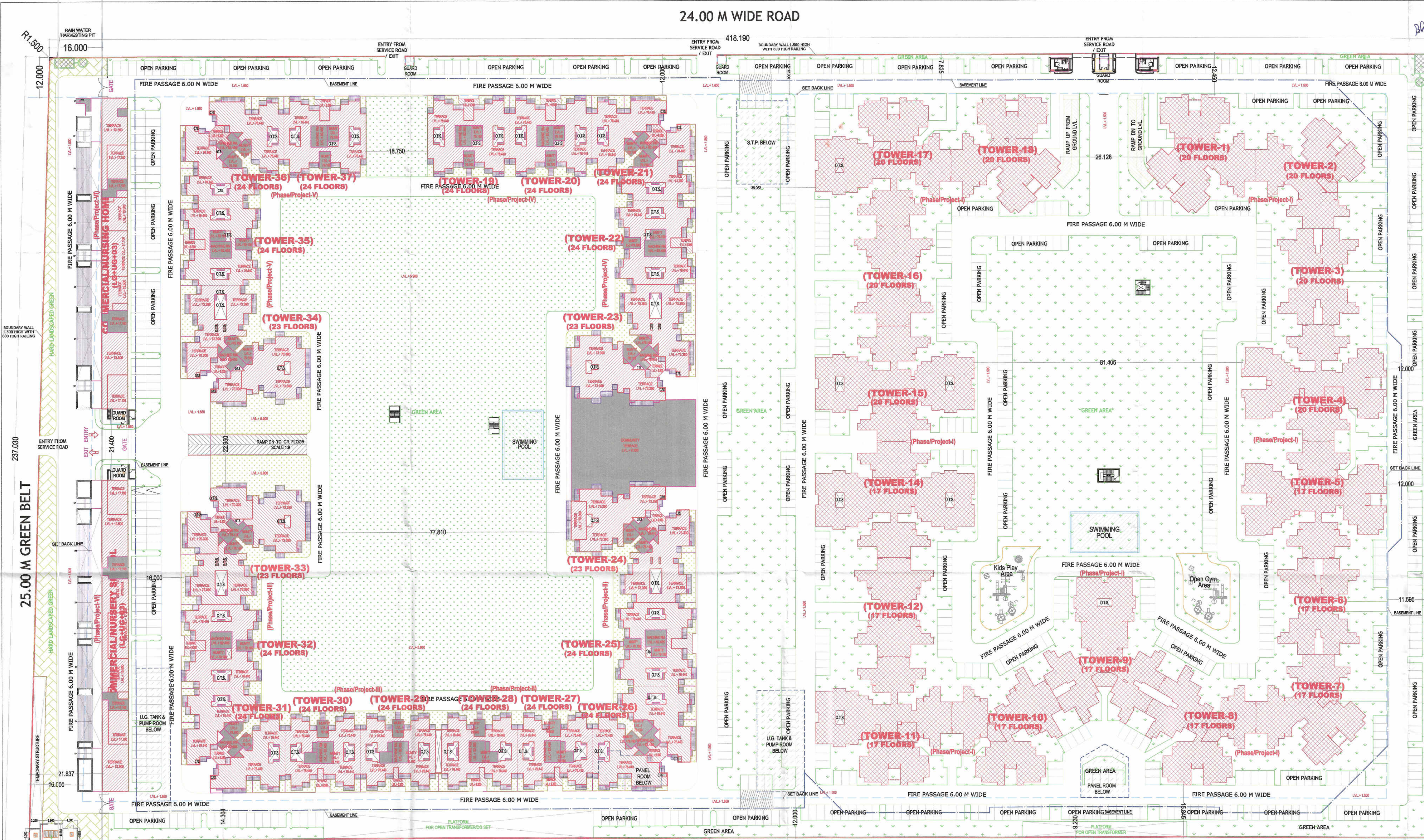




NOTE: 1
 *TOWER 19, 20, 22, 25, 32, 35 & 37 ARE SIMILAR
 *TOWER 21, 26, 31 & 36 ARE SIMILAR
 *TOWER 23 & 24 ARE SIMILAR
 *TOWER 27, 28, 29 & 30 ARE SIMILAR
 *TOWER 33 & 34 ARE SIMILAR

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-I 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 SQMT.
 (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 (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
 (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 / Jacranda 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

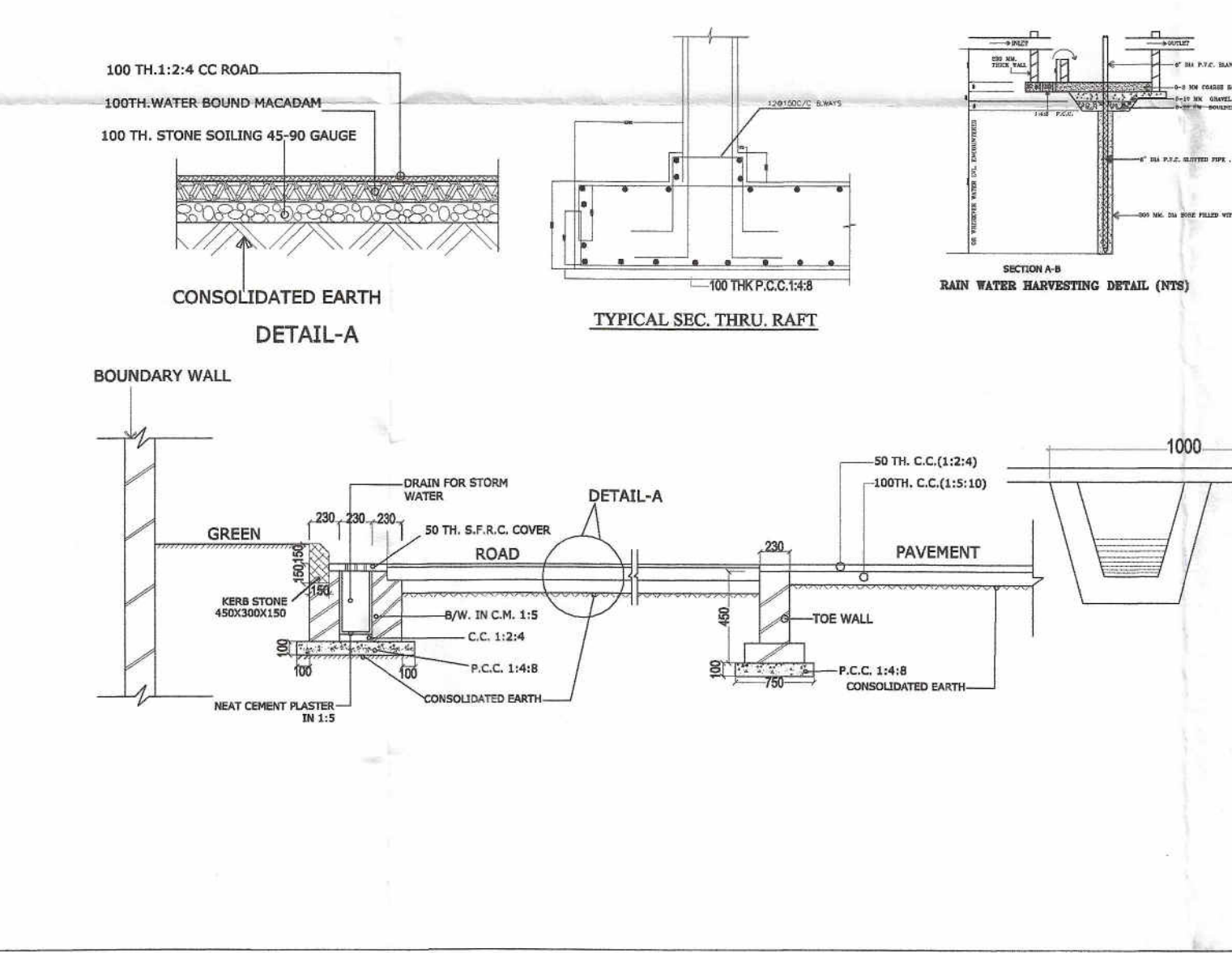
MAXIMUM HEIGHT OF THE BUILDING = 82.915 SQ MT.
 TOTAL BASEMENT AREA = 39352.673 SQ MT. (Ref Sheet No. - S-06)
 TOTAL PODIUM AREA = 20790.457 SQ MT. (Ref Sheet No. - S-04)
 TOTAL COMMUNITY AREA = 2995.104 SQ MT. (Ref Sheet No. - S-11)

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



NOTE: 5
*PLOT AREA OF
PHASE/PROJECT-II = 10510 SQ.MT.



PROPOSED&PURCHASABLE GROUP
HOUSING(Ph-II TO Ph-V) AT PLOT
NO.-GH-04,SECTOR TECHZONE -IV,
GREATER NOIDA.
FOR - NIRALA INFRATECH PVT.LTD.

DRG NO.

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

OWNER'S SIGN _____

PLOT AREA OF PHASE/PROJECT-II = 10510 SQ.MT.

