

Bharat Aluminium Company Limited KORBA; Chattisgarh

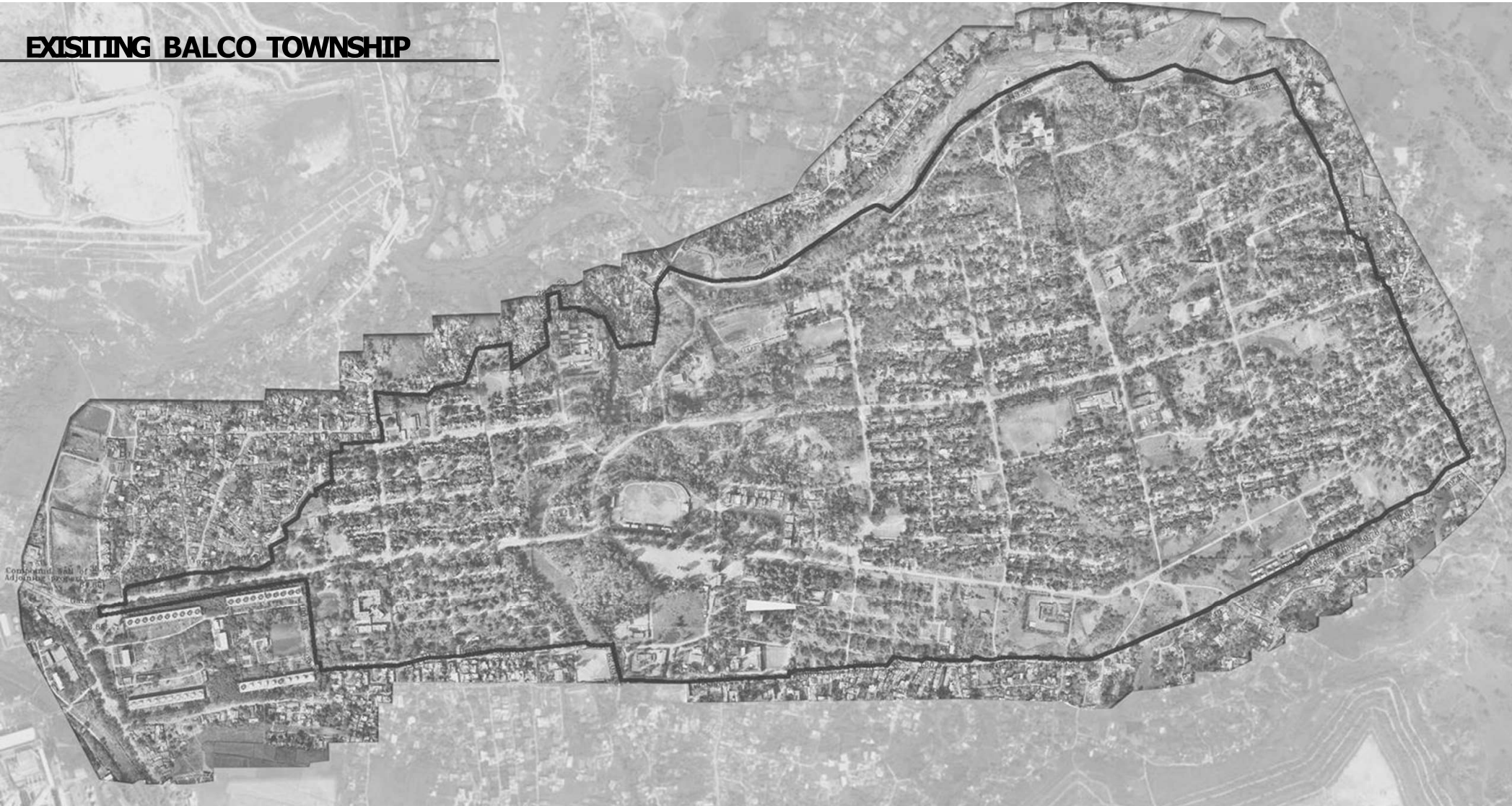
Brief Details – New Township

- **Township Gate** New township gate will come up near the existing stadium and will be equipped with appropriate security measures for controlled entry and exit. The new township will be secured with the construction of new boundary wall in such a manner that common / public facilities will be kept outside the township boundary.
- **Stadium Re-Location** New stadium to be constructed in the land parcel of Ram Leela Ground accommodating all existing sports facilities of old stadium. At the location of old stadium and combining with adjoining area we are planning to construct residential towers of new township as per design.
- **Multi-Themed Park Development** Multi- themed park with various amenities as open gym, rock climbing set up, yoga / meditation zone, jogging track, fountains, and other gazebos in new township area. The designer will endeavour to create theme park which will have multiple zones to visually enchant visitors of all age groups, which will include open planetarium, Jurassic / wildlife themed gazebos, retro themed gazebos, replicas of aircraft / ship / train, fruit gardens etc
- **Township Amenities.** Only the necessary amenities such as salon, departmental store, laundry shop, vegetable / fruit shop, restaurant, ice-cream parlour, community hall, adjacent amenities of tower clusters, medical shops to be inside township area to cater day to day needs of residents.
- **Structures Inside Township Boundaries** The below list is of structures that are to be retained inside the township area:
 - Director's bungalow
 - Executive guest house
 - Experts club
 - Township office
 - Workmen's club
 - Ladies club
 - Mangal Bhavan
 - Guest house – 2
 - 2 temples inside township area
- **Other Structures** All other existing old structures to be demolished and the debris will be disposed / reused, and land cleared will be used in developing new township residential units, amenities and its landscapes

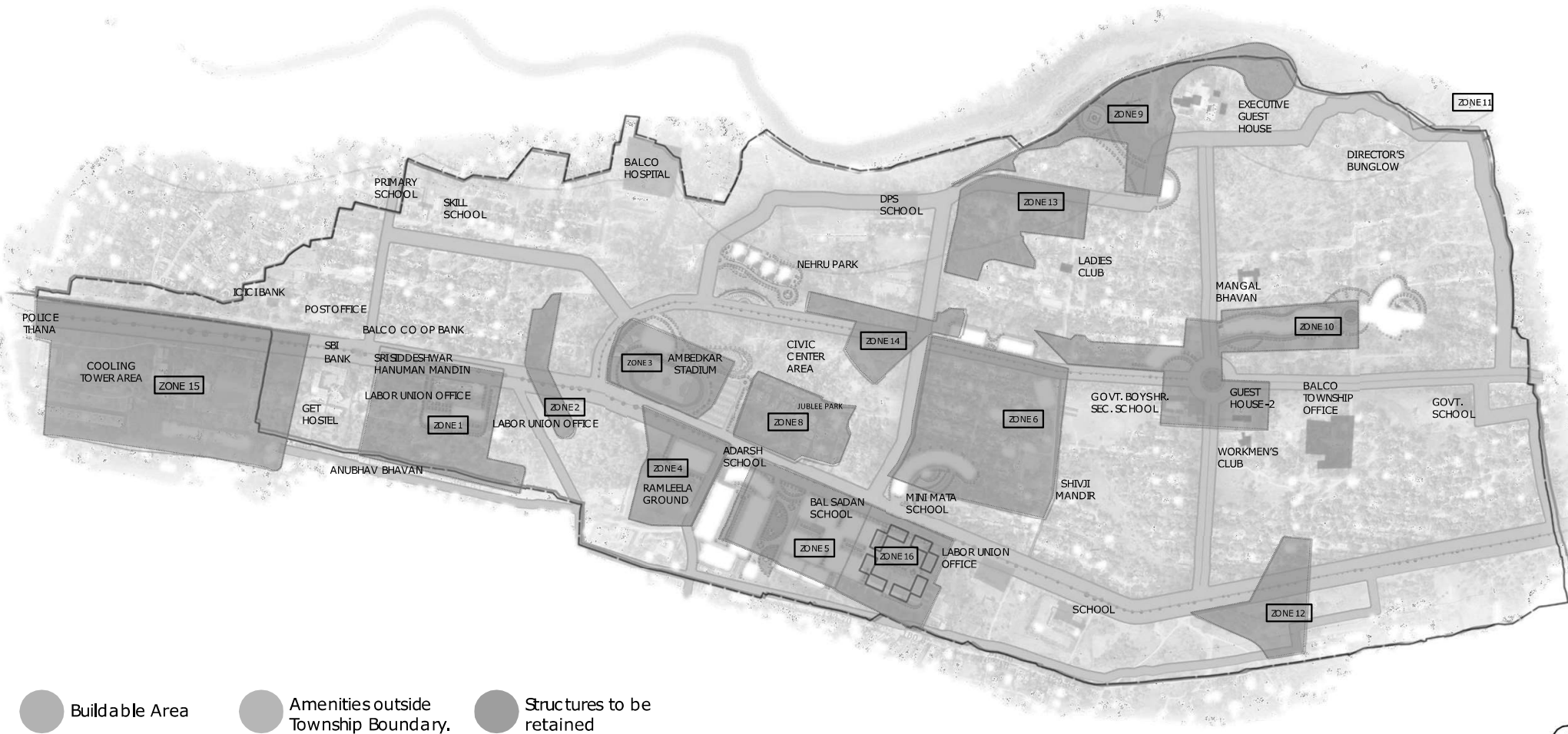
PROJECT BRIEF

RESIDENTIAL QUARTERS											
OCCUPANT	TYPE	AREA/ UNIT in Sqft including common area	TOTAL REQUIRE D UNITS (A)	NO. OF TOWER S (B)	No of towers in Phase 1	No of towers in Phase 2	No of Units in Phase 1	No of Units in Phase 2	BUA in Phase 1	BUA in Phase 2	Total BUA
Director / Exec	Bungalow	2,500	4	4	4	-	4	-	7,500	-	7,500
D Type	Bungalow	2,400	16	16	16	-	16	-	38,400	-	38,400
M2/M3/M4	3 BHK House	2,300	144	4	4	-	144	-	3,31,200	-	3,31,200
M5 / M6	2 BHK House	1,850	324	9	5	4	180	144	3,33,000	2,66,400	5,99,400
M7 & Below	2 BHK House	1,200	1,224	17	14	3	1,008	216	12,09,600	2,59,200	14,68,800
Studio Apartment	1BHK House, Auditors	1,250	24	1	1	-	24	-	30,000	-	30,000
M7 / M8	Boys + Girls Hostel (2 Person in One Room)		128	1	1	-	128	-		-	-
SUB TOTAL			1,863	51	44	7	1,503	360	19,49,700	5,25,600	24,75,300
PROPOSED AMENITIES											
Commercial complex inside township		60,750	1	1	1	-	1	-	60,750	-	60,750
Recreation center		27,000	2	2	2	-	2	-	54,000	-	54,000
Expansion of Civic Centre		81,000	1	1	1	-	1	-	81,000	-	81,000
Temple		10,000	1	1	1	-	1	-	10,000	-	10,000
School		21,000	5	5	2	3	2	3	42,000	63,000	1,05,000
100 bedded Hospital		-	-	-	-	-	-	-	-	-	-
Amphitheatre		8,000	1	1	1	-	1	-	8,000	-	8,000
Auditorium		16,146	1	1	1	-	1	-	16,146	-	16,146
Amenities		69,024	1	1	1	-	1	-	69,024	-	69,024
Stadium		1,25,000	1	1	1	-	1	-	1,25,000	-	1,25,000
SUB TOTAL			14	14	11	3	11	3	4,65,920	63,000	5,28,920

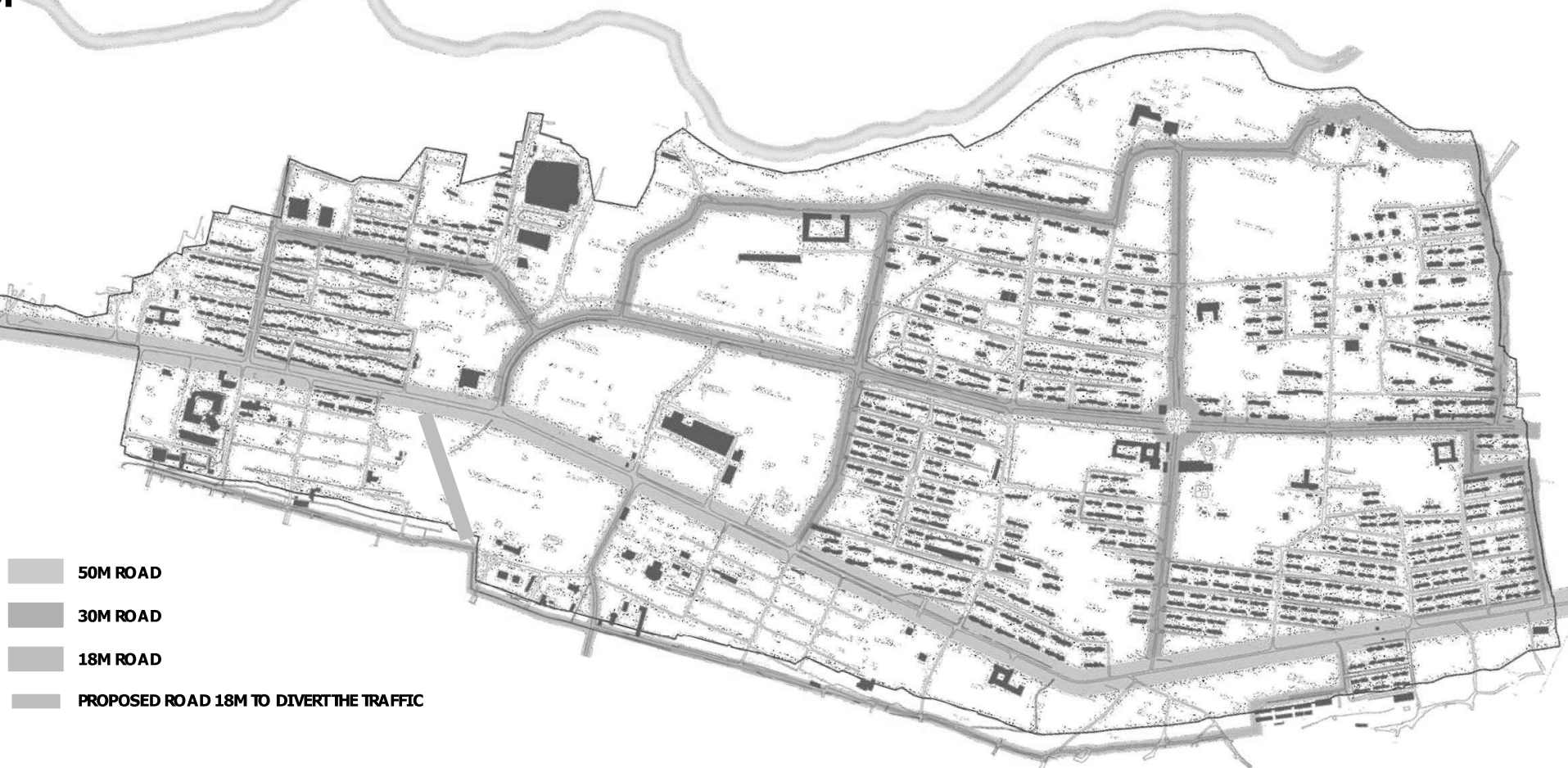
EXISTING BALCO TOWNSHIP



BUILDABLE ZONES



ROAD NETWORK AND WIDTHS AS PER CDP



NOTE : THESE ARE THE MASTER PLAN ROADS CAPTURED IN THE CDP AND PROPOSED FOR ROAD WIDENING AS INDICATED.
IN OUR UNDERSTANDING THESE ARE PUBLIC ROADS AND PUBLIC MOVEMENT ON THESE CAN NOT BE RESTRICTED OR STOPPED.
WE WERE ADVISED TO RELOCATE SOME BUILDINGS WHICH ARE USED BY THE NON-BALCO PUBLIC, OUTSIDE THE CAMPUS. KINDLY REVIEW
THE SAME, AS RESTRICTING PUBLIC ACCESS ON THESE ROADS MAY NOT BE FEASIBLE.

Sensitivity: Confidential (C2)

