



AREA SUMMARY		
1	TOTAL PLOT AREA	78021.190 Sq.Mts.
		7.802 Hectare
2	PERMISSIBLE GROUND COVERAGE @ 35% OF PLOT AREA	27307.417 Sq.Mts.
	EXISTING GROUND COVERAGE OF PHASE -1 TOWERS (A1, A2, A3, A4, A5, A6, A7, A8, D1, D2, D3, D4, D5, COMMUNITY BLDG. & GUARD ROOM) 11.519%	8987.742 Sq.Mts.
	PROPOSED GROUND COVERAGE OF TOWERS (B1 TO B23, C1 TO C6, Nursery, Commercial, Community GUARD ROOM) @15.957%	12608.395 Sq.Mts.
	TOTAL GROUND COVERAGE (EXISTING + PROPOSED)	21596.137 Sq.Mts.
	TOTAL GROUND COVERAGE (EXISTING + PROPOSED)	27.680 %
3	PERMISSIBLE FAR @ 2.75 OF PLOT AREA	214558.273 Sq.Mts.
	5% of FAR for (Green Bulding)	10727.914 Sq.Mts.
	TOTAL (PERMISSIBLE + 5% of Green) FAR	225286.186 Sq.Mts.
A	F.A.R. ACHIEVED FOR EXISTING TOWERS OF PHASE -1 (A1, A2, A3, A4, A5, A6, A7, A8, D1, D2, D3, D4, D5, COMMUNITY BLDG. GUARD ROOM)	140905.811 Sq.Mts.
B	EXTRA ANCILLARY @ 15% OF 2.75 FAR (EXISTING TOWERS - PHASE-1)	0.000 Sq.Mts.
	TOTAL F.A.R. ACHIEVED FOR EXISTING PHASE -1 (A+B).....[C]	140905.811 Sq.Mts.
D	FAR ACHIEVED FOR PROPOSED TOWERS (B1 TO B23, C1 TO C6, Nursery, Commercial, Community GUARD ROOM)	84144.281 Sq.Mts.
E	EXTRA ANCILLARY @ 15% OF 2.75 FAR (PROPOSED TOWERS)	121.923 Sq.Mts.
	TOTAL F.A.R. ACHIEVED FOR PROPOSED FAR (D+E).....[F]	84266.204 Sq.Mts.
	TOTAL FAR ACHIEVED FOR EXISTING & PROPOSED TOWERS [C]+[F]	225172.015 Sq.Mts.
4	PERMISSIBLE ANCILLARY FAR @ 15% OF 2.75 FAR (214558.273 Sq. Mts.)	32183.741 Sq.Mts.
H	TOTAL ANCILLARY FAR ACHIEVED FOR EXISTING TOWERS OF PHASE -1 (A1, A2, A3, A4, A5, A6, A7, A8, D1, D2, D3, D4, D5, COMMUNITY BLDG. GUARD ROOM) (140905.811 Sq.Mts)	19714.053 Sq.Mts.
J	TOTAL ANCILLARY FAR FOR PROPOSED TOWERS (B1 TO B23, C1 TO C6, Nursery, Commercial, Community GUARD ROOM) (84374.032 Sq.Mts)	12469.688 Sq.Mts.
	TOTAL ANCILLARY FAR FOR EXISTING & PROPOSED TOWERS (H+J)[K]	32183.741 Sq.Mts.
	EXTRA ANCILLARY @ 15% OF 2.75 FAR FOR PROPOSED TOWERS	121.923 Sq.Mts.
		15.000 %
5	PERMISSIBLE RESIDENTIAL DENSITY @ 1650 PPHa	12873.496 population
	TOTAL POPULATION DENSITY (EXISTING TOWERS) -PHASE -1	7663.500 population
	TOTAL POPULATION DENSITY (PROPOSED TOWERS)	4108.500 population
		526.588 PPH
6	PERMISSIBLE DWELLING UNITS (DENSITY @ 1650 PPH)	2860.777 DU'S
	TOTAL DWELLING UNITS (EXISTING TOWERS)	1604.000 DU'S
	TOTAL DWELLING UNITS (PROPOSED TOWERS)	887.000 DU'S
7	REQUIRED GREEN @ 50% OF (PLOT AREA - (EXISTING GROUND COVERAGE OF PHASE -1 TOWERS)+(PROPOSED GROUND COVERAGE OF TOWERS - B1 TO B23, C1 TO C6, Nursery, Commercial, Community GUARD ROOM)	28212.527 Sq.Mts.
	PROPOSED GREEN	30102.416 Sq.Mts.
	No. of Trees REQ. @ 1Tree/100 SQ.MT. OF OPEN AREA (PLOT PLOT AREA - PROPOSED GROUND COVERAGE)	564.251 Nos.
	No. of Trees PROVIDED	620.000 Nos.
8	PARKING CALCULATION	
	TOTAL RESIDENTIAL PARKING REQUIRED FOR EXISTING TOWERS OF PHASE -1 @ 1 ECS PER 80 SQ.MT.[L]	1761.323 NO.S
	TOTAL RESIDENTIAL PARKING REQUIRED FOR PROPOSED TOWERS @ @ 1 ECS PER 80 SQ.MT.[M]	1053.328 Nos.
	TOTAL ECS REQUIRED (PROPOSED TOWERS)[N]	1053.328 Nos.
9	PROPOSED BASEMENT AREA[P1]	10050.120 Sq.Mts.
	PROPOSED BASEMENT AREA EXCLUDING SERVICES[P2]	10002.141 Sq.Mts.
	PROPOSED BASEMENT PARKING AREA[P3]	9497.816 Sq.Mts.
	PROPOSED ECS IN BASEMENT @ 1 ECS / 30 SQ.MT.	316.594 Nos.
	TOTAL PARKING PROVIDED IN BASEMENT[P]	316.000 Nos.
10	PROPOSED TOWER STILTS PARKING AREA	7550.056 Sq.Mts.
	PROPOSED ECS IN STILT @ 1 ECS / 30 SQ.MT.	251.669 Nos.
	PROPOSED NON TOWER PODIUM PARKING AREA	5795.850 Sq.Mts.
	PROPOSED ECS IN NON TOWER PODIUM @ 1 ECS / 30 SQ.MT.	193.195 Nos.
	TOTAL PROPOSED ECS STILTS + PODIUM	444.864 Nos.
	TOTAL PARKING PROVIDED IN STILTS + PODIUM[Q]	444 Nos.
	TOTAL STILTS + PODIUM AREA (Parking)[R]	13345.906 Sq.Mts.
11	PROPOSED SURFACE PARKING AREA	2303.324 Sq.Mts.
	PROPOSED ECS IN SURFACE @ 1 ECS / 20 SQ.MT.	115.166 Nos.
	TOTAL PARKING PROVIDED IN SURFACE[S]	115 Nos.
12	TOTAL ECS PROVIDED (BASEMENT+STILT/PODIUM+SURFACE) (PROPOSED TOWERS) [P+Q+S][T]	875 Nos.
	TOTAL ECS PROVIDED FOR EXISTING TOWERS (PHASE -1)[U]	2458 Nos.
	TOTAL ECS REQUIRED (EXISTING & PROPOSED TOWERS)	2814.650 Nos.
	TOTAL ECS PROVIDED (EXISTING & PROPOSED TOWERS)[U+T]	3333.000 Nos.
13	TOTAL COVERED AREA (PROPOSED TOWERS) = (FAR +ANCILLARY @ 15% OF 2.75 FAR+ BASEMENT AREA + (STILT + PODIUM parking area)) [F+J+P2+R]	120083.939 Sq.Mts.

DRAWING NO : BA / NA / SUB / 01
 Drawing : SUBMISSION DRAWING
 Date : 18 - 02 - 2020
 Scale : 1:750
 NORTH



AREA LINE DIAGRAM
GUARD ROOM -2

GUARD ROOM - 2 AREA				
ITEM	L	X	B	SQ.MT.
G2	2.615	X	2.610	= 6.825
TOTAL				= 6.825

TOWER LEGEND

- TOWER PROFILE
- SERVICE FAR (15%)
- BALCONY PROFILE

LEGEND

- NEW PROPOSED AREA
- ALREADY SANCTIONED AREA
- PODIUM GREEN
- GROUND LVL GREEN

OWNER :
NIRALA HOUSING PVT. LTD.
 H121 , SECTOR 63 NOIDA

ARCHITECTS :
BHATNAGAR AND ASSOCIATES
 BUILDING NO.-A2, CHATARPUR ENCLAVE,
 PHASE -2 , NEWDELHI - 110068

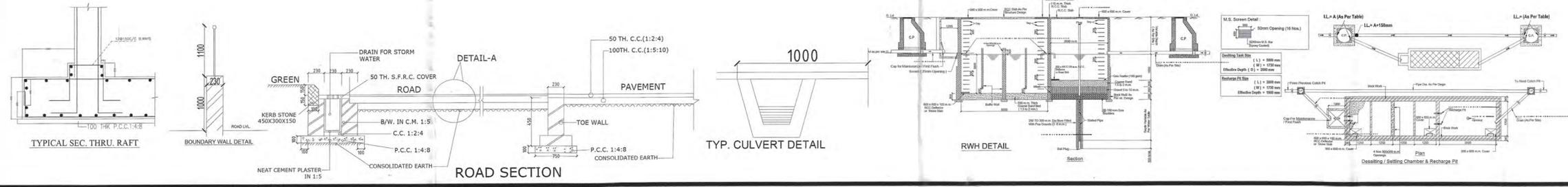
PROJECT :
PROPOSED GROUP HOUSING FOR
NIRALA HOUSING PVT. LTD.
 PLOT NO . GH-03, SECTOR 16 ,
 GREATER NOIDA

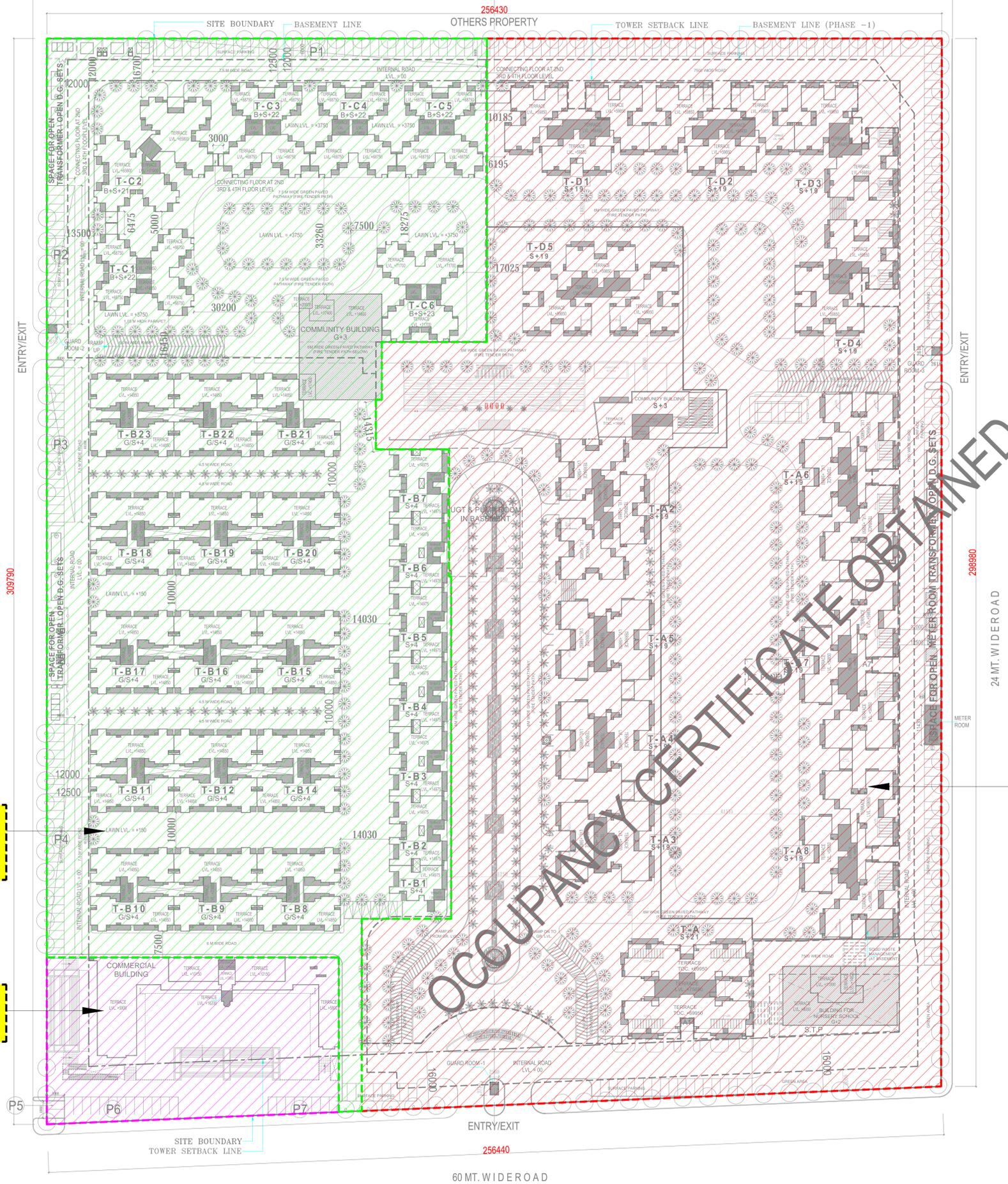
SEAL & SIGNATURE :
 OWNER :
 For NIRALA HOUSING PVT. LTD.
 Authorised Signatory

ARCHITECT :
ASHISH BHATNAGAR
 ARCHITECT
 CA 00434182

TOWN PLANNER :
L. SHIV KUMARACHARYA
 TOWN PLANNER
 BARCH, MUDP
 ATP/2014-160

AUTHORITY





OCCUPANCY CERTIFICATE OBTAINED

NIRALA ASPIRE - (PHASE -3)
TOWER - B1 TO B23, C1 TO C6,
COMMUNITY,
PLOT AREA = 35029.19 SQ.MT

NIRALA ASPIRE - (PHASE -2)
COMMERCIAL BUILDING
PLOT AREA = 3837 SQ.MT

NIRALA ASPIRE - (PHASE -1)
TOWER - A1,A2,A3,A4,A5,A6,A7,A8,
D1,D2,D3,D4,D5,COMMUNITY,
N.SCHOOL
PLOT AREA = 39155 SQ.MT

S.NO.	DESCRIPTION	AREA IN SQ.MT	LEGEND
1	LAND SHARE OF PHASE -1	43574.323	
2	LAND SHARE OF PHASE -2 (COMMERCIAL)	3836.601	
3	LAND SHARE OF PHASE -3	30610.266	
TOTAL AREA		78021.19	

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PLOT NO . GH-03, SECTOR 16 ,
GREATER NOIDA

SEAL & SIGNATURE :
OWNER :

ARCHITECT : TOWN PLANNER :

AUTHORITY

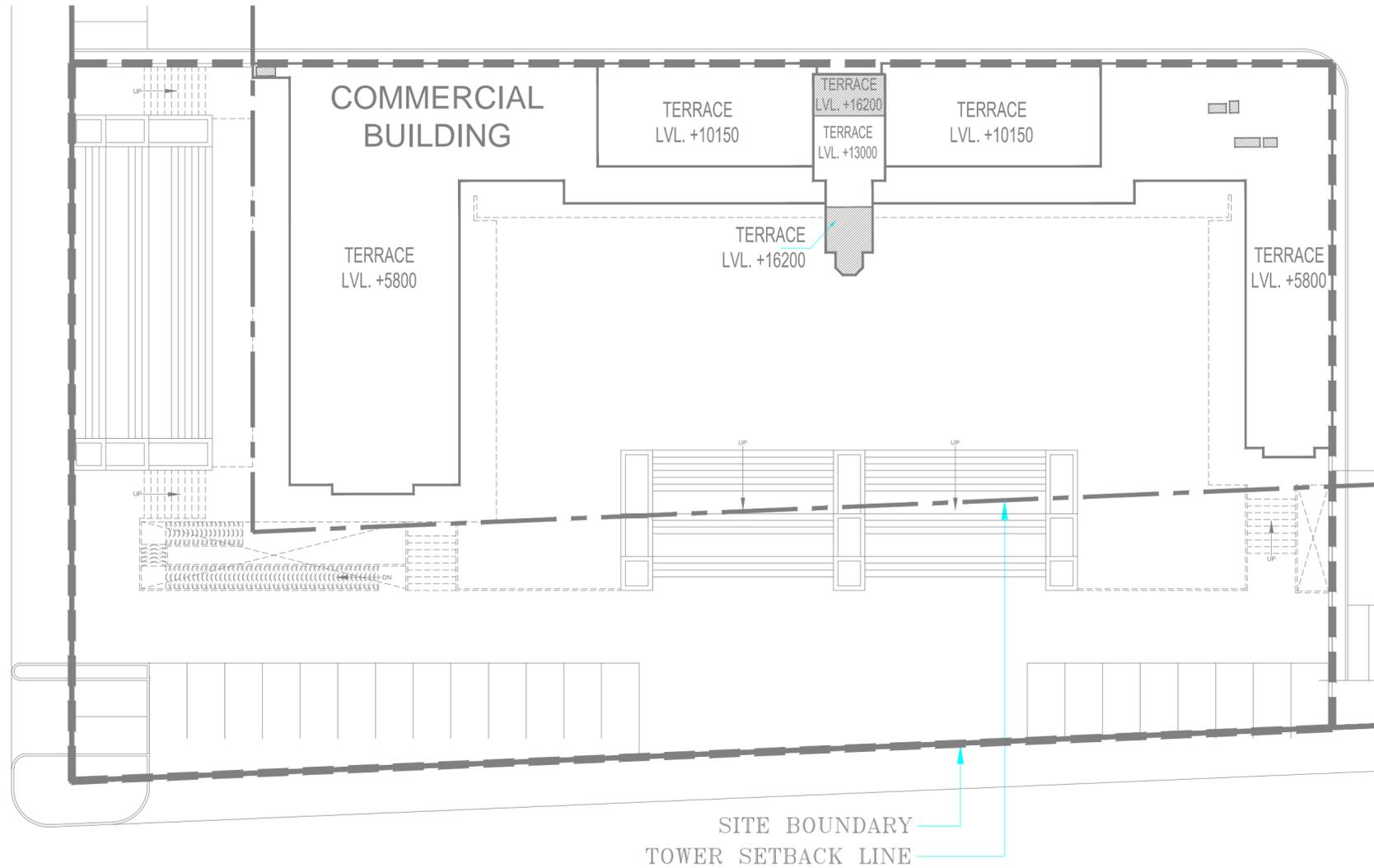
DRAWING NO : BA / NA / SUB / COM-01

Drawing :
SUBMISSION DRAWING

Date:
18 - 02 - 2020

Scale:
1:750

Sheet Title :
COMMERCIAL LAYOUT PLAN



**NIRALA ASPIRE - (PHASE -2)
COMMERCIAL BUILDING
PLOT AREA = 3837 SQ.MT**

OWNER :

**NIRALA HOUSING PVT. LTD.
H121 , SECTOR 63 NOIDA**

ARCHITECTS :

**BHATNAGAR AND ASSOCIATES
BUILDING NO.-A2, CHATARPUR ENCLAVE,
PHASE -2 , NEWDELHI - 110068**

PROJECT :

**PROPOSED GROUP HOUSING FOR
NIRALA HOUSING PVT. LTD.
PLOT NO . GH-03, SECTOR 16 ,
GREATER NOIDA**

SEAL & SIGNATURE :

OWNER :

ARCHITECT :

TOWN PLANNER :

AUTHORITY

