





## LAYOUT PLAN OF PHASE - II

Nirala Estate is like living in at one of the most serene places. It's a home you will cherish. That's the beauty of Nirala Estate, inspired by the charm of modern and contemporary lifestyle.

Situated in one of the most sought after and fast developing localities of NCR Delhi, Nirala Estate is one gem of an apartment complex. Within easy reach from Delhi, Noida and Ghaziabad it is ensconced with sumptuous greenery and well-planned localities, reputed schools, state-of-the-art hospitals, multiplexes and malls are all within easy reach. You sure would love the place and all the facilities it offers. Rest assured that Nirala Estate would turn your life into one big joyous occasion.



Amenities That  
Suits Your  
*Lifestyle*



Commercial Plaza



Jacuzzi



Badminton Court



Swimming Pool



Lawn



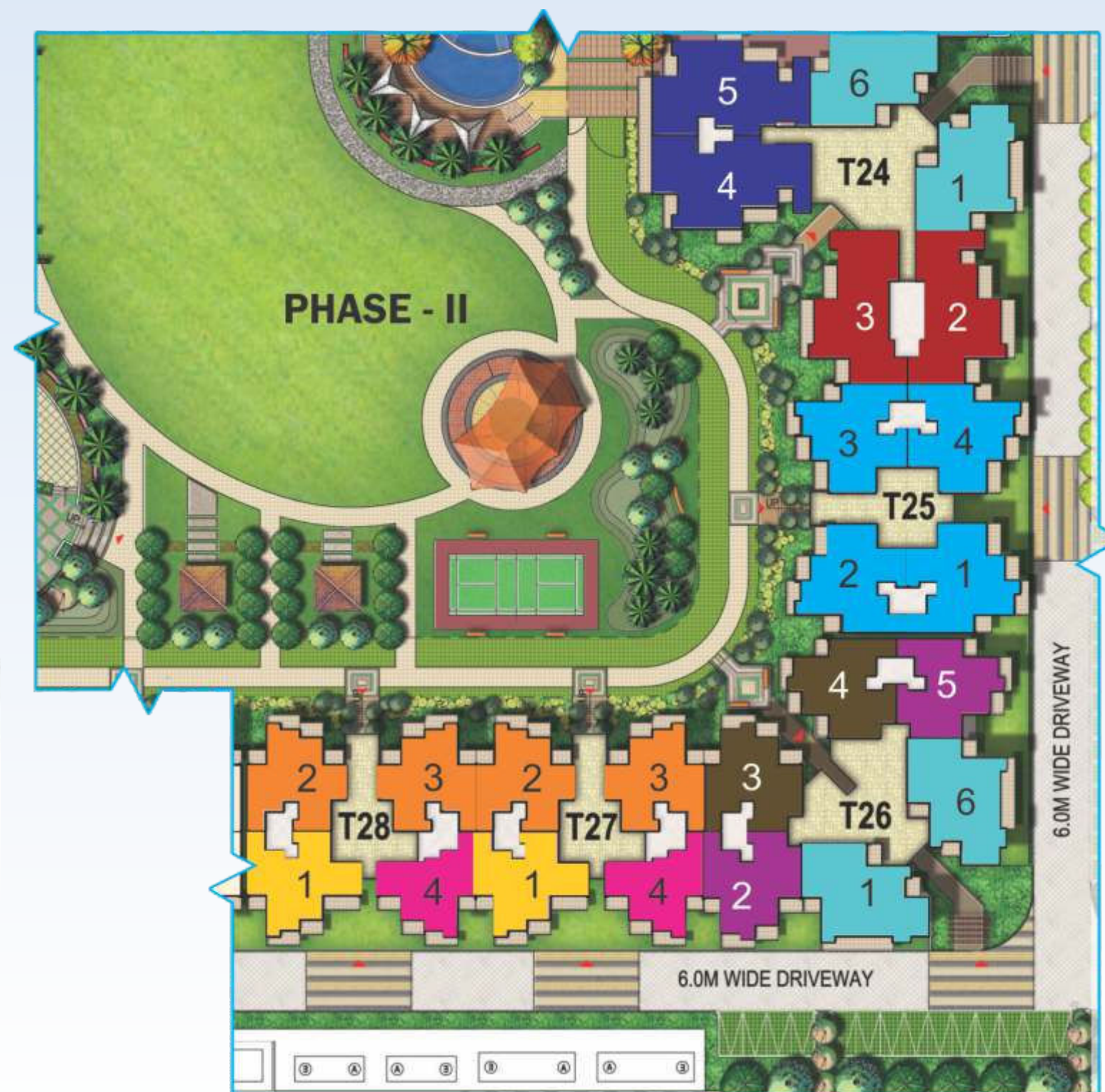
Yoga / Meditation



Children Play Area

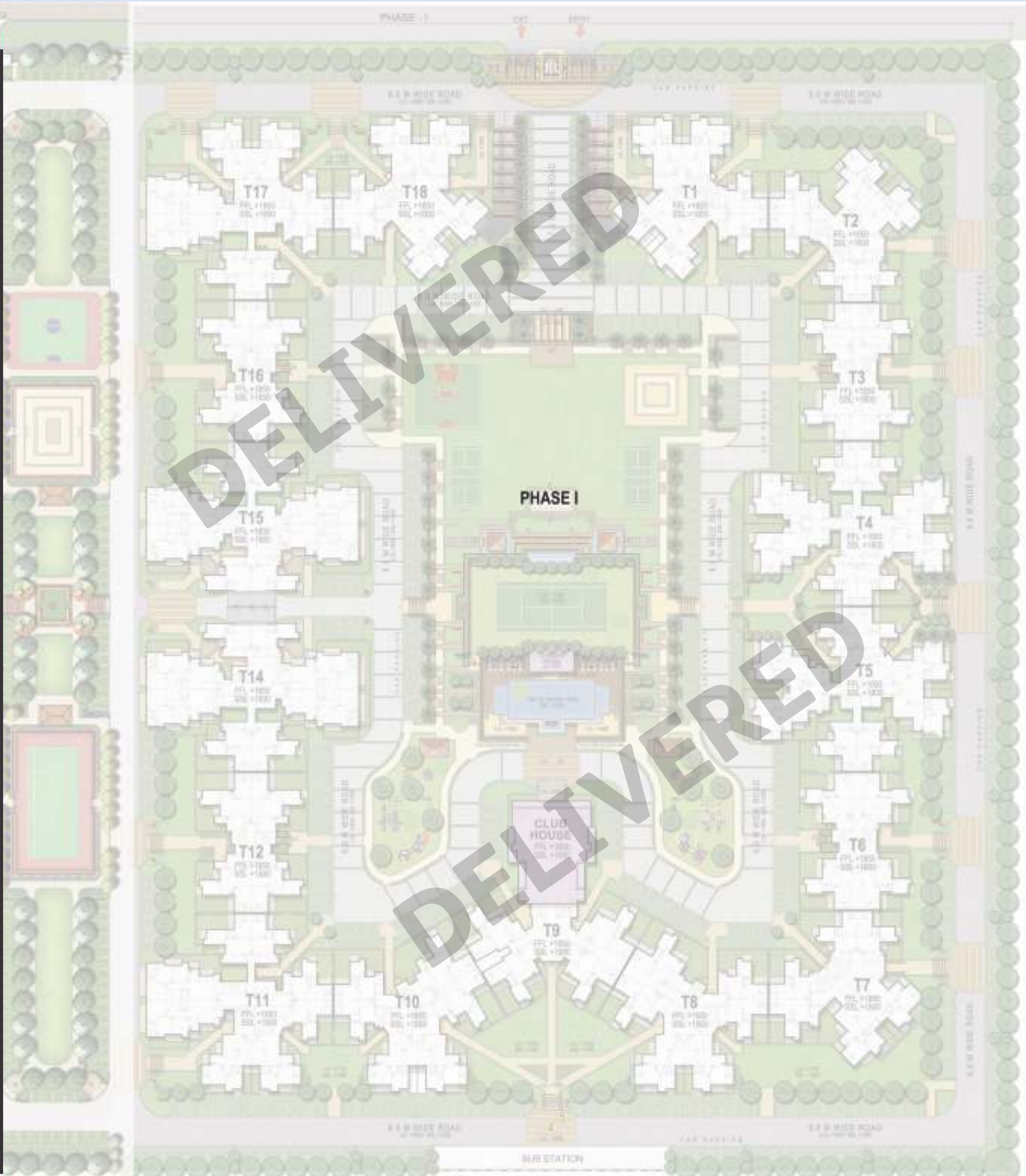


Open Gym





# LAYOUT PLAN OF TOTAL PROJECT



## Legends

- Water Cascade
- Bamboo Court
- Podium Plaza
- Entrance Water Features with Portals
- Reflexology Path
- Palm Gardens
- Central Green
- Children Play Area
- Tensile Canopies
- Sculpture Garden
- Badminton Courts
- Outdoor Gym
- Swimming Pool
- Kids Pool
- Club
- Jacuzzi
- Rain Dance Area
- Yoga/Meditation Garden
- Open Air Theater (O.A.T.)
- Open Parking

**Note:** The facilities & amenities mentioned above are part of different phase/project in total project, and will be available for use after development of respective phase/project.

|        |  |        |  |        |  |
|--------|--|--------|--|--------|--|
| TYPE A | 2 BEDROOM + DRAWING/<br>DINING HALL + KITCHEN +<br>2 TOILETS       | TYPE B | 3 BEDROOM + DRAWING/<br>DINING HALL + KITCHEN +<br>2 TOILETS | TYPE C | 3 BEDROOM + DRAWING/<br>DINING HALL + KITCHEN +<br>2 TOILETS           |
| TYPE D | 3 BEDROOM + DRAWING/<br>DINING HALL + KITCHEN +<br>2 TOILETS       | TYPE E | 3 BEDROOM + DRAWING/<br>DINING HALL + KITCHEN +<br>2 TOILETS | TYPE F | 3 BEDROOM + DRAWING/<br>DINING HALL + KITCHEN +<br>2 TOILETS           |
| TYPE G | 3 BEDROOM + DRAWING/<br>DINING HALL + KITCHEN +<br>2 TOILETS (BIG) | TYPE H | 3 BEDROOM + DRAWING/<br>DINING HALL + KITCHEN +<br>3 TOILETS | TYPE I | 3 BEDROOM + DRAWING/<br>DINING HALL + KITCHEN +<br>4 TOILETS + SERVANT |



## Floor Plans



**TYPE A**

**2 BEDROOM  
+ 2 TOILET**

Carpet Area  
55.07 Sq.mt. / 592.78 Sq.ft.  
Builtup Area  
73.99 Sq.mt. / 796.45 Sq.ft.  
Super Area  
92.44 Sq.mt. / 995.00 Sq.ft.

Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice.

## Floor Plans



**TYPE B**

**3 BEDROOM  
+ 2 TOILET**

Carpet Area  
68.19 Sq.mt. / 734.01 Sq.ft.  
Builtup Area  
87.58 Sq.mt. / 942.66 Sq.ft.  
Super Area  
113.81 Sq.mt. / 1225.00 Sq.ft.

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## Floor Plans



TYPE C

**3 BEDROOM  
+ 2 TOILET**

Carpet Area  
70.78 Sq.mt. / 761.89 Sq.ft.  
Builtup Area  
91.04 Sq.mt. / 979.97 Sq.ft.  
Super Area  
116.13 Sq.mt. / 1250.00 Sq.ft.

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## Floor Plans



TYPE D

**3 BEDROOM  
+ 2 TOILET**

Carpet Area  
70.78 Sq.mt. / 761.89 Sq.ft.  
Builtup Area  
90.83 Sq.mt. / 977.74 Sq.ft.  
Super Area  
116.13 Sq.mt. / 1250.00 Sq.ft.

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## Floor Plans



TYPE E



**3 BEDROOM  
+ 2 TOILET**

Carpet Area  
69.88 Sq.mt. / 752.20 Sq.ft.  
Builtup Area  
91.78 Sq.mt. / 987.90 Sq.ft.  
Super Area  
117.99 Sq.mt. / 1270.00 Sq.ft.

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## Floor Plans



TYPE F



**3 BEDROOM  
+ 2 TOILET**

Carpet Area  
78.26 Sq.mt. / 842.37 Sq.ft.  
Builtup Area  
100.75 Sq.mt. / 1084.43 Sq.ft.  
Super Area  
128.67 Sq.mt. / 1385.00 Sq.ft.

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Floor Plans



TYPE G

**3 BEDROOM  
+ 2 TOILET**

Carpet Area  
85.70 Sq.mt. / 922.51 Sq.ft.  
Builtup Area  
111.69 Sq.mt. / 1202.20 Sq.ft.  
Super Area  
142.60 Sq.mt. / 1535.00 Sq.ft.

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Floor Plans



TYPE H

**3 BEDROOM  
+ 3 TOILET**

Carpet Area  
92.62 Sq.mt. / 996.95 Sq.ft.  
Builtup Area  
119.53 Sq.mt. / 1286.64 Sq.ft.  
Super Area  
152.82 Sq.mt. / 1645.00 Sq.ft.

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## Floor Plans



TYPE I

**3 BEDROOM +  
4 TOILET + STUDY**

Carpet Area  
107.06 Sq.mt. / 1152.40 Sq.ft.  
Builtup Area  
139.59 Sq.mt. / 1502.53 Sq.ft.  
Super Area  
176.24 Sq.mt. / 1897.00 Sq.ft.

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Artistic Impression

## Specifications

### Flooring

- Vitrified tiles 2'\*2' in Drawing Room, Kitchen, Study Room, and all Bedrooms.
- Ceramic tiles in Bathrooms and Balconies.

### Wall & Ceiling Finish

- Finished walls & ceiling with putty and Plastic Paint in pleasing shades.

### Kitchen

- Granite working top & stainless steel sink single bowl with drain board.
- 2'-0" dado above the working top by ceramic tiles.

### Toilets

- Ceramic tiles on walls upto door level.
- White sanitary ware of reputed brand or imported.
- CP fitting of reputed brand or imported.

### Doors & Windows

- External doors & windows – Composite Metal/UPVC/ aluminium powder coated.
- Internal door-frames – Composite Metal frames/Marandi or equivalent wood frames.
- Internal door – Skin moulded door.

### Electrical's

- Copper wire in PVC conduits with MCB supported circuits.

### Power Backup

- 100 % DG power back-up for all common areas.
- Upto 100 % DG power back-up available to individual flat buyer on paid basis as agreed at the time of booking.

### Security System

- Secured gated community.

### Lift

- High speed passenger elevators.

### Lift, Lobby & Staircases

- Lift lobby floor and staircase combination of one or more of marble / granite / vitrified tiles.

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PRESENTING

# NIRALA ESTATE

2 & 3 BHK APARTMENTS- PHASE 5

GH-04, TECHZONE-IV, G. NOIDA (W)

Phase  
Five





Phase  
1ne

Phase  
2two

Phase  
3ree

Phase  
4our

5 Phase  
5ive

Delivered

Possession Soon

Possession Soon

Under Construction



Nirala Estate is a tranquil haven that offers a truly cherished living experience. The complex is a testament to the allure of modern and contemporary living, blending the best of both worlds.

Nestled in a rapidly developing and highly coveted neighborhood in NCR Delhi, Nirala Estate is a gem of an apartment complex that will leave you enamored with its charm. With an array of top-notch amenities on offer, you are guaranteed to fall in love with this place and the lifestyle it offers. Indulge in the joys of life with Nirala Estate, where everyday living is a celebration.

**NIRALA**  
**ESTATE**





**NIRALA**  
ESTATE







Lotus Pond



Entrance Rotary



Open Gym Day



Sculpture Garden



Amphitheater



Swimming Pool



Walkway Portals



Children Park





Note: The facilities & amenities mentioned above are part of different phase/project in total project, and will be available for use after development of respective phase/project.

All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. 1sqm = 10.764 sq. ft.



## layout plan

### Legends

- Water Cascade
- Bamboo Court
- Podium Plaza
- Entrance Water Features with Portals
- Reflexology Path
- Palm Gardens
- Central Green
- Children Play Area
- Tensile Canopies
- Sculpture Garden
- Badminton Courts
- Outdoor Gym
- Swimming Pool
- Kids Pool
- Club
- Jacuzzi
- Rain Dance Area
- Yoga/Meditation Garden
- Open Air Theater (O.A.T.)
- Open Parking

- TYPE -C** 3 Bedrooms + Drawing/Dining Hall + Kitchen + 2 Toilets
- TYPE -D** 3 Bedrooms + Drawing/Dining Hall + Kitchen + 2 Toilets
- TYPE -F** 3 Bedrooms + Drawing/Dining Hall + Kitchen + 2 Toilets
- TYPE -G** 3 Bedrooms + Drawing/Dining Hall + Kitchen + 2 Toilets (Big)
- TYPE -H** 3 Bedrooms + Drawing/Dining Hall + Kitchen + 3 Toilets
- TYPE -I** 3 Bedrooms + Drawing/Dining Hall + Kitchen + 4 Toilets + Study

## specifications

### Flooring

Vitrified tiles 2'\*2' in Drawing Room, Kitchen, Study Room, and all Bedrooms. Ceramic tiles in Bathrooms and Balconies.

### Wall & Ceiling Finish

Finished walls & ceiling with putty and Plastic Paint in pleasing shades.

### Kitchen

Granite working top & stainless steel sink single bowl with drain board. 2'-0" dado above the working top by ceramic tiles.

### Toilets

Ceramic tiles on walls upto door level. White sanitary ware of reputed brand or imported. CP fitting of reputed brand or imported.

### Doors & Windows

External doors & windows Composite Metal/UPVC/aluminium powder coated. Internal door-frames Composite Metal frames/Marandi or equivalent wood frames. Internal door Skin moulded door.



### Electricals

Copper wire in PVC conduits with MC supported circuits.

### Power Backup

100% DG power back-up for all common areas. Upto 100% DG power back-up available to individual flat buyer on paid basis as agreed at the time of booking.

### Security System

Secured gated community.

### Lift

High speed passenger elevators.

### Lift, Lobby & Staircases

Lift lobby floor and staircase combination of one or more of marble granite / vitrified tiles.

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# floor plans

3 Bedrooms +  
2 Toilet  
1250 Sq.Ft.

Carpet Area  
70.78 Sqm. | 761.89 Sqft.

Builtup Area  
91.04 Sqm. | 979.97 Sqft.

Super Area  
116.13 Sqm. | 1250.00 Sqft.

TYPE C



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3 Bedrooms +  
2 Toilets  
1250 Sq. Ft.

Carpet Area  
70.78 Sqm. | 761.89 Sqft.

Builtup Area  
90.83 Sqm. | 977.74 Sqft.

Super Area  
116.13 Sqm. | 1250.00 Sqft.

TYPE D





# floor plans

3 Bedrooms +  
2 Toilets  
1385 Sq. Ft.

Carpet Area  
78.26 Sqm. | 842.37 Sqft.

Builtup Area  
100.75 Sqm. | 1084.43 Sqft.

Super Area  
128.67 Sqm. | 1385.00 Sqft.

TYPE F



Entry

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3 Bedrooms +  
2 Toilets  
1535 Sq. Ft.

Carpet Area  
85.70 Sqm. | 922.51 Sqft.

Builtup Area  
111.69 Sqm. | 1202.20 Sqft.

Super Area  
142.60 Sqm. | 1535.00 Sqft.

TYPE G



Entry



# floor plans



All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. 'lsqm = 10.764 sq. ft.





# location map



Scan for  
Location



**NIRALA  
INFRA TECH  
PRIVATE LTD.**

**Corp. Office**  
H-61, 1st Floor, Sector-63,  
Noida (U.P.) 201301

**Site Office**  
GH-04, Techzone-IV,  
Gr. Noida (West), U.P.