTTED DEVELOPMENT IN POCKET R1					
SITE	AREA (ACRES)	AREA (SQ.M)			
POCKET R1	4.81	19465			
PLOTS	PLOT SIZE	PLOT AREA SQ.M/PLOT	NO'S OF PLOTS	TOTAL AREA	PERCENTAGE
(TYPE A) CENTRE PLOT	(9.14 M X 22.85 M)	208.85	28	5847.8	PLOT NO 2 TO 17, 42 TO 53
(TYPE A) CORNER PLOT	(9.26 M X 22.85 M)	211.59	3	634.77	PLOT NO 1, 18, 41
(TYPE A) CORNER PLOT	(9.26 X 22.85) + (1/2 X 1.36 X 22.85)	227.13	1	227.13	PLOT NO 54
(TYPE B) CENTRE PLOT	(9.14 M X 18.30 M)	167.26	18	3010.68	PLOT NO 20 TO 28, 31 TO 39
(TYPE B) CORNER PLOT	(9.26 M X 18.30 M)	169.46	2	338.92	PLOT NO 19, 40
(TYPE B) CORNER PLOT	(9.26 M X 18.30 M) + (1/2 X 1.10 X 18.30)	179.52	1	179.52	PLOT NO 29
(TYPE B) CORNER PLOT	(10.36 M X 18.30 M) + (1/2 X 1.09 X 18.30)	199.55	1	199.55	PLOT NO 30
TOTAL			54	10438.37	

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 22.85 M)	208.85	47	9815.95	PLOT NO 2 TO 13, 16 TO 41, 133 TO 141
(TYPE A) CORNER PLOT	(9.26 M X 22.85 M)	211.59	5	1057.95	PLOT NO 1, 14, 15, 42, 142
(TYPE A) CORNER PLOT	(11.14 M X 22.85 M)	254.549	1	254.549	PLOT NO 131
(TYPE A) CENTRE PLOT	(11.14 M X 22.85 M)	254.549	1	254.549	PLOT NO 132
(TYPE B) CENTRE PLOT	(9.14 M X 18.30 M)	167.26	96	16056.96	PLOT NO 44 TO 56, 59 TO 71, 74 TO 77, 80 TO 83, 86 TO 89, 92 TO 95, 98 TO 105, 110 TO 117, 120 TO 128, 144 TO 172
(TYPE B) CORNER PLOT	(9.26 M X 18.30 M)	169.46	5	847.3	PLOT NO 97, 118, 119, 143, 173
(TYPE B) CORNER PLOT	(11.15 M X 18.30 M)	204.05	4	816.2	PLOT NO 43, 57, 58, 72
(TYPE B) CORNER/CENTRE	(11.14 M X 18.30 M)	203.86	6	1223.16	PLOT NO 106 TO 109, 129 TO 130
(TYPE B) CORNER PLOT	(9.75 M X 18.30 M)	178.43	8	1427.4	PLOT NO 73, 78, 79, 84, 85, 90, 91, 96
TOTAL			173	31754.018	



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.



PHASE-1 LAYOUT PLAN
 STATUS: APPROVAL
 DATE DRAWN: 20-11-2018
 SCALE: 1 : 2500
 DEALT BY: Sunil Kumar
 CHECKED BY: Balwinder Kumar
 DRAWING NO: SEL-ZDP1-04R5