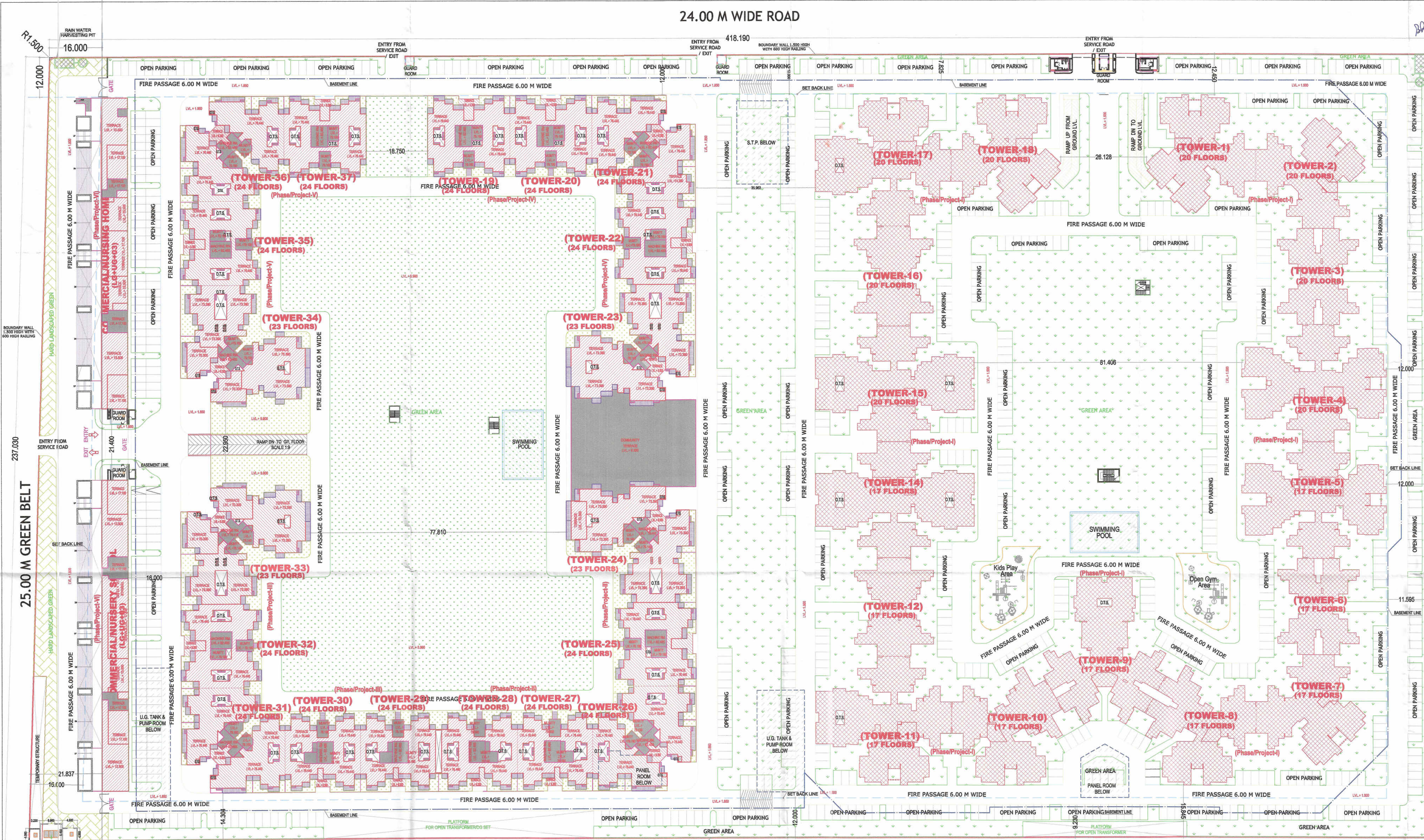




NOTE: 1
 * TOWER 19, 20, 22, 25, 32, 35 & 37 ARE SIMILAR
 * TOWER 21, 26, 31 & 36 ARE SIMILAR
 * TOWER 23 & 24 ARE SIMILAR
 * TOWER 27, 28, 29 & 30 ARE SIMILAR
 * TOWER 33 & 34 ARE SIMILAR

NOTE: 2
 * 13 NO. NOT TAKEN IN FLOORS & NAME OF TOWERS

NOTE: 3
 * AREA CHART IS IN SHEET NO. - S-02

NOTE: 4
 * O.T.S. = OPEN TO SKY

PLOT NO -07&6A

LEGEND

- F.A.R.
- 15% Ancillary
- Green Area
- Balcony
- AREA UTILIZED IN PHASE-I

LOCATION PLAN

NIRALA ESTATE

PROJECT TITLE:
 PROPOSED & PURCHASABLE GROUP HOUSING (PH-II TO PH-V) AT PLOT NO.-GH-04, SECTOR TECHZONE -IV, GREATER NOIDA.
 FOR - NIRALA INFRA TECH PVT.LTD.

DRAWING TITLE:-
 LAYOUT PLAN

S-01
 DRG NO.

SCALE	1:800
DATE	20160412
DEALT	
JOB NO.	1\Comp16-pc\DATA\Nirala Estate PH- 2\ 20150228-SUB\20160419-SUB 3.5 + 5%

DEEPAK MEHTA & ASSOCIATES
 ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS
 PLOT NO. 16 ABHISHEK PLAZA L.S.C. MAYUR VIHAR PH II
 DELHI 110091 INDIA PH: 01165272180, 01122770180
 Email:-deepakmehta1962@gmail.com

Architect's Sign
 For NIRALA INFRA TECH PVT. LTD.
 OWNER'S SIGN

- (1)- PLOT AREA = 99991.400 SQ.MT.
 (2a)- Permissible FAR @ 2.75 OF Plot Area = 274976.350 Sqmt.
 (2b)- Purchasable FAR @ 0.75 OF PLOT AREA = 74993.550 Sqmt.
 (2c)- Permissible + Purchasable FAR (2.75+0.75)=3.5(a) = 349969.900 Sqmt.
 (3)- 5% Green FAR OF 3.5 FAR (a) = 17498.495 Sqmt.
 (4)- Total FAR = (3.5 + 5% Green FAR (a+b)) = 367468.395 Sqmt.
 (5)- Permissible Gr. Coverage 35% OF Plot Area = 34996.990 Sqmt.
 (6a)- Permissible Density = 1650 PPH
 (6b)- Purchasable Density FOR @ 0.75 FAR = 0.75 X 1650 = 450 PPH
 (7)- Permissible Density (1650+450) = 2100 PPH
 (8a)- Permissible Ancillary Area 15% OF 3.5 FAR = 52495.485 Sqmt.
 (8b)- Permissible Commercial Area 1% 2.75 FAR = 2749.763 Sqmt.
 (8c)- Purchasable Commercial Area 1% 0.75 FAR = 749.936 Sqmt.
 (8d)- Total Commercial (Permissible + Purchasable) (a+b) = 3499.699 Sqmt.
 (9)- FAR Utilized in Phase-I = 168779.884 Sqmt.
 (10)- Ground Coverage Utilized in Phase-I = 10537.599 Sqmt.
 (11)- Density Utilized in Phase-I = 877 PPH
 (12)- Ancillary Area Utilized in Phase-I = 16499.257 Sqmt.
 (13)- NON FAR Utilized in Phase-I = 44720.794 Sqmt.
 (14)- Commercial Utilized in Phase-I = 207.980 Sqmt.
 (15)- Balance FAR = (4-9) = 198688.511 Sqmt.
 (16)- Balance Gr. Coverage = (5-10) = 24459.391 Sqmt.
 (17)- Balance Density = (6-11) = 1223 PPH
 (18)- Balance Ancillary area = (7-12) = 35996.228 Sqmt.
 (19)- Balance Commercial area = (8-14) = 3291.719 Sqmt.
 PROPOSED FAR = 198601.292 SQ.MT.
 PROPOSED DENSITY = 937.881 PPH
 PROPOSED COMMERCIAL (Ref Sheet No. - S-19) = 3290.178 SQ.MT.
 PROPOSED GROUND COVERAGE = 14080.032 SQ.MT.
 PROPOSED ANCILLARY AREA = 32738.427 SQ.MT.

PARKING DETAILS

PARKING REQUIRED = F.A.R. = 198688.511 / 80 = 2483.606 ECS
 Say 2484 ECS

PARKING IN BASEMENT

TOTAL BASEMENT AREA FOR PARKING = 39352.673 - (417.023 + 460.800 + 743.150 + 864.354) = 38896.146 / 30 = 1229.872 = SAY 1229 ECS

PARKING IN PODIUM

TOTAL PODIUM AREA FOR PARKING = NET PODIUM AREA - RAMP AREA = 20790.457 - (36.000X6.400) = 20790.457 - 230.400 = 20560.057 SQMT = 20560.057 / 30 = 685.335 = SAY 685 ECS

PARKING IN STILT

TOTAL STILT AREA FOR PARKING = 7032.040 - 167.420 = 6864.620 SQMT
 ECS IN STILT AREA = 6864.620 / 30 = 228.820 SAY 228 ECS

PARKING IN OPEN

TOTAL AREA PROVIDED FOR OPEN PARKING = 6842.340 SQ MT.
 ECS IN OPEN AREA = 6842.340 / 20 = 342.117 - SAY 342 ECS

TOTAL PARKING PROVIDED

TOTAL ECS PROVIDED = 1229 + 685 + 228 + 342 = 2484 ECS

GREEN AREA DETAIL

REQUIRED SOFT GREEN AREA = 50% OF OPEN AREA
 OPEN AREA = PLOT AREA - (PER.GROUND COVERAGE) = 99991.400 - 34996.990 = 64994.410 SQ.MT.
 HENCE GREEN AREA REQUIRED = 64994.410/2 = 32497.205 SQ.MT.

GREEN AREA PROVIDED

GREEN AREA PROVIDED = 32508.103 SQ.MT.
 TREES REQUIRED = OPEN AREA/100 = 64994.410 / 100 = 649.944 = 650 SAY
 TREES PROVIDED = 660 (50% EVER GREEN & 50% ORNAMENTAL)

LEGENDS FOR LANDSCAPING

EVERGREEN TREE - (330)

- Ashoka / Bauhinia alba - 165 NO.S
- Gulmohar / Jacaranda Nimosifolia - 165 NO.S

ORNAMENTAL TREE - (330)

- Washingtonia filifera / Bottal Palm - 165 NO.S
- Plumeria alba / Bamboo - 165 NO.S

PLOT NO-07

MAXIMUM HEIGHT OF THE BUILDING

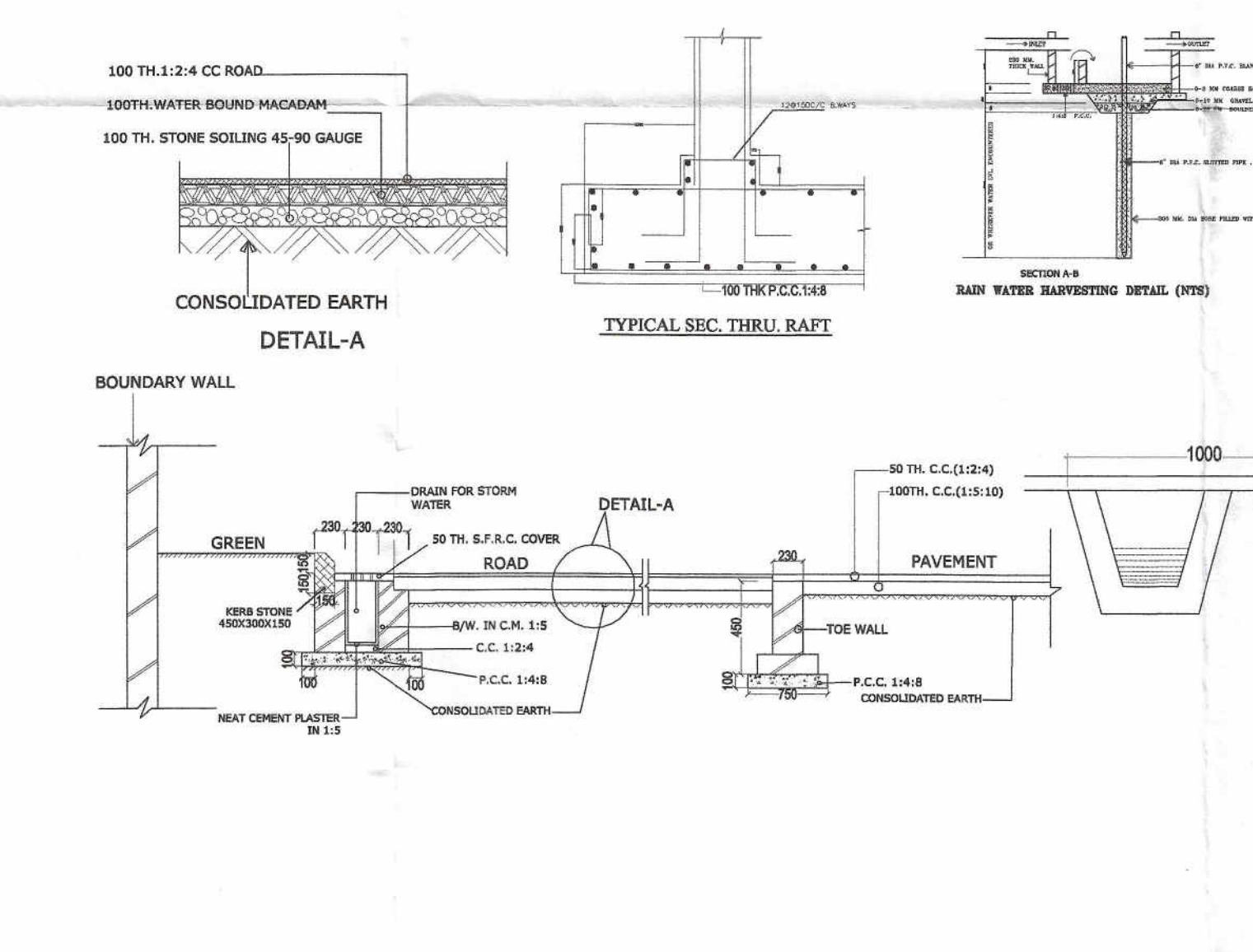
MAXIMUM HEIGHT OF THE BUILDING = 82.915 SQ.MT.
 TOTAL BASEMENT AREA = 39352.673 SQ.MT. (Ref Sheet No. - S-06)
 TOTAL PODIUM AREA = 20790.457 SQ.MT. (Ref Sheet No. - S-04)
 TOTAL COMMUNITY AREA = 2995.104 SQ.MT. (Ref Sheet No. - S-11)

TEMPORARY STRUCTURE

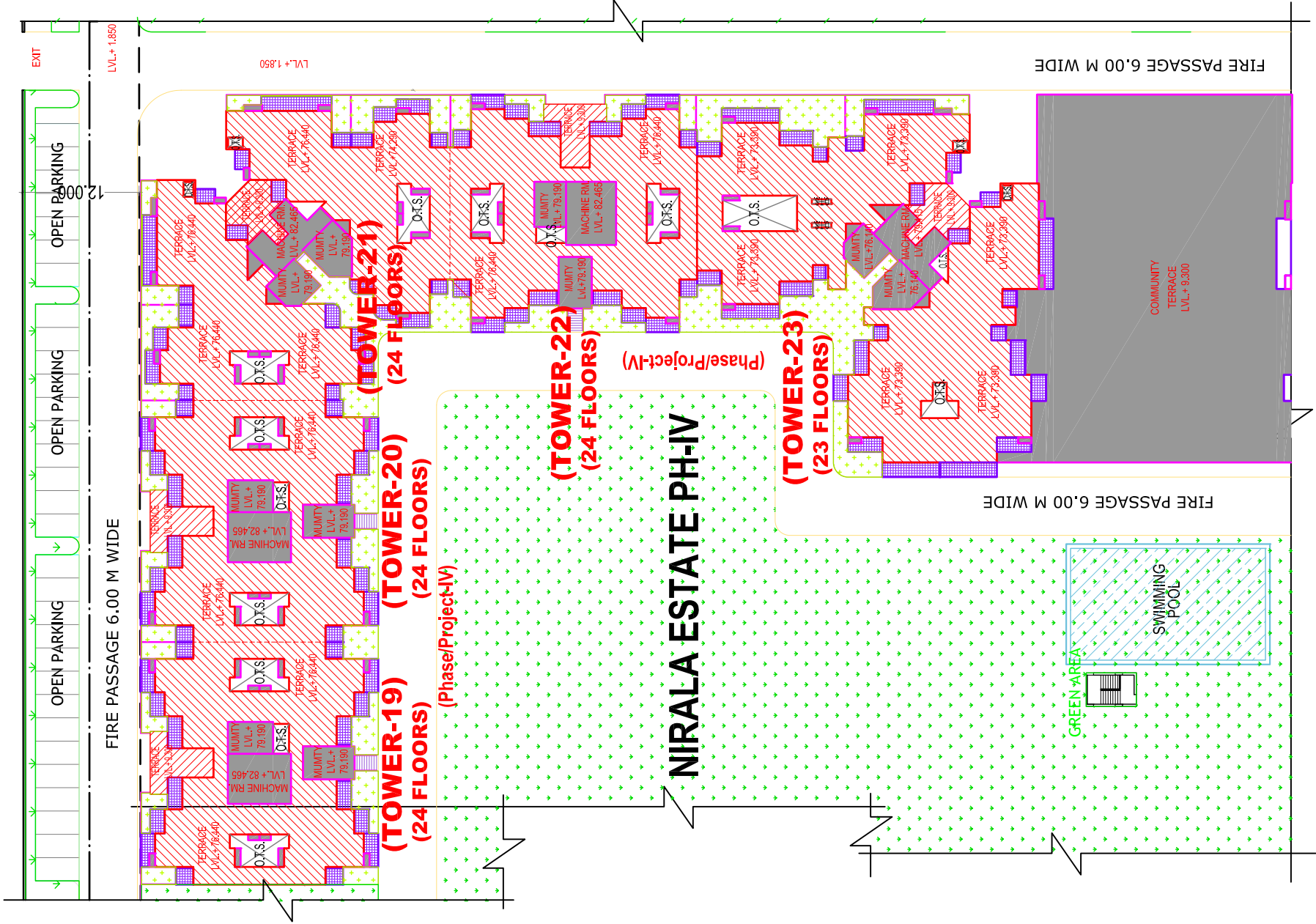
AREA OF TEMPORARY STRUCTURE = 50.000X4.000 = 200.000 SQ.MT.
 ELECTRICAL LOAD = 5000 KVA

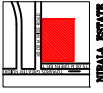
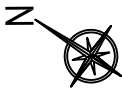
TOTAL BUILT UP AREA UTILIZED IN PHASE-I	
TOTAL F.A.R.	168779.884 SQMT
TOTAL STILT AREA	48.052 SQMT
TOTAL BASEMENT AREA	44672.794 SQMT
TOTAL PODIUM AREA	0 SQMT
15% ANCILLARY AREA	16499.257 SQMT
TOTAL BUILT UP AREA	228999.987 SQMT

TOTAL PROPOSED BUILT UP AREA	
TOTAL F.A.R.	198601.292 SQMT
TOTAL STILT AREA	7032.04 SQMT
TOTAL BASEMENT AREA	39352.673 SQMT
TOTAL PODIUM AREA	20790.457 SQMT
15% ANCILLARY AREA	32738.427 SQMT
TOTAL BUILT UP AREA	298514.889 SQMT



PROJECT NAME - NIRALA ESTATE PH-IV



LAYOUT PLAN	
NOTE: 1 *TOWER 19,20,22,25,32,35 &37 ARE SIMILAR *TOWER 21,26,31 &36 ARE SIMILAR *TOWER 23 & 24 ARE SIMILAR *TOWER 27,28,29 & 30 ARE SIMILAR *TOWER 33 & 34 ARE SIMILAR	
NOTE: 2 *13 NO. NOT TAKEN IN FLOORS & NAME OF TOWERS	
NOTE: 3 *AREA CHART IS IN SHEET NO. - S-02	
NOTE: 4 *O.T.S. = OPEN TO SKY	
NOTE: 5 *PLOT AREA OF PHASE/PROJECT-IV = 11240 SQ.MT.	
 NIRALA ESTATE PH-IV LOCATION PLAN	
PROJECT TITLE : PROPOSED&PURCHASABLE GROUP HOUSING(PH-II TO PH-V) AT PLOT NO.-GH-04,SECTOR TECHZONE -IV, GREATER NOIDA. FOR - NIRALA INFRA TECH PVT.LTD.	
DRAWING TITLE:- LAYOUT PLAN PHASE-IV	
SCALE	1:800
DATE	20160412
DEALT	
JOB NO.	15060208-SUB-000401P-SIB-15-1-52
DEEPAK MEHTA & ASSOCIATES ARCHITECTS, PLANNERS, LANDSCAPE & INTERIORS PLOT NO. 16 ABHISHEK PLAZA L.S.C. MAYUR VIHAR PH II DELHI 110091 INDIA PH: 01165272180, 01122770180 Email--deepakmehta1962@gmail.com	
ARCHITECT'S SIGN	
OWNER'S SIGN	

PLOT AREA OF PHASE/PROJECT-IV = 11240 SQ.MT.

