

RERA NO.: UPRERAPRJ356178

A Unit of SHARDA

NTPC ANANDAM PLAZA

RETAIL & OFFICE SPACE

Futuristic by *design*,
Thoughtful by *intent*.



NTPC ANANDAM PLAZA

Bringing the joy and glitter of Retail & Office together

Sharda Infra now proudly presents a premium Retail destination "NTPC Anandam Plaza", located in the prime location of Greater Noida. This 1500 sq. mtr. 3 side open plot will have a fully commercial floors having 53 units, comprising of new age and premium two side open retail spaces ranging in size from 305 sq.ft onwards. It is set to become a landmark destination. The population density of the area is approx. 10,000 families in 1sq. km. We invite entrepreneurs to catch this opportunity and grow their business on this landmark destination.



A East facing Vastu friendly 3 side open project has a stunning external presence and thoughtfully-created interiors including grand double height entrance, pedestrian walkways, green area, sitting areas, kids play area, ample parking space, spacious elevators and great view as all units are two side open.

The NTPC Anandam Plaza is perfect for those who have a vision of the future for their business!!



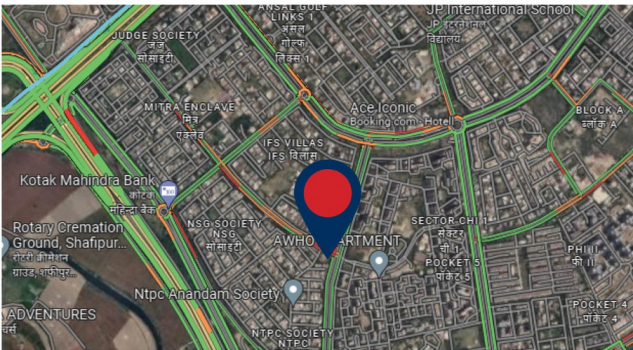
1500
SQ. MTR
PLOT AREA

3
SIDE
OPEN

53
UNITS

- A mega highstreet destination spread over 1500 sq mt
- 3 Side open plot with wide frontage
- All units are 2 side open
- One side 45 M road and second side 30 Mtr road
- Blend of retail and anchor stores and multi-cuisine Restaurants
- 24 x 7 Security
- High speed camera installation all around
- Gated complex
- Antifire equipments installed in common areas
- Common Dish antenna

Location



A Compellingly Well Connected Location

Being located in the fast-developing commercial district of Greater Noida is an opportunity. And here's why:

Noida Expressway-	05 mins	Yatharth hospital-	02 mins
Yamuna Expressway-	05 mins	Hotel Saise Suits-	03 mins
Metro Station-	05 mins	Hotel Radisson-	05 mins
Pari Chowk-	06 mins	Hotel JP Resorts-	06 mins
Corporate Hub-	10 mins	Hotel Holiday In-	10 mins
Industrial Hub-	10 mins	Upcoming Jewar Airport-	15 mins

Specifications



Lobby & Common Areas

Lifts: One/Schindler/Kone/Equivalent.
Flooring: Vitrified Tiles/Italian Marble.
Ceiling: False ceiling.
Paint: Dulux/Asian/Berger.
Railing: SS Railing with Glass.
Walks: Polished with paint.
Electricity: LED lights.
Staircase: Granite/Anti-Skid Tiles.

Common Toilets (M & F)

Flooring: Anti-Skid Tiles/Stone Flooring.
Paint: Dulux/Asian/Berger.
Wall Cladding: Tiles/Stone.
W.C. & Drain: Branded Wall Mounted.
CP Fitting: Branded Chrome Plated.

Outer Area

To be provided with parking, green area with colorful tiles and fancy lights.

Shops

Flooring: Rough Flooring.
Walks: Brick walk with pavers.
Ceiling: Exposed RCC Ceiling.
Entry: MS Shutter.
Electricity: One DB as per required load.

NTPC ANANDAM PLAZA

Terrace



Perfect place to grow your business

Floor Plan



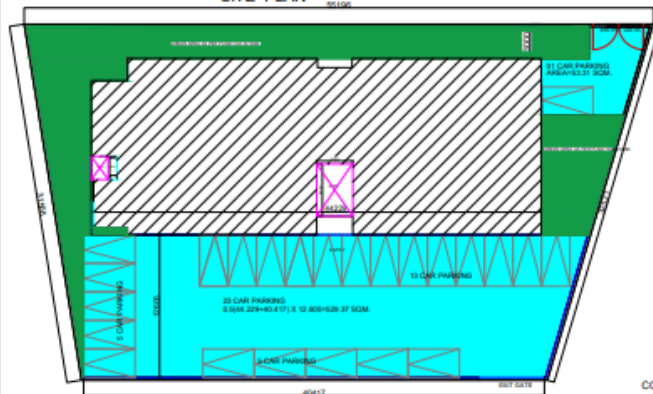
GROUND FLOOR



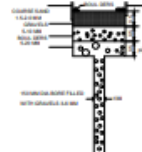
FIRST FLOOR



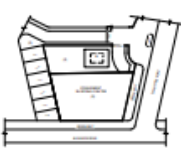
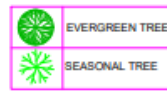
SITE PLAN



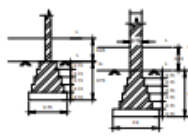
LANDSCAPE AND PARKING PLAN



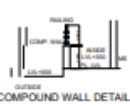
RAIN WATER HARVESTING DETAIL



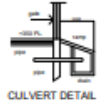
KEY PLAN



FOUNDATION DETAIL



COMPOUND WALL DETAIL



CULVERT DETAIL

Rajesh Sharma Digitally signed by Rajesh Sharma Date: 2023.05.09 11:44:08 +05'30'

AMIT VARMA Digitally signed by Amit Varma Date: 2023.05.09 21:04:12 +05'30'

COVERED AREA STATEMENT	
1. AREA OF PLOT	= 1500.00 SQ.M
2. PERM. COVERED AREA ON EACH FLOOR	= 1800.00 SQ.M
3. AREA PERM. P.A.R. 80%	= 1440.00 SQ.M
4. AREA PERM. 10% P.A.R.	= 180.00 SQ.M
5. PROPOSED G.P. COVERABLE AREA ON GROUND FLOOR	= 881.88 SQ.M
6. PROPOSED P.A.R. AREA ON GROUND FLOOR	= 881.88 SQ.M
7. PROPOSED P.A.R. AREA ON FIRST FLOOR	= 881.88 SQ.M
8. PROPOSED P.A.R. AREA FOR SECOND FLOOR	= 881.88 SQ.M
9. TOTAL AREA IN P.A.R. (G.P.F. + 2ND FLOOR)	= 1763.76 SQ.M
10. PROPOSED 10% P.A.R. = 88.19 SQ.M	
11. TOTAL AREA OF PERM. (P.A.R. AND 10% P.A.R.)	= 1851.95 SQ.M

PARKING AREA DETAIL	
PERMISSIBLE NO. OF CAR PARKING	= 200
PERMISSIBLE NO. OF CAR PARKING	= 200
PROPOSED NO. OF CAR PARKING	= 100
AREA PROPOSED FOR PARKING	= 100.00 SQ.M

LANDSCAPING DETAILS	
TOTAL OPEN AREA	= 1500.00 SQ.M
AS FOR EACH 100 SQ.M OF OPEN AREA	
ONE NO TREE IS REQUIRED	
NO NO OF TREES REQUIRED FOR	= 15.00 SQ.M
OF OPEN AREA	= 15.00 SQ.M
NUMBER OF TREE PROPOSED	= 5 NO EVERGREEN (COMMON VARIETY) + 4 NO SEASONAL TREE
= TOTAL	= 9 TREE
TOTAL AREA OF PLOT	= 1500 SQ.M
TOTAL OPEN AREA ON GROUND FLOOR	= 881.88 SQ.M
MINIMUM AREA REQUIRED FOR SOFT LANDSCAPING	= 20% OF 881.88 = 176.38 SQ.M
PROPOSED LANDSCAPING AREA	= 177.00 SQ.M

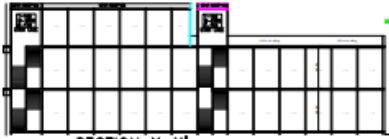
NO OF SHOPS = 54
 PROP. CONVENIENT SHOPPING CENTRE AT NTPC, SAHAKRI ANAND SAMITLAL PLOT NO. 03, SECTOR P-4 AT, GREATER NOIDA, DISTT- GAUTAMBUDH NAGAR, (U.P.)

ARUN KASANA Digitally signed by Arun Kasana Date: 2023.05.09 12:33:17 +05'30'

SAPNA SHARMA Digitally signed by Sapna Sharma Date: 2023.05.09 12:33:17 +05'30'



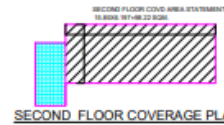
F-14 COMMERCE, RAJAPUR, GHAZIABAD, U.P., NOIDA



SECTION X-X'



FRONT ELEVATION



SECOND FLOOR COVERAGE PLAN

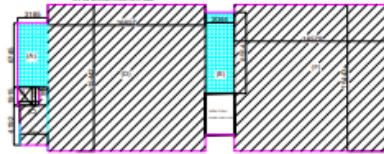
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Date: 2023.05.18 10:55:51 +05'30'



GROUND FLOOR PLAN



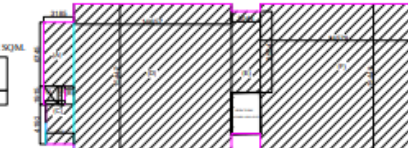
SECOND FLOOR PLAN



FIRST FLOOR COVERAGE PLAN



FIRST FLOOR PLAN



GROUND FLOOR COVERAGE PLAN

Digitally signed by Sudheer Kumar
Date: 2023.05.18 10:55:51 +05'30'

Digitally signed by AMIT VARMA
Date: 2023.05.18 21:44:22 +05'30'

COVERED AREA STATEMENT	
1. AREA OF FLOOR	1160.00 SQM
2. PERM COVERED AREA ON EACH FLOOR	1160.00 SQM
3. AREA OF TOTAL AREA	480.00 SQM
4. MAX PERM F.A.R. 80%	120.00 SQM
5. MAX PERM 50% F.A.R.	120.00 SQM
6. PROPOSED COVERAGE AREA ON GROUND FLOOR	1161.00-1160.00=0.00 SQM

7. PROPOSED F.A.R. AREA ON GROUND FLOOR	= 1161.00 SQM
8. PROPOSED F.A.R. AREA ON FIRST FLOOR	= 480.00 SQM
9. PROPOSED F.A.R. AREA FOR SECOND FLOOR	= 0.00 SQM
10. TOTAL AREA BY F.A.R. P/F 7 + SECOND FLOOR	= 1641.00 SQM
11. PROPOSED 10% F.A.R. = 0.00 SQM	
12. TOTAL AREA OF PERM F.A.R. AND 10% F.A.R.	1641.00 - 0.00 = 1641.00 SQM

PARKING AREA DETAIL	
PERMISSIBLE NO. OF CAR PARKING-TOTAL PARKING	1000
PERMISSIBLE NO. OF CAR PARKING-TOTAL NO. OF CARS	1000
PROPOSED NO. OF CAR PARKING-ON EACH	1000
PERMISSIBLE AREA FOR CAR PARKING-1000/100.00 SQM	

LANDSCAPING DETAILS	
TOTAL OPEN AREA = 1160.00-1161.00 = -0.00 SQM	
AS FOR EACH 100 SQM OF OPEN AREA ONE NO TREE IS REQUIRED	
NO. OF TREES REQUIRED FOR 1000 = 1000/100.00 = 10 TREES	
OF OPEN AREA = 1000/100.00 = 10 TREES	
NUMBER OF TREES PROVIDED = 10 TREES (COMMON VARIETY) + 4 TREES SEASONAL TREES = TOTAL = 14 TREES	

TOTAL AREA OF ROOF	1160.00 SQM
TOTAL OPEN AREA ON GROUND FLOOR	480.00 SQM
MINIMUM AREA REQUIRED FOR SOFT LANDSCAPING = 20% OF 480.00	120.00 SQM
PROPOSED LANDSCAPING AREA	120.00 SQM

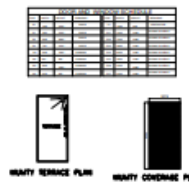
NO OF SHOPS = 54
PROF. CONSULTANT (SHOPS) CENTRE AT 10% SAVANNA AREA DENSITY IN PLOT NO. 03, SECTOR P-2 AT, ORIENTAL ENCLAVE, STREET - SOUTH BANGALORE, KARNATAKA, INDIA.

ARUN KASANA
Digitally signed by ARUN KASANA
Date: 2023.05.18 12:44:00 +05'30'

SAPNA SHARMA
Digitally signed by SAPNA SHARMA
Date: 2023.05.18 12:44:00 +05'30'



COVID AREA STATEMENT	
G.R.F & F FLOOR AREA STAT	
A = 3.18X 6.75	= 21.47 SQM
B = 0.075X 1.00	= 0.08 SQM
C = 2.00X 1.19	= 2.38 SQM
D = 16.60X 15.44	= 257.25 SQM
E = 3.06 X 4.55	= 13.92 SQM
F = 16.50X 15.44	= 255.36 SQM
TOTAL	= 561.80 SQM
15% ADD. FAR ON F. FL.	
A = 3.18 X 6.75	= 21.52 SQM
TOTAL GROUND COVERAGE ON GR. FLOOR = 561.80 + 21.52 = 583.32 SQM	
TOTAL F.A.R. ON GR. FLOOR = 561.80 SQM	
TOTAL F.A.R. (IN 1ST FLOOR) = (561.80-21.52) = 540.28 SQM	
TOTAL F.A.R. ON 2ND FLOOR = 0.00 SQM	
TOTAL FAR ON ALL FLOOR = 1199.90 SQM	
TOTAL 15% ADD. FAR ON ALL FLOOR = 21.52 + 21.52 + 50.31 = 93.35 SQM	



WASTY TERRACE PLAN WASTY COVERAGE PLAN

Completed Projects



Alankrit of 90 units, completed in 2018



Sukh Sagar Complex of 54 units, completed in 2019

Ongoing Projects



Sukh Sagar Awasiya Yojna of 104 units

SHARDA
INFRA

SITE ADDRESS

Plot no 3, Pocket 6, Chi-1, Greater Noida

PROPOCEAN INFRA PRIVATE LIMITED

Trail Blazer, Building no E-146, Block E,
Sector 63, Noida , Uttar pradesh 201301

Email-admin@propocceaninfra.com

M- 7827718086

ARCHITECT

DESIGN ARCHITECTURAL SOLUTION

Disclaimer:*The brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Anandam plaza. The images are imaginary and the details mentioned in the brochure are tentative and subject to change at the sole discretion of the developer and / or architects.

