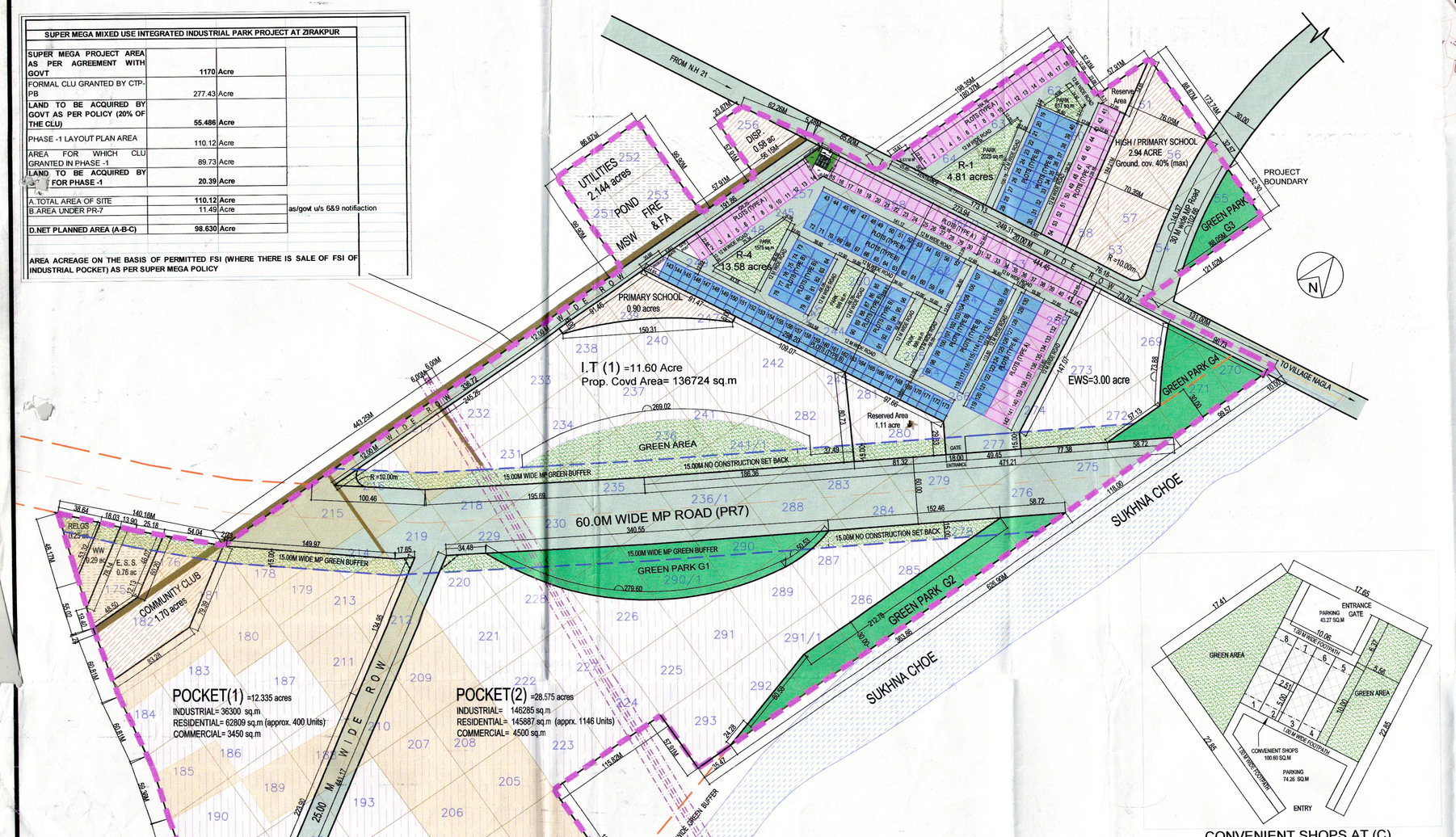
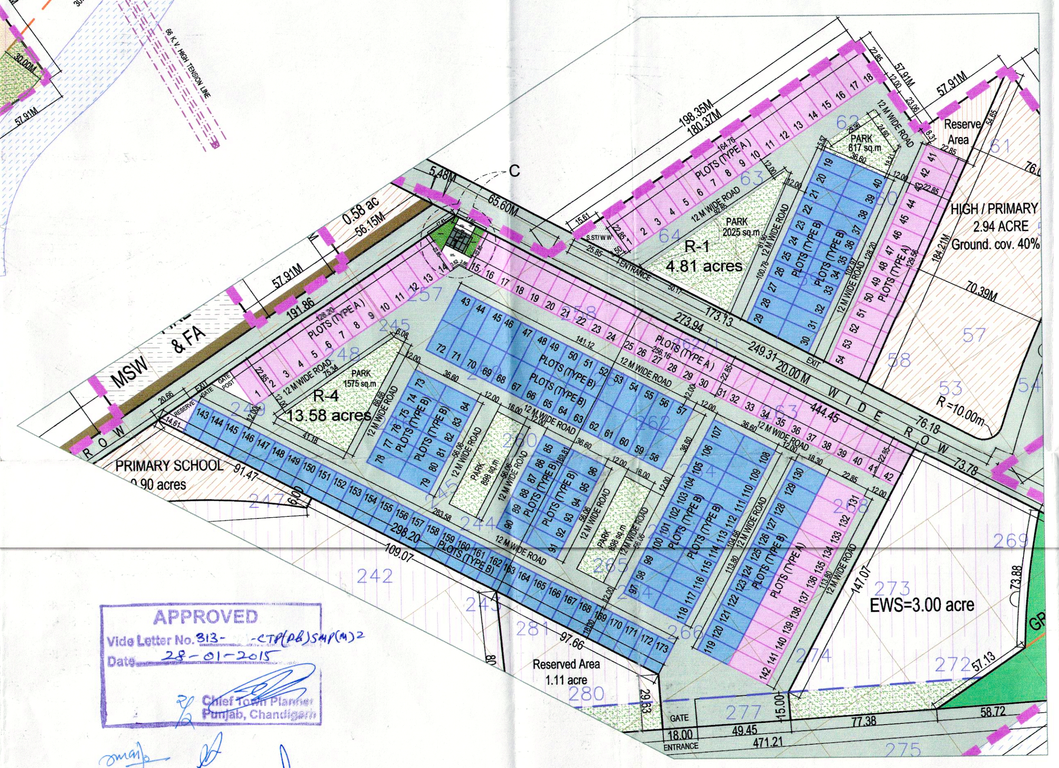
186

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-PB	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	
B.AREA UNDER PR-7	11.49	Acre	as/govt u/s 6&9 notifiaction
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



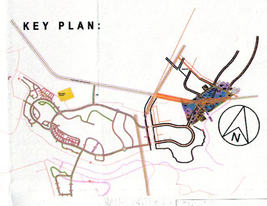
LAYOUT PLAN



POCKET R1 & R4

CONVENIENT SHOPS AT (C)

KEY PLAN:



PROJECT

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

CALCULATION SUMMERY 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

CALCULTION BASED ON SALE OF FSI		
NPA (A)	98.63 acres / 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	40%	319309	40.00%	319309
COMMERCIAL	15%	119741	1.00%	7950
RESIDENTIAL GH	45%	359222	26.14%	208696
RESIDENTIAL PLOTTED				
EWS, INSTITUTIONAL, UTILITIES			7.57%	60408
TOTAL		798272		596363

balance area of commercial pocket is taken towards residential

AREA CLACULATION IN ACRES	ACRES
RESIDENTIAL R1	4.81
RESIDENTIAL R4	13.580
POCKET 1	12.335
POCKET 2	28.575
I.T (1)	11.60
COMMERCIAL	0.982
EWS	3.00
RESERVED AREA	1.11
INSTITUTIONAL	6.370
GREEN (G1,G2,G3,G4)	6.866
ROAD AND UTILITIES	9.402
TOTAL	98.630

INCLUDES AREA / FAR THAT IS NOT BEING USED AS COMMERCIAL

RESIDENTIAL POCKETS	ACRES	SQMT	PERMISSIBLE GROUND COVERAGE	FAR	Prop coverage /FAR Area SQMT
GROUP HOSING					
RESIDENTIAL PLOTS (R1)	4.810				
RESIDENTIAL PLOTS (R4)	13.58				
POCKET 2 RESIDENTIAL					145887
POCKET 1 RESIDENTIAL					62809
TOTAL					208696

POPULATION	RESIDENTIAL	EWS @ 400PPA	COMMERCIAL 100 PPA	INSTITUTIONAL 100 PPA	INDUSTRIAL 100 PPA
		1200	98	637	2246
R1 PLOTTED	810	DENSITY @ 15 PERSONS PER PLOT			
R4 PLOTTED	2595	DENSITY @ 15 PERSONS PER PLOT			
POCKET 1	2000				
POCKET 2	5730				
TOTAL	11135	persons			

For POCKET (1 & 2) , Density is calculated as 5 Person per unit .The number of units are as shown in the drawing .

INDUSTRIAL POCKETS	ACRES	SQMT	PERMISSIBLE GROUND COVERAGE	FAR	Prop coverage /FAR Area SQMT
POCKET 2 (I.T)					146285
POCKET 1 (I.T.)					36300
I T (1)	11.600				136724
TOTAL					319309

GREEN PARKS	Area in (acre)
G1	2.669
G2	2.143
G3	0.630
G4	1.424
TOTAL	6.866
As per policy	5.918

COMMERCIAL	Prop coverage/FAR SQMT
POCKET 1	3450
POCKET 2	4500
TOTAL	7950

FAR BASED AREA CALCULATIONS	ACRES
NET PLANNED AREA	98.630

ZONE	FAR	AREA
INDUSTRIAL (I.T.)	3.513	22.458
COMMERCIAL	2	0.982
RESIDENTIAL GH	1.75	30.052
RESIDENTIAL PLOTTED (R1)		4.810
RESIDENTIAL PLOTTED (R4)		13.580
RESERVED AREA		1.110
INSTITIONAL		6.370
ROAD AND UTILITIES		9.402
GREEN		6.866
EWS		3.000

INSTITUTIONAL	as Per Population	acres
HIGH/PRIMARY SCHOOL		2.940
PRIMARY SCHOOL 1 NOS		0.900
Dispensary		0.560
Religous site		0.250
Community Club		1.700
TOTAL		6.370

UTILITIES	acres
STP , S ST, WW, FIRST AID, MSW, POND ETC	3.844
TOTAL	3.844

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 STATEMENT FOR PLOTTED DEVELOPMENT IN POCKET R1

SITE POCKET R1		AREA (ACRES) 4.81	AREA (SQ.M) 19465			
PLOTS	PLOT SIZE	PLOT AREA SQ.M/PLOT	NO'S OF PLOTS	TOTAL AREA	PERCENTAGE	REMARKS
(TYPE A) CENTRE PLOT	(9.14 M X 22.85M)	208.85	28	5847.8		PLOT NO 2 TO 17 ,42 TO 53
(TYPE A) CORNER PLOT	(9.26MX 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 18.30M)	167.26	18	3010.68		PLOT NO 20 TO 28 ,31 TO 39
(TYPE B) CORNER PLOT	(9.26 M X 18.30M)	169.46	2	338.92		PLOT NO 19,40
(TYPE B) CORNER PLOT	(9.26 M X 18.30M) + (1/2 X 1.10 X 18.30)	179.52	1	179.52		PLOT NO 29
(TYPE B) CORNER PLOT	(10.36M X 18.30M) + (1/2 X 1.09 X 18.30)	199.55	1	199.55		PLOT NO 30
TOTAL			54	10438.37		
RESERVE AREA				874		
PARK				2842		
ROADS				5087		
SST/WW				224		

AREA STATEMENT FOR PLOTTED DEVELOPMENT IN POCKET R4

SITE POCKET R4		AREA (ACRES) 13.58	AREA (SQ.M) 54956			
PLOTS	PLOT SIZE	PLOT AREA SQ.M/PLOT	NO'S OF PLOTS	TOTAL AREA	PERCENTAGE	REMARKS
(TYPE A) CENTRE PLOT	(9.14 M X 22.85M)	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 MX 22.85 M)	254.549	1	254.549		PLOT NO 131
(TYPE A) CENTRE PLOT	(11.14 MX 22.85 M)	254.549	1	254.549		PLOT NO 132
(TYPE B) CENTRE PLOT	(9.14 M X 18.30M)	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 18.30M)	169.46	5	847.3		PLOT NO 97,118,119,143,173
(TYPE B) CORNER PLOT	(11.15 M X 18.30M)	204.05	4	816.2		PLOT NO 43,57,58,72,
(TYPE B) CORNER/CENTRE	(11.14 M X 18.30M)	203.86	6	1223.16		PLOT NO 106 TO 109, 129 TO 130
(TYPE B) CORNER PLOT	(9.75 M X 18.30M)	178.43	8	1427.4		PLOT NO 73,78,79,84,85,90,91,96
TOTAL			173	31754.018		
CONVENIENT SHOPS				100.00		
PARKS				3371		
ROADS				18589.71		

COLOUR INDEX

- ACQUISTION AREA BY GOVT
- BOUNDARY OF PHASE-1
- MP ROAD (PR7)
- HT LINE
- GROUP HOUSING / INDUSTRIAL
- GREEN PARKS
- INSTITUTIONAL
- UTILITY
- REVENUE RASTA
- RESIDENTIAL PLOTS (TYPE A)
- RESIDENTIAL PLOTS (TYPE B)

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. 10% OF TOTAL Nos OF FLATS IN RESIDENTIAL CATEGORY SHALL BE CONSTRUCTED FOR EWS. IF IN CASE THE LAND EARMARKED FOR EWS, IN THE LAYOUT DRAWING, IS LESS THEN THE SAME WILL BE PROVIDED IN THE OTHER RESIDENTIAL AREAS EARMARKED IN THE LAYOUT PLAN
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. 313- -CTP(DB)SMP(M)2
Date 28-01-2015
Chief Town Planner
Punjab, Chandigarh
P.O ATP TP

SHIPRA ESTATE LIMITED

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.

SHIPRA ESTATE LTD. Dr. Dhananjay Kumar (A-2260 / F-2583) MANAGER DESIGN
ARCHITECT

PHASE-1
LAYOUT PLAN R3

STATUS :	APPROVAL	DATE DRAWN:	25-11-2014
		SCALE:	1 : 2500
DRAWING NO.:	SEL-ZDP1-04R3	DEALT BY:	BK
		CHECKED BY:	RS