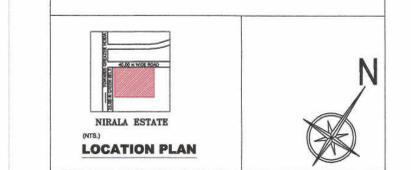


LEGEND

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



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

DRAWING TITLE:
 LAYOUT PLAN S-01
 DRG. NO.

(1)- PLOT AREA

(1a) - Permissible FAR @ 2.75 OF Plot Area	= 274976.350 Sqmt.
(2a) - Purchasable FAR @ 0.75 OF PLOT AREA	= 74993.550 Sqmt.
(2b) - Permissible + Purchasable FAR (2.75+0.75)=3.5(a)	= 349969.900 Sqmt.
(3) - 5% Green FAR OF 3.5 FAR (b)	= 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
(6) - Permissible Density (1650+450)	= 2100 PPH
(7) - Permissible Ancillary Area 15% OF 3.5 FAR	= 52495.485 Sqmt.
(8a) - Permissible Commercial Area 1% 2.75 FAR	= 2749.763 Sqmt.
(8b) - Purchasable Commercial Area 1% 0.75 FAR	= 749.936 Sqmt.
(8) - 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 (Phd Sheet No. - S-19)	= 3280.178 SQ MT.
PROPOSED GROUND COVERAGE	= 14080.032 SQ MT.
PROPOSED ANCILLARY AREA	= 32738.427 SQ MT.

PARKING DETAILS

PARKING REQUIRED = $\frac{F.A.R}{80} = \frac{198688.511}{80} = 2483.606$ ECS
 Say 2484 ECS

PARKING IN BASEMENT

TOTAL BASEMENT AREA FOR PARKING = 39952.673 - (417.023 + 460.800 + 743.150 + 864.354) = 38696.146 / 30 = 1223.872 = SAY 1223 ECS

PARKING IN PODIUM

TOTAL PODIUM AREA FOR PARKING = NET PODIUM AREA - RAMP AREA = 20790.457 - (26.000X6.400) = 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 = 1223 + 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 / Jacranda Nimosifolia - 165 NO.S

ORNAMENTAL TREE - (330)

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

PLOT NO-07

MAXIMUM HEIGHT OF THE BUILDING

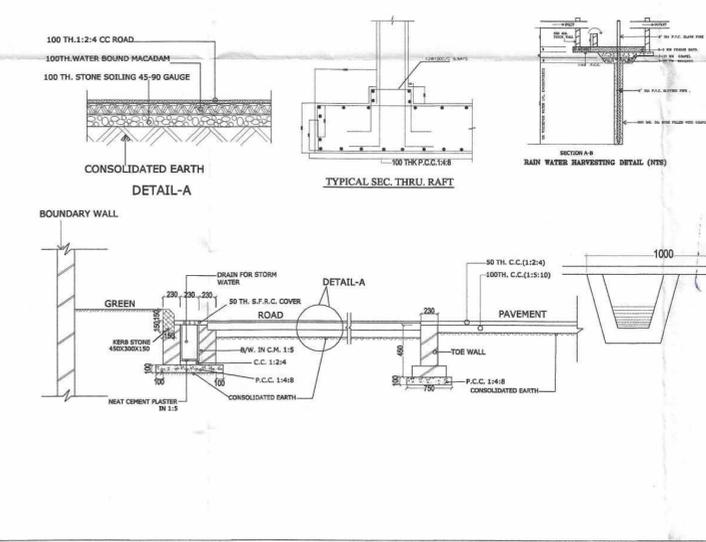
MAXIMUM HEIGHT OF THE BUILDING = 82.915 SQ MT.
 TOTAL BASEMENT AREA = 39352.673 SQ MT. (Phd Sheet No. - S-02)
 TOTAL PODIUM AREA = 20790.457 SQ MT. (Phd Sheet No. - S-04)
 TOTAL COMMUNITY AREA = 2995.104 SQ MT. (Phd Sheet No. - S-11)

TEMPORARY STRUCTURE

AREA OF TEMPORARY STRUCTURE = 50.000X4.000 = 200.000 SQ MT.
 ELECTRICAL LOAD = 6000 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



SCALE: 1:600
 DATE: 20160412
 DEALT:
 JOB NO.: \\Comp16-pc\4\DATA\Nirala Estate PH-II-2\20160228-SUB\2016/19-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 110089 INDIA. PH: 01165272180, 01122770180
 Email - deepakmehta1982@gmail.com
 MANDI...
 ARCHITECT'S SIGN
 OWNER'S SIGN

DELINEATION OF PHASES OF TOTAL PLOT AREA / PHASING OF PROJECT

24.00 M WIDE ROAD

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

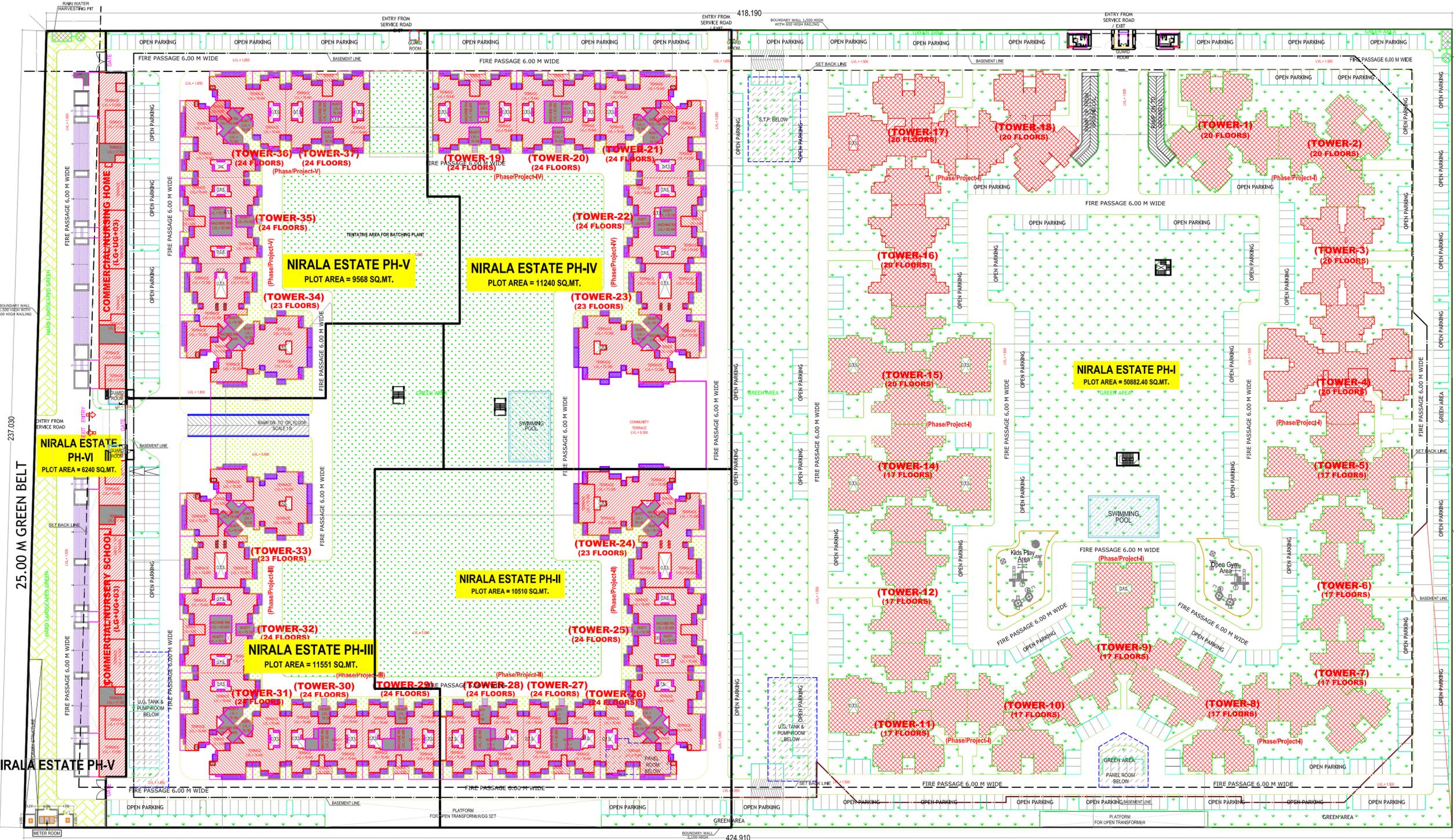
*13 NO. NOT TAKEN IN FLOORS & NAME OF TOWERS

NOTE: 3

*AREA CHART IS IN SHEET NO. - S-02

NOTE: 4

*O.T.S. = OPEN TO SKY



PLOT NO - 07&6A

LAND DIVISION DETAIL		
S.No.	DESCRIPTION	AREA (Sq.Mt.)
1.	Land share of phase-I	50882.40
2.	Land share of phase-II	10509.77
3.	Land share of phase-III	11551.55
4.	Land share of phase-IV	11240.39
5.	Land share of phase-V	9567.61
6.	Land share of phase-VI(Commercial)	6239.68
TOTAL LAND AREA		99991.40



PROJECT TITLE:
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DRAWING TITLE:-
 LAYOUT PLAN S-01
 DRG NO.

SCALE	1:600
DATE	20160412
DEALT	
JOB NO.	\\Comp16-pc\d\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

PLOT NO-07

ARCHITECT'S SIGN

OWNER'S SIGN

