



**NIRALA ESTATE**  
2&3 BHK APARTMENTS-PHASE III  
GH-04, TECHZONE-IV, G. NOIDA WEST

LOCATION MAP



**NIRALA INFRA TECH PRIVATE LIMITED**

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

Site Office  
GH-04, Techzone-IV,  
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**9212131476**

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2&3 BHK APARTMENTS-PHASE III  
GH-04, TECHZONE-IV, G. NOIDA WEST

The Most  
*Adorable Place*



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Artistic Impression

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U.P. RERA REGISTRATION  
NO. UPRERAPRJ265789

# NIRALA ESTATE

2&3 BHK APARTMENTS-PHASE III  
GH-04, TECHZONE-IV, G. NOIDA WEST

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

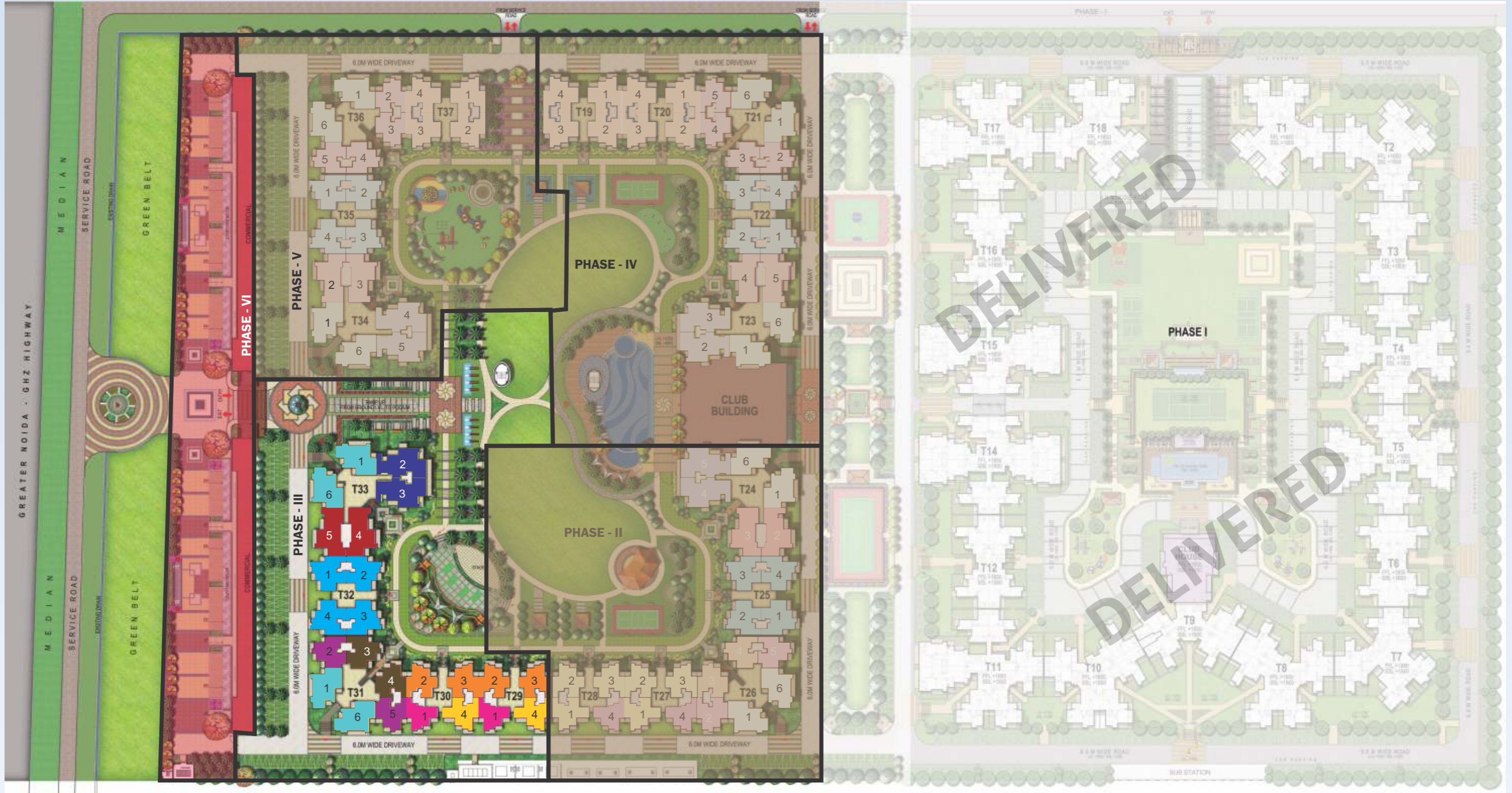
## LAYOUT PLAN OF PHASE - III



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# 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.

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

# 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.

# 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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**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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**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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