

KVIR TOWERS PRIVATE LIMITED

CIN :U70200DL2013PTC255199

G-06, Ground Floor, Plot No. SU LSC B-Block RG City Centre, Lawrence Road Delhi North West
Delhi 110035, Mail ID-info@kvir.in

सेवा में,

दिनांक-06.11.2024

श्रीमान तकनीकी सलाहकार,
उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण
नवीन भवन, राज्य नियोजन संस्थान,
कालाकांकर हाऊस, पुराना हैदराबाद,
लखनऊ, उत्तर प्रदेश।

विषय- उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण (उ0प्र0 रेरा) में परियोजना RGs PLEIADDES Phase-1
जनपद Gautam Buddha Nagar आवेदन आई0डी0 नं0 ID1253332 के, पंजीयन के संबंध में।

महोदय,

उपरोक्त विषयक आवेदन के क्रम में अपने पत्र संख्या
1710241/यू0पी0-रेरा/परि0पंजी0/2024-25 दिनांकित-17.10.2024 का संदर्भ ग्रहण करने का कष्ट
करें, जिसके माध्यम से आपने उक्त पंजीयन आवेदन में पाई गई कमियों से अवगत कराते हुए, उक्त
कमियों को दूर करने का निर्देश दिया है। इस क्रम में निम्न आख्या प्रेषित है :-

1. प्रमोटर कम्पनी द्वारा Project को Layout Plan पर Demarcate कर, माननीय विनियामक प्राधिकरण के पोर्टल पर अपलोड कर दिया गया है तथा इस पत्र के साथ भी आपके सुलभ संदर्भ हेतु प्रेषित किया जा रहा है। **(संलग्नक -1)**
2. प्रमोटर कम्पनी द्वारा Floor Plans की पठनीय प्रति, माननीय विनियामक प्राधिकरण के पोर्टल पर अपलोड कर दी गई है एवं इस पत्र के साथ भी आपके सुलभ संदर्भ हेतु प्रेषित की जा रही है। **(संलग्नक-2)**
3. प्रमोटर कम्पनी द्वारा Collection Account का Bank Account Statement, माननीय विनियामक प्राधिकरण के पोर्टल पर अपलोड कर दिया गया है एवं इस पत्र के साथ भी आपके सुलभ संदर्भ हेतु प्रेषित किया जा रहा है। **(संलग्नक-3)**
4. प्रमोटर कम्पनी द्वारा Land Dues Payment का विवरण एवं अदेयता प्रमाण पत्र तथा सब-रजिस्ट्रार की Seal एवं Stamp लगी हुई Lease Deed एवं Correction deed, माननीय विनियामक प्राधिकरण के पोर्टल पर अपलोड कर दी गई हैं एवं इस पत्र के साथ भी आपके सुलभ संदर्भ हेतु प्रेषित की जा रही है। **(संलग्नक-4)**

5. प्रमोटर कम्पनी द्वारा बिन्दु संख्या 5 में उल्लिखित ऋण के संबंध में आपको अवगत कराना है कि, उक्त ऋण ECL Finance Limited द्वारा RG समूह के पक्ष में स्वीकृत करते हुए यह स्पष्ट रूप से निर्देशित किया गया था कि, KVIR Towers Private Limited को उक्त स्वीकृत ऋण धनराशि में से आठ करोड़ रूपए का ऋण ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण (GNIDA) द्वारा आवंटित उक्त प्लॉट के सापेक्ष भुगतान करने के लिए दिया जा रहा है। निर्देशानुसार आवेदक प्रमोटर कम्पनी द्वारा उक्त आठ करोड़ में अतिरिक्त धनराशि समायोजित करते हुए कुल अंकेन रु. 8,40,18,296/- का भुगतान परियोजना के भूखण्ड के सापेक्ष ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण को दिनांक-03.04.2017 को कर दिया, उक्त भुगतान की रसीद इस पत्र के साथ संलग्न है। (संलग्नक-5)

अतः आपसे निवदेन है कि, कृपया विषयक आवेदन पर अग्रतर कार्यवाही करते हुए परियोजना का पंजीयन जारी करने की कृपा करें।

सधन्यवाद।

KVIR Towers Private Limited
For KVIR TOWERS PRIVATE LIMITED

Director/Authorised Signatory

(हिमांशु गर्ग)
(निदेशक)

मो0 नं0- 9818326756

ई0मेल आई0डी0- info@kvir.in

संलग्नक :- उपरोक्तानुसार।

LEENU SAHGAL
Digitally signed by LEENU SAHGAL
Date: 2024.09.10 16:22:24 +05'30

Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2024.08.12 17:45:20 +05'30

OWNER SIGN: HIMANSHU GARG
Date: 2024.07.27 10:13:14 +05'30

ARCHITECT SIGN: VISHAL SHARMA
Date: 2024.07.28 18:29:15 +05'30

TOWN PLANNER SIGN: Alankrita Shrivastava
Date: 2024.07.28 18:29:15 +05'30

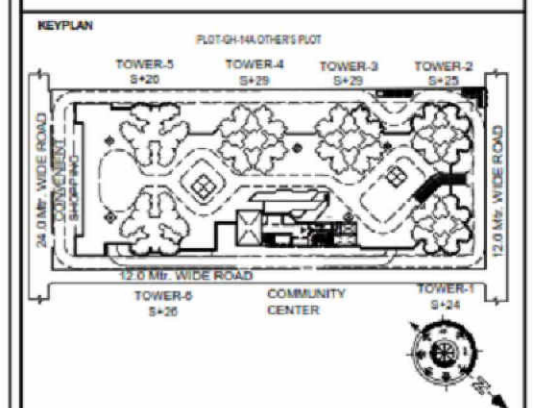
Amit Varma
Digitally signed by Amit Varma
Date: 2024.07.30 08:00:11 +05'30

LAL SINGH
Digitally signed by LAL SINGH
Date: 2024.08.09 16:45:21 +05'30

- LEGENDS
- F.A.R AREA
 - 15% SERVICES AREA
 - NON F.A.R AREA
 - COUNTED IN 1/4 F.A.R AREA
 - NON F.A.R AREA STILT
 - AREA FOR GROUND COVERAGE USE ONLY
 - AREA FOR ARCHITECTURAL ELEMENTS
 - LAWN COUNTED ONLY FOR GROUND COVERAGE

SUBMISSION DRAWING

OWNER: KVir TOWERS PVT. LTD.



PROJECT: PROPOSED GROUP HOUSING
RG PLEIADES AT PLOT NO:- GH-14B,
SECTOR-01, GREATER NOIDA, (U.P.)
FOR KVir TOWERS PVT. LTD.

DATE: 19-07-24	PROJECT INCH: BALRAJ SINGH	CHECKED BY: BALRAJ SINGH
SCALE: 1:100	DEALT BY: DHEERAJ CHAND	APPROVED BY: VISHAL SHARMA

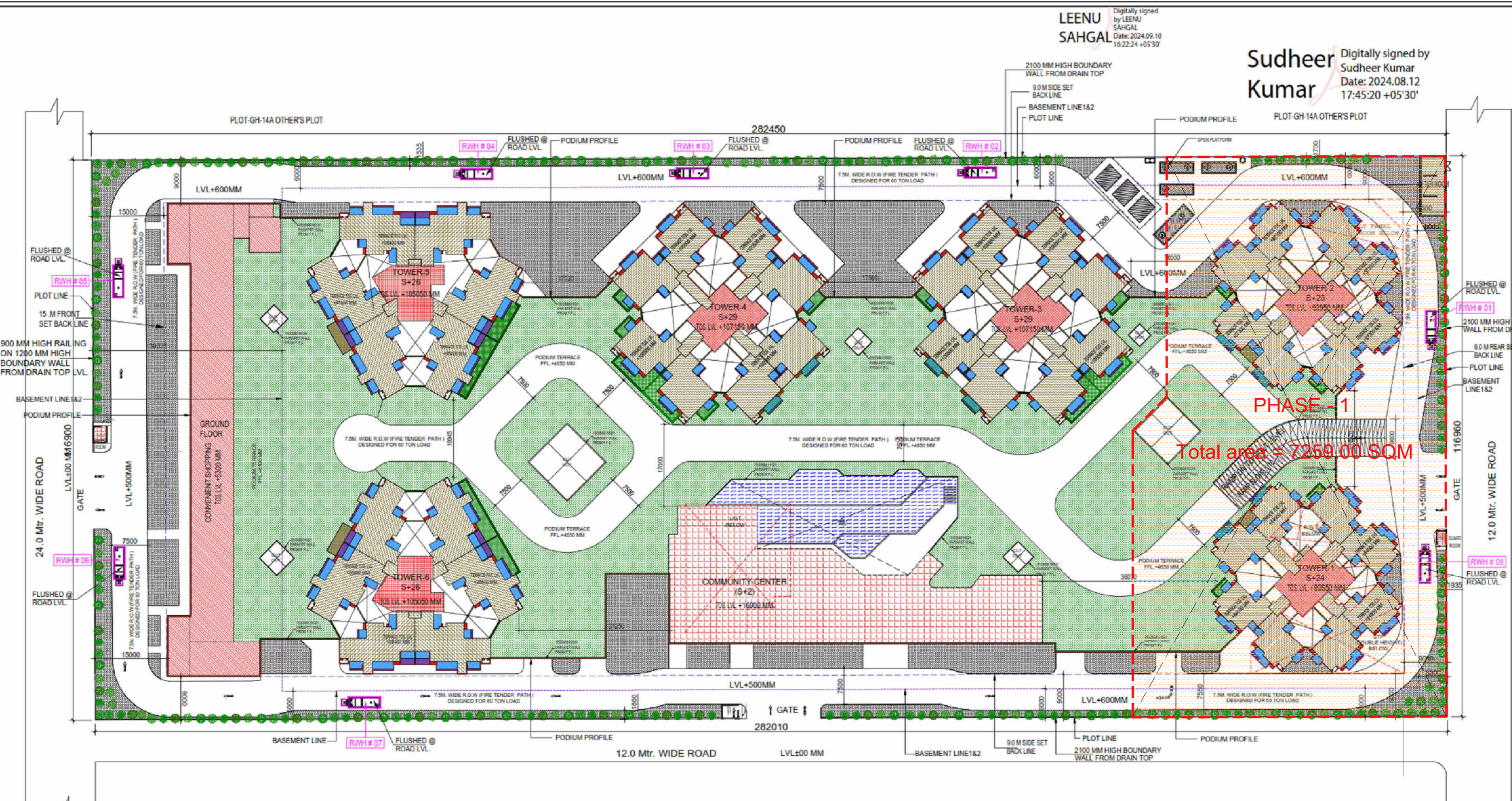
DRAWING TITLE: TERRACE LVL. SITE PLAN

SITE PLAN

ARCHITECTS: Confluence
NEW DELHI, INDIA
F-1, FIRST FLOOR, MIRA CORPORATE SUITES,
ISHWAR NAGAR, NEW DELHI 110085

Ph: +91-11-26228661 | Email: info@confluence.com | Member of IBCI
Ph: +91-11-43064708 | Website: www.confluence.com | ISO - 9001:2000
Architecture | urban design | hospitality | interiors

DRAWING NO. S-02 | REVISION



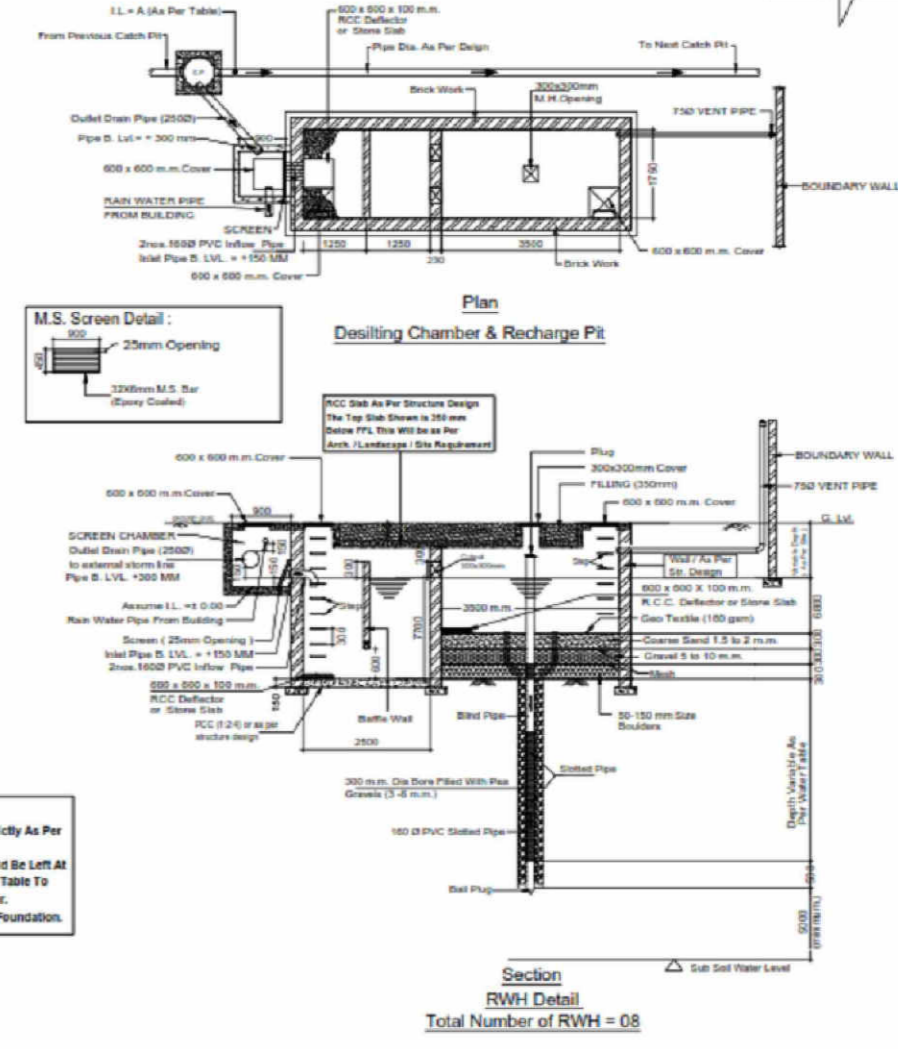
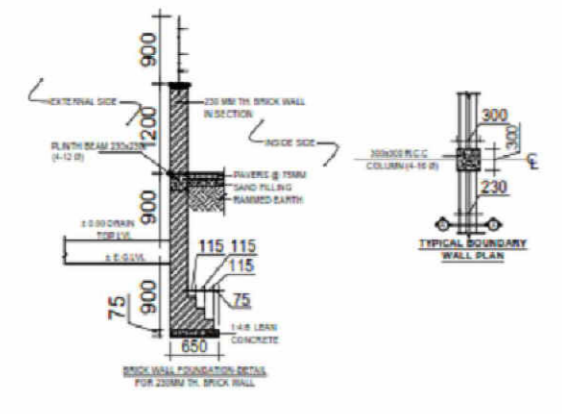
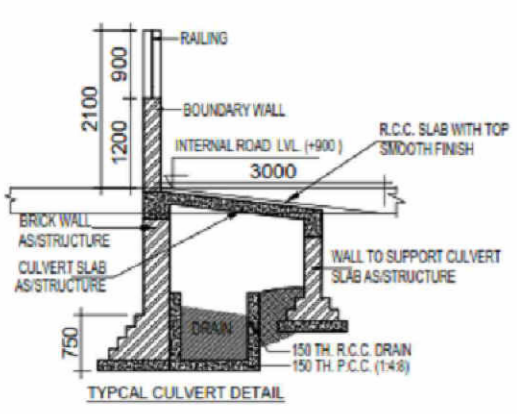
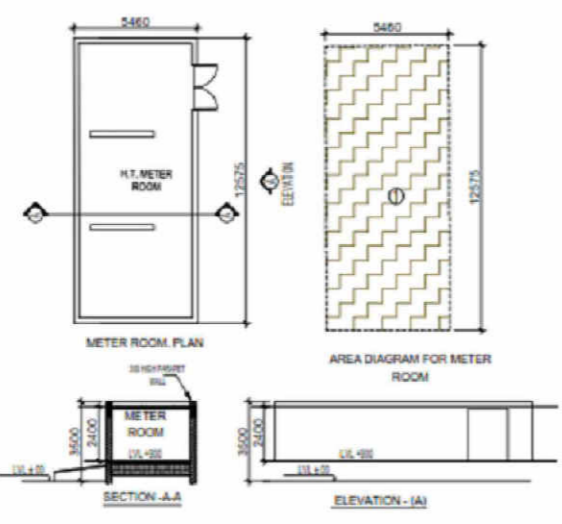
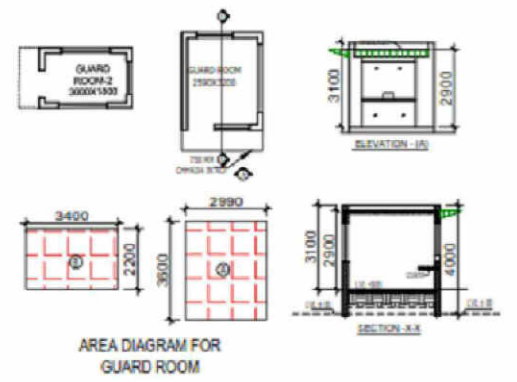
PHASE - 1
Total area = 7250.00 SQM

S.NO	PARTICULARS	AREA (SQMT)
1	5480 X 12.875	68.890
TOTAL F.A.R AREA		68.889

S.NO	PARTICULARS	AREA (SQMT)
A	2990 X 3.600 X 2	21.528
B	3400 X 2.200	7.480
TOTAL CORRIDOR AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R (A+B)		29.008

S. NO.	NAME OF THE PROJECT	UP RERA REGISTRATION NO.	AREA (in sq.M)
1	PHASE - 1	Applied for Registration	7259.00 SQM

SYMBOL KEY	BOTANICAL NAME	COMMON NAME	QUANTITIES	DISCRIPTION
	BAUHINIA VAREGATA	KACHAR	100	DECIDUOUS TREE
	THEVETIA PERUVIANA	KANER	30	EVERGREEN TREE
	CALLISTEMON	BOTTLE BRUSH	30	EVERGREEN TREE
	BUTTON HOOD MANGROVE	CONCOOPUS	30	EVERGREEN TREE
	PLUMERIA ALBA	CHAMPA	30	EVERGREEN TREE
	TOTAL TREE		200	



Note:
1) All Wall / Slab / Base of RWH Shall Be Strictly As Per Structure Consultants Design & Detail.
2) The Bone Well Pipe of Recharge Pit Should Be Left At Least 2 m Above The Known Highest Water Table To Avoid Any Possible Pollution To The Aquifer.
3) The Slab Shall Start Below The Level of Foundation.

Total Number of RWH = 08

LEENU SAHGAL
Digitally signed by LEENU SAHGAL
Date: 2024.09.10 16:22:24 +05'30'

Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2024.08.12 17:45:20 +05'30'

OWNER SIGN: HIMANSHU GARG
Date: 2024.07.27 10:13:14 +05'30'

ARCHITECT SIGN: VISHAL SHARMA
Date: 2024.07.28 18:29:15 +05'30'

TOWN PLANNER SIGN: Alankrita Shrivastava
Date: 2024.07.28 18:29:15 +05'30'

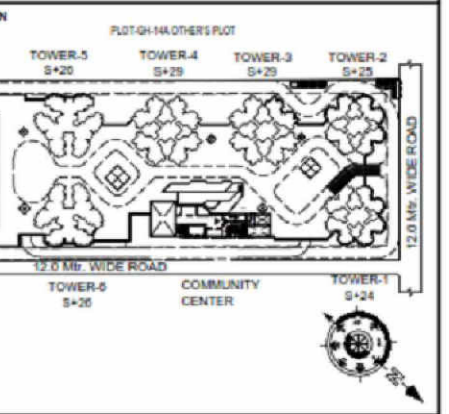
AMIT VARMA
Digitally signed by Amit Varma
Date: 2024.07.30 08:00:11 +05'30'

LAL SINGH
Digitally signed by LAL SINGH
Date: 2024.08.09 16:45:21 +05'30'

- LEGENDS
- F.A.R AREA
 - 15% SERVICES AREA
 - NON F.A.R AREA
 - COUNTED IN 1/4 F.A.R AREA
 - NON F.A.R AREA STILT
 - AREA FOR GROUND COVERAGE USE ONLY
 - AREA FOR ARCHITECTURAL ELEMENTS
 - LAWN COUNTED ONLY FOR GROUND COVERAGE

SUBMISSION DRAWING

OWNER: KVir TOWERS PVT. LTD.



PROJECT: PROPOSED GROUP HOUSING
RG PLEIADES AT PLOT NO:- GH-14B,
SECTOR-01, GREATER NOIDA, (U.P.)
FOR KVir TOWERS PVT. LTD.

DATE: 19-07-24	PROJECT INCH: BALRAJ SINGH	CHECKED BY: BALRAJ SINGH
SCALE: 1:100	DEALT BY: DHEERAJ CHAND	APPROVED BY: VISHAL SHARMA

DRAWING TITLE: TERRACE LVL. SITE PLAN

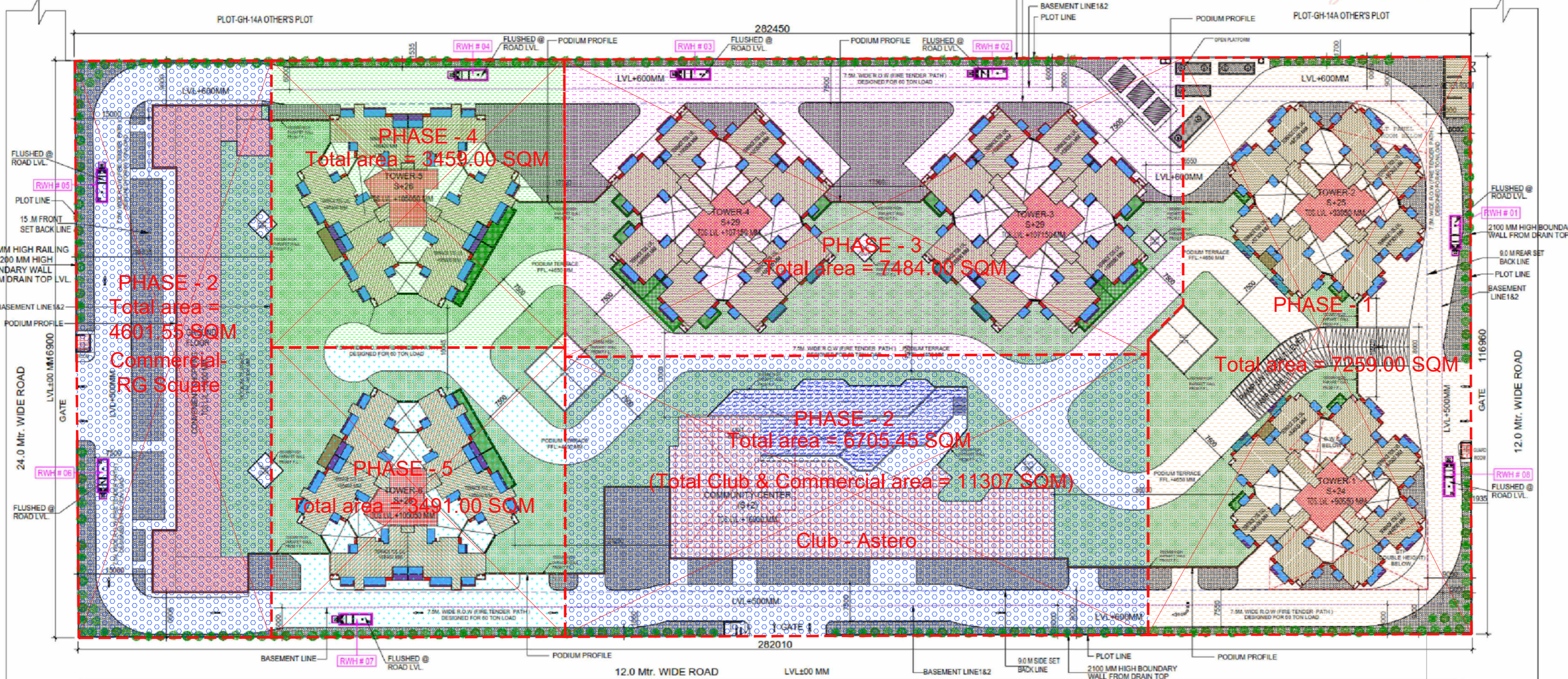
SITE PLAN

ARCHITECTS: Confluence
NEW DELHI, INDIA

F-1, FIRST FLOOR, MIRA CORPORATE SUITES,
ISHWAR NAGAR, NEW DELHI 110085

Ph: +91-11-26228661 | Email: info@confluence.com | Member of IACB
Ph: +91-11-43064708 | www.confluence.com | 80-6001-2000
architecture | urban design | hospitality | interiors

DRAWING NO. S-02 REVISION

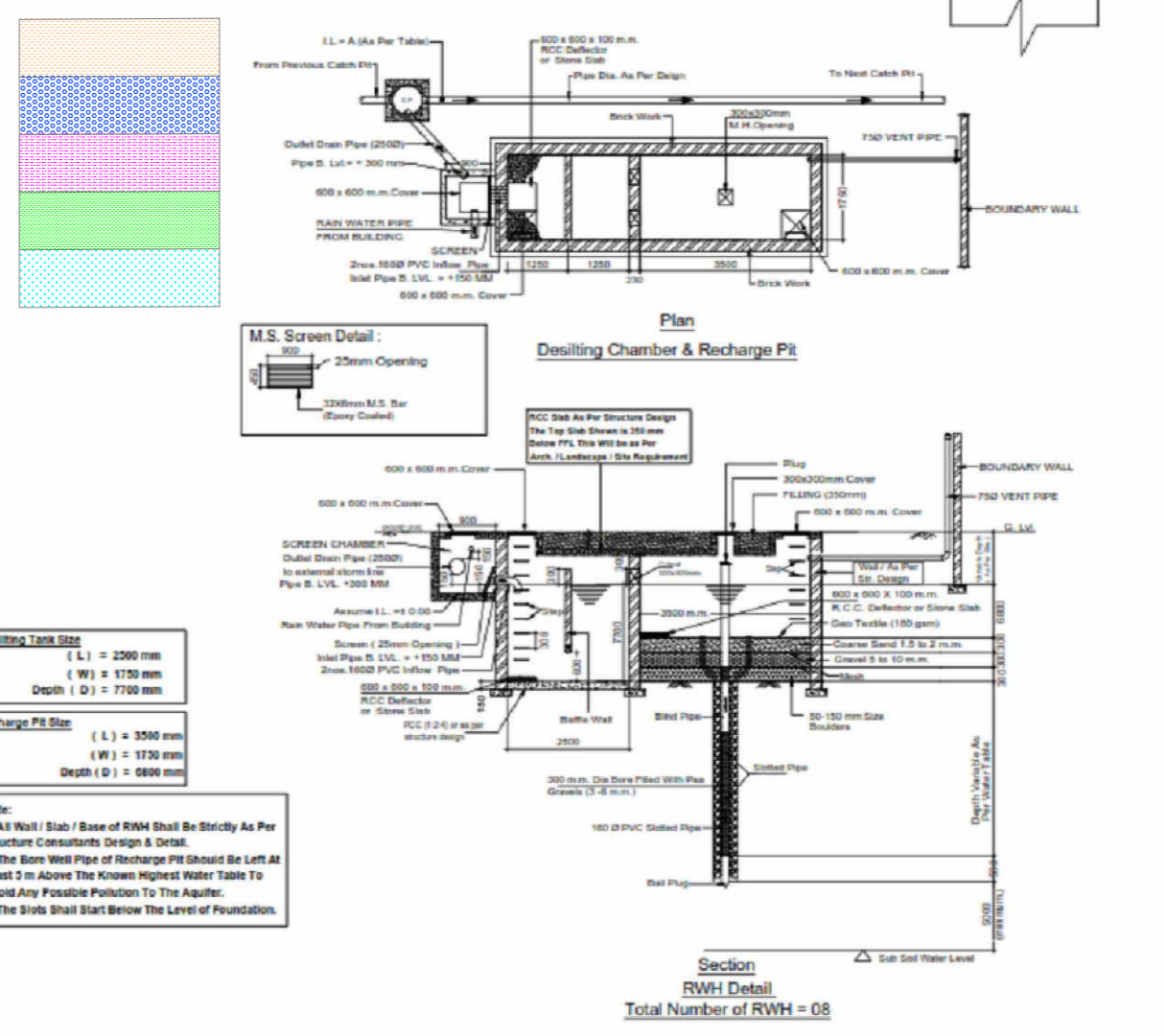
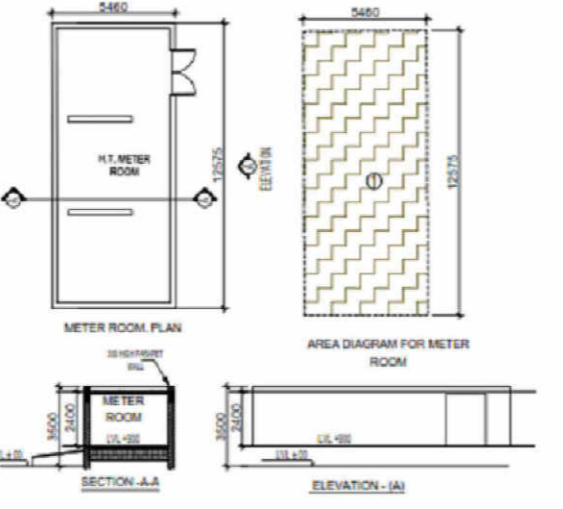
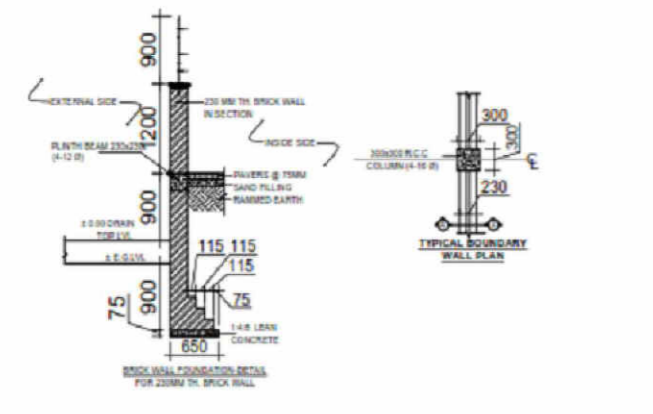
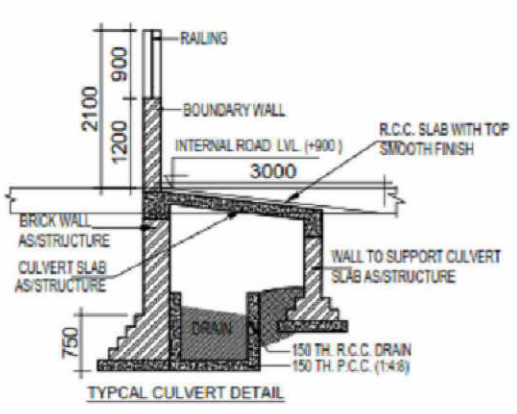
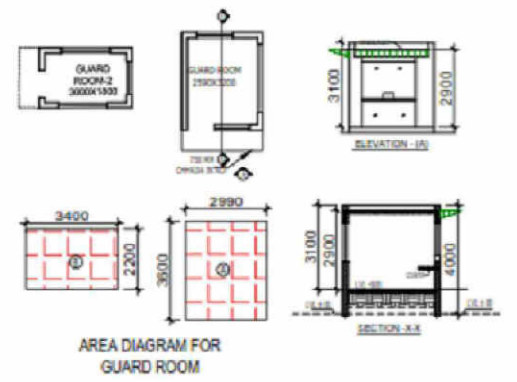


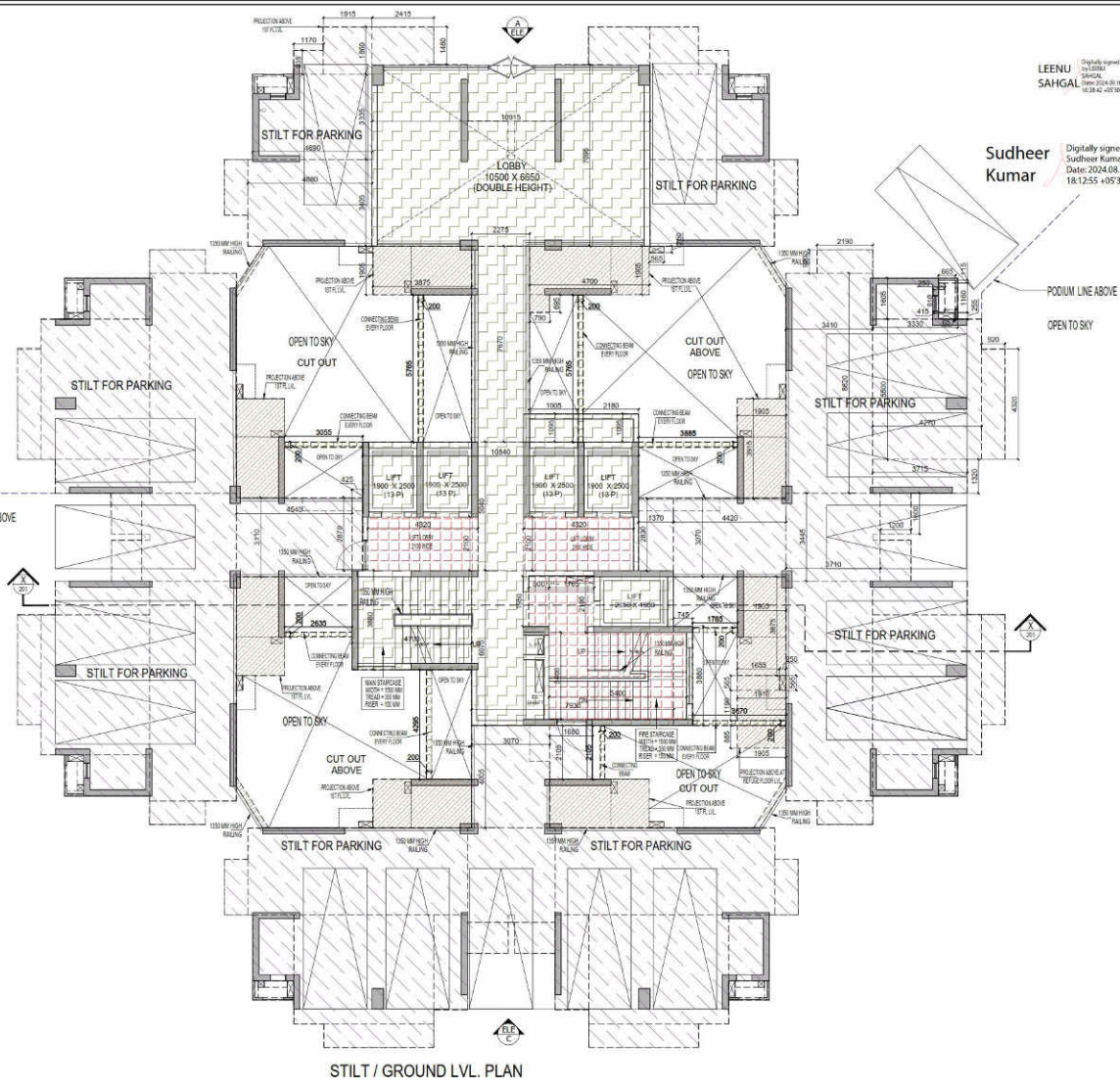
S.NO.	PARTICULARS	AREA (SQMT)
1	5480 X 12875	68880
TOTAL F.A.R. AREA		68880

S.NO.	PARTICULARS	AREA (SQMT)
1	2990 X 3600 X 2	21528
2	3400 X 2200	7480
TOTAL CORRIDOR AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R. (A)		29008

SYMBOL KEY	BOTANICAL NAME	COMMON NAME	QUANTITIES	DESCRIPTION
(Symbol)	BHIMIA VAREGATA	KACHAR	100	DECIDUOUS TREE
(Symbol)	THEVETIA PERUVIANA	KANER	30	EVERGREEN TREE
(Symbol)	CALLISTEMON	BOTTLE BRUSH	30	EVERGREEN TREE
(Symbol)	BUTTON HOOD MANGROVE	CONCOPUS	30	EVERGREEN TREE
(Symbol)	PLUMERIA ALBA	CHAMPA	30	EVERGREEN TREE
TOTAL TREE			200	

S. NO.	NAME OF THE PROJECT	UP RERA REGISTRATION NO.	AREA (in sq.M)
1	PHASE - 1	Applied for Registration	7259.00 SQM
2	PHASE - 2	Applied for Registration	11307.00 SQM
3	PHASE - 3	Applied for Registration	7484.00 SQM
4	PHASE - 4	Applied for Registration	3459.00 SQM
5	PHASE - 5	Applied for Registration	3491.00 SQM
Total			33000.00 SQM





STILT / GROUND LVL. PLAN

LEENU SAHGAL Digitally signed by Leenu Sahgal Date: 2024.08.12 18:12:55 +05:30

Sudheer Kumar Digitally signed by Sudheer Kumar Date: 2024.08.12 18:12:55 +05:30

OWNER: HIMA NSHU GARG
 ARCHITECT: VISHAL SHARM A

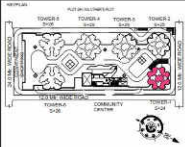
Amit Varma Digitally signed by Amit Varma Date: 2024.07.30 08:58:12 +05:30

LAL SINGH Digitally signed by LAL SINGH Date: 2024.08.09 17:21:23 +05:30

- LEGENDS
- F.A.R. AREA
 - 15% SERVICES AREA
 - NON F.A.R. AREA
 - COUNTED IN 1:14 F.A.R. AREA
 - NON F.A.R. AREA STILT
 - AREA FOR GROUND COVERAGE ONLY
 - AREA FOR ARCHITECTURAL ELEMENTS
 - LAWN COUNTED ONLY FOR GROUND COVERAGE

SUBMISSION DRAWING

OWNER: KVIR TOWERS PVT. LTD.

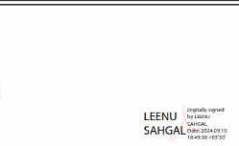
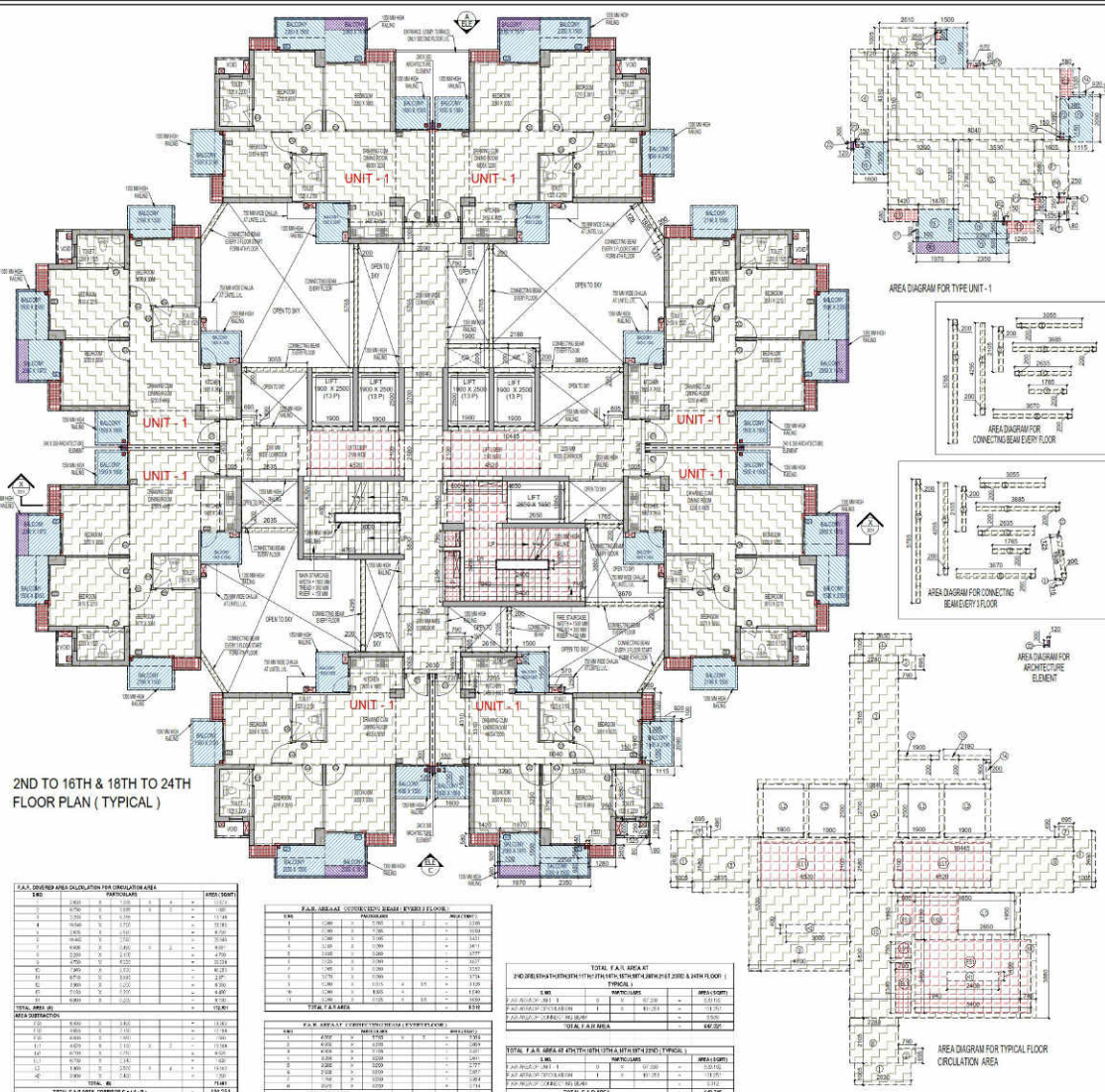


PROJECT: PROPOSED GROUP HOUSING RG PLEADGES AT PLOT NO - 09-14B, SECTOR-01, GREATER NOIDA, (U.P.) FOR KVIR TOWERS PVT. LTD.

DATE: 10-07-24
 PROJECT RICH: BALRAJ SINGH
 SCALE: SEAL T BY
 1:500
 SHEERAJ CHAND
 CHECKED BY: BALRAJ SINGH
 APPROVED BY: VISHAL BHARMA

DRAWING TITLE: GROUND FLOOR / STILT LVL PLAN
 TOWER- 1 (S+24)

ARCHITECTS: Confluence
 NEW DELHI, INDIA
 P: +91-11-26264111
 E: info@confluencearch.com
 WWW.CONFLUENCEARCH.COM
 DRAWING NO: S-02



CONFIRMED AREA CALCULATION FOR TYPICAL UNIT - 1

NO.	DESCRIPTION	AREA (SQ. M)
1	F.A.R. AREA (2ND TO 18TH & 24TH FLOOR) (TYPICAL)	101.83
2	NON-F.A.R. AREA CALCULATION OF SERVICE AREAS, ELEVATORS, STAIRS, ETC.	10.43
3	TOTAL UNIT F.A.R. AREA (A+B)	112.26

F.A.R. COVERED AREA CALCULATION FOR UNIT - 1

NO.	DESCRIPTION	AREA (SQ. M)
1	COVERED AREA	210.00
2	NON-F.A.R. AREA (SERVICE AREAS, ELEVATORS, STAIRS, ETC.)	26.57
3	TOTAL COVERED AREA (A+B)	236.57

14.47 F.A.R. BALCONY

NO.	DESCRIPTION	AREA (SQ. M)
1	14.47 F.A.R. BALCONY	11.00
2	TOTAL AREA	1.10
3	TOTAL UNIT F.A.R. AREA (A+B)	113.36

NON-F.A.R. AREA OF BALCONY

NO.	DESCRIPTION	AREA (SQ. M)
1	NON-F.A.R. AREA OF BALCONY	11.00
2	TOTAL AREA	1.10
3	TOTAL UNIT F.A.R. AREA (A+B)	114.46

AREA SUBTRACTION

NO.	DESCRIPTION	AREA (SQ. M)
1	AREA SUBTRACTION	11.00
2	TOTAL AREA	1.10
3	TOTAL UNIT F.A.R. AREA (A+B)	115.56

15% ADDITIONAL F.A.R. AREA OF UNIT PLUMBS, SHOFTS & COLUMNS

NO.	DESCRIPTION	AREA (SQ. M)
1	15% ADDITIONAL F.A.R. AREA	16.88
2	TOTAL AREA	1.10
3	TOTAL UNIT F.A.R. AREA (A+B)	132.44

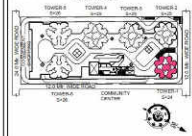
OWNER: HIMA NSHU GARG
 ARCHITECT: LEENU SAHGAL
 DIGITALLY SIGNED BY: AMIT VARMA
 DATE: 2024.07.30

DIGITALLY SIGNED BY: AMIT VARMA
 DATE: 2024.07.30
 TIME: 09:22:45
 IP: 192.168.1.100

DIGITALLY SIGNED BY: SUDEEHR KUMAR
 DATE: 2024.08.12
 TIME: 18:14:03
 IP: 192.168.1.100

DIGITALLY SIGNED BY: LAL SINGH
 DATE: 2024.08.09
 TIME: 17:55:26
 IP: 192.168.1.100

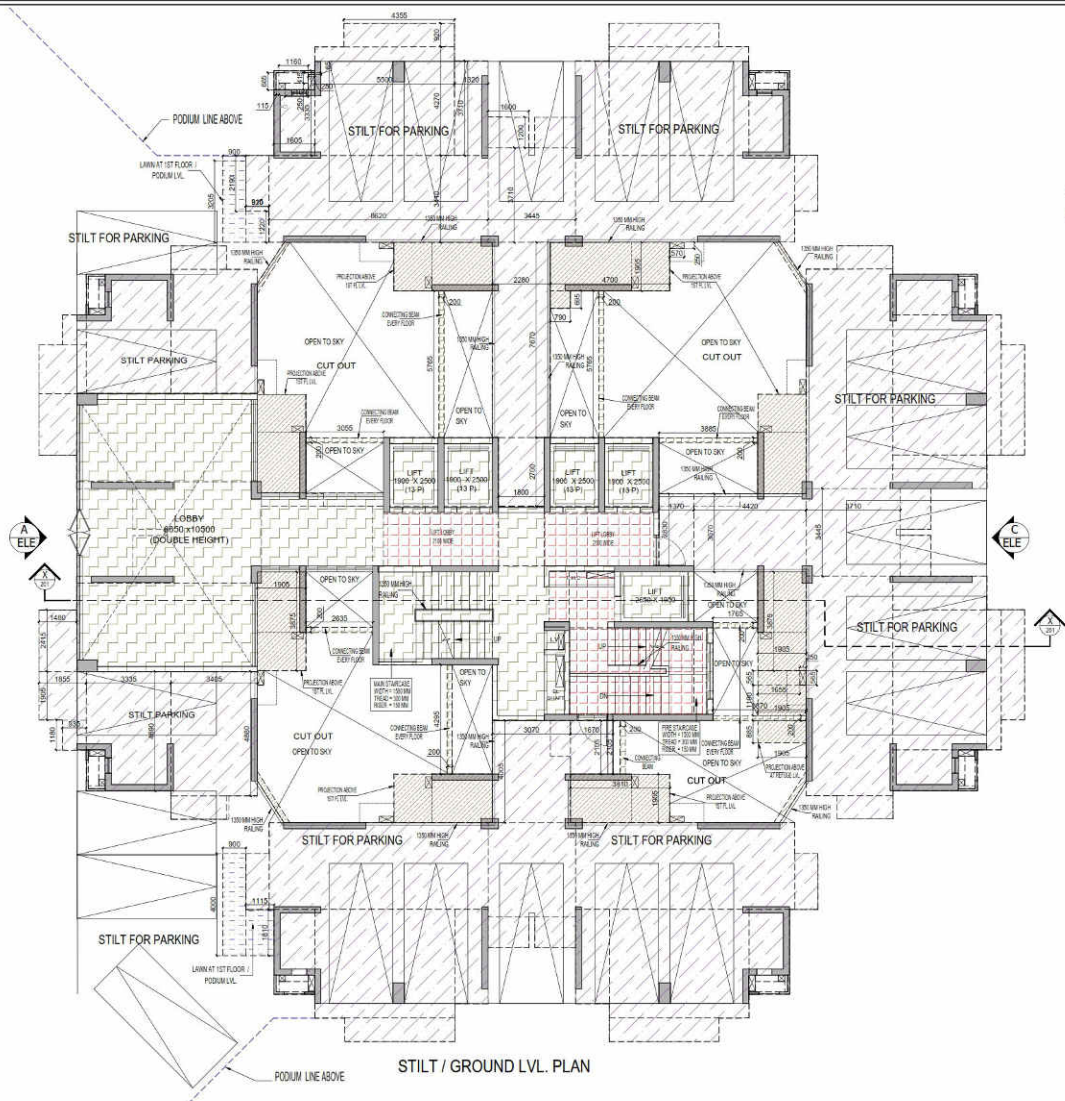
SUBMISSION DRAWING
 OWNER: Kvir Towers Pvt. Ltd.



PROJECT: PROPOSED GROUP HOUSING IN 15% RESERVES AT PLOT NO - 09-14B, SECTOR-01, GREATER NOIDA (U.P.) FOR Kvir TOWERS PVT. LTD.

DATE: 15-07-24
 PROJECT RCHA: BALRAJ SINGH
 SCALE: 1:500
 DRAWING TITLE: 2ND TO 16TH & 18TH TO 24TH FLOOR PLAN (TYPICAL)

ARCHITECTS: Confluence
 NEW DELHI, INDIA
 PROJECT NO: 2024/07/30
 DRAWING NO: S-15



STILT / GROUND LVL. PLAN

LEENU SAHGAL Digitally signed by LEENU SAHGAL Date: 2024.09.19 17:14:48 +0530

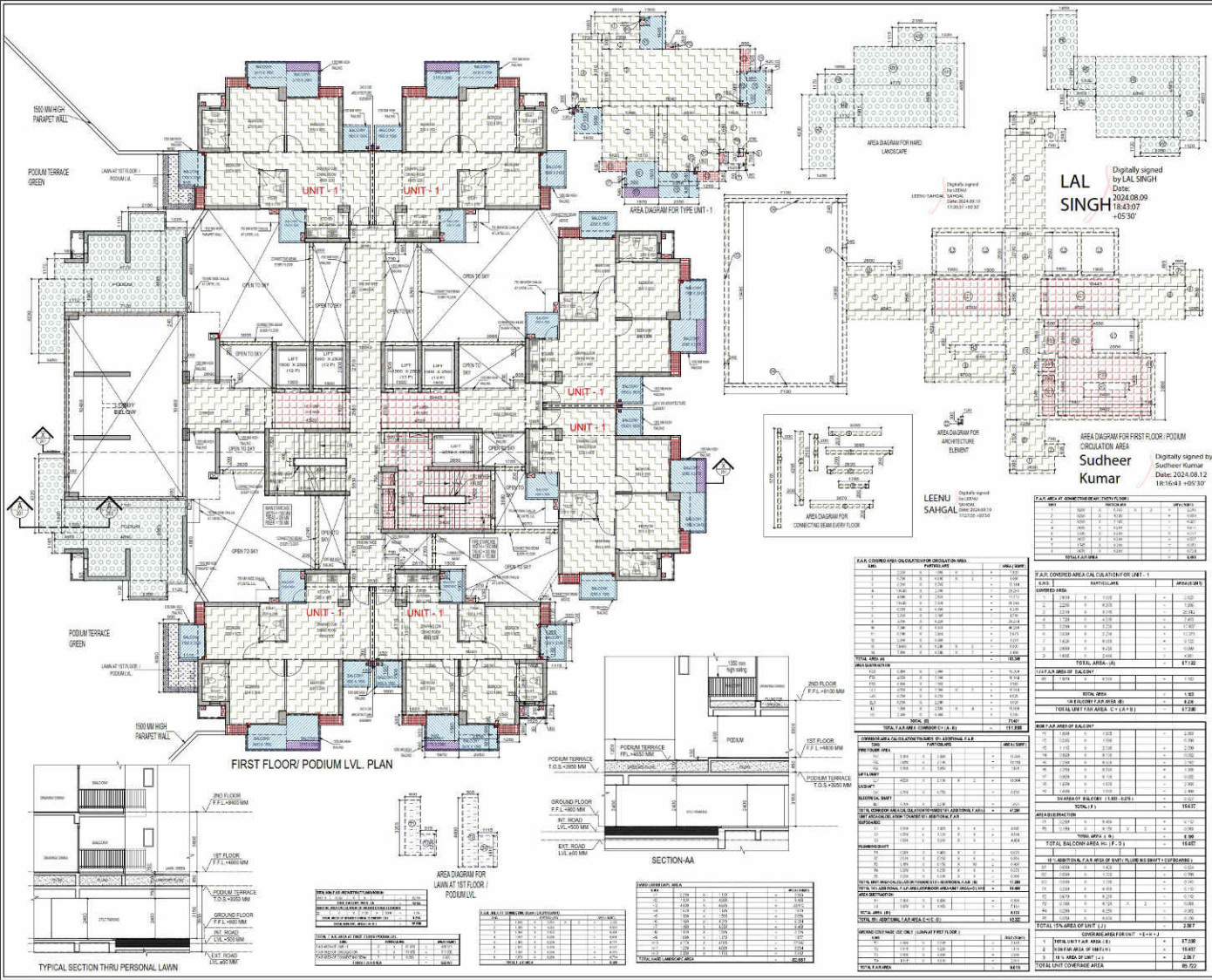
Sudheer Kumar Digitally signed by Sudheer Kumar Date: 2024.08.12 18:15:52 +0530

OWNER: HIMA NSHU GARG Digitally signed by HIMA NSHU GARG Date: 2024.07.27 10:46:34 +0530
 ARCHITECT: VISHAL SHARMA Digitally signed by VISHAL SHARMA Date: 2024.07.26 18:28:10 +0530

Amit Varm Digitally signed by Amit Varm Date: 2024.07.30 09:54:12 +0530

- LAL SINGH
 LEGENDS
- F.A.R. AREA
 - 15% SERVICES AREA
 - NON F.A.R. AREA
 - COUNTED IN 1/4 F.A.R. AREA
 - NON F.A.R. AREA
 - AREA FOR GROUND COVERAGE USE ONLY
 - AREA FOR ARCHITECTURAL ELEMENTS
 - LAWN COUNTED ONLY FOR GROUND COVERAGE

SUBMISSION DRAWING			
OWNER:	KVIR TOWERS PVT. LTD.		
PROJECT:	PROPOSED GROUP HOUSING PGZ PLANS/RES AT PLOT NO. - 03-14B; SECTOR-01, GREATER NOIDA, (U.P.) FOR KVIR TOWERS PVT. LTD.		
DATE:	PROJECT RICH:	CHECKED BY:	
19-07-24	BALRAJ SINGH	BALRAJ SINGH	
SCALE:	SEAL BY:	APPROVED BY:	
1:500	SHEERAJ CHAND	VEENIL BHARMA	
DRAWING TITLE:			
GROUND FLOOR / STILT LVL PLAN			
TOWER- 2 (S+25)			
ARCHITECTS:			
Confluence NEW DELHI, INDIA			
PLOT NO. 03-14B, GREATER NOIDA, U.P.			
PLOT NO. 03-14B, GREATER NOIDA, U.P.			
DRAWING NO. S-03			
REVISION			



OWNER: HIMA NSHU GARG	Digitally signed by HIRANSHU GARG Date: 2024.07.27 10:04:25 +05:30	ARCHITECT SIGN: VISHAL SHARMA	Digitally signed by VISHAL SHARMA Date: 2024.07.27 10:04:25 +05:30
ARCHITECT SIGN: Amit Varm a	Digitally signed by Amit Varm a Date: 2024.07.30 10:04:25 +05:30	ARCHITECT SIGN: LAL SINGH	Digitally signed by LAL SINGH Date: 2024.08.09 18:43:07 +05:30
ARCHITECT SIGN: LEENU SAHGAL	Digitally signed by LEENU SAHGAL Date: 2024.08.12 18:16:43 +05:30	ARCHITECT SIGN: Sudheer Kumar	Digitally signed by Sudheer Kumar Date: 2024.08.12 18:16:43 +05:30

LEGENDS

- FAR AREA
- 15% SERVICES AREA
- NON FAR AREA
- COUNTED IN 1/4 FAR AREA
- NON FAR AREA
- STILT
- AREA FOR GROUND COVERAGE USE ONLY
- AREA FOR ARCHITECTURAL ELEMENTS
- LAWN COUNTED ONLY FOR GROUND COVERAGE
- PODIUM AREA

SUBMISSION DRAWING

OWNER: Kvir Towers Pvt. Ltd.

PROJECT: PROPOSED GROUP HOUSING IN PHASES AT PLOT NO - 08-14B, SECTOR-01, GREATER NOIDA, (U.P.) FOR Kvir Towers Pvt. Ltd.

DATE: 19-07-24

SCALE: 1:500

DRAWING TITLE: FIRST FLOOR / PODIUM LVL PLAN

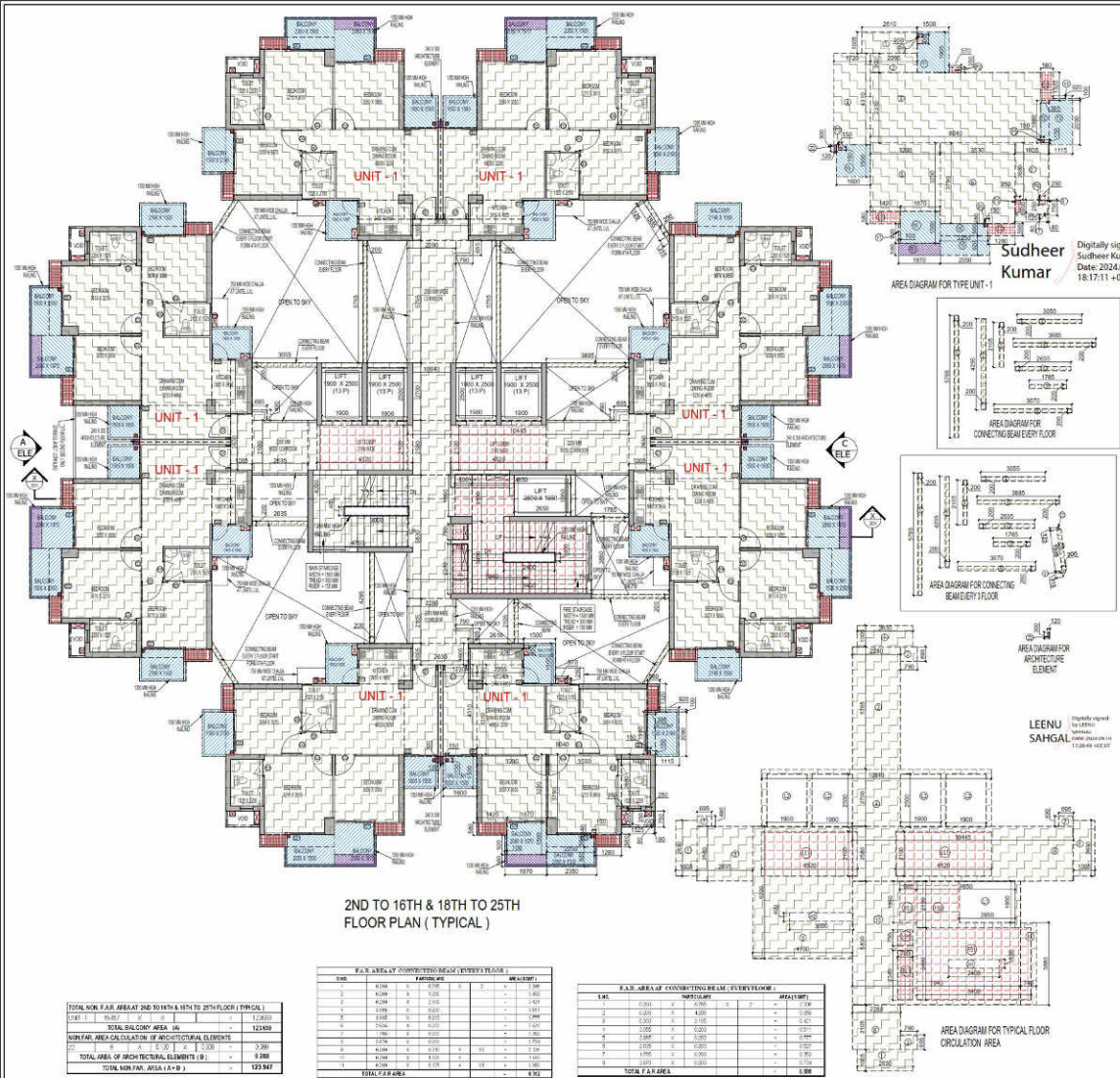
ARCHITECTS: Confluence NEW DELHI, INDIA

PH: 91-11-26248128
PH: 91-11-26248129
www.confluenceindia.com

PROJECT NO: 001
REGISTRATION NO: 18A012001
NEW DELHI

DRAWING NO: S-22

NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



F.A.R. COVERED AREA CALCULATION FOR UNIT - 1

S.NO.	DESCRIPTION	AREA (SQM)	AREA (SQFT)
1	COVERED AREA	1.000	10.764
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

F.A.R. COVERED AREA CALCULATION FOR UNIT - 1

S.NO.	DESCRIPTION	AREA (SQM)	AREA (SQFT)
1	COVERED AREA	1.000	10.764
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

F.A.R. COVERED AREA CALCULATION FOR UNIT - 1

S.NO.	DESCRIPTION	AREA (SQM)	AREA (SQFT)
1	COVERED AREA	1.000	10.764
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

F.A.R. COVERED AREA CALCULATION FOR UNIT - 1

S.NO.	DESCRIPTION	AREA (SQM)	AREA (SQFT)
1	COVERED AREA	1.000	10.764
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57	

OWNER'S SIGN
HIMA NSHU GARG
 Digitally signed by HIMA NSHU GARG
 Date: 2024.08.27 12:29:09 +05'30'

ARCHITECT'S SIGN
VISHAL SHARM A
 Digitally signed by VISHAL SHARM A
 Date: 2024.08.27 17:07:53 +05'30'

Digitally signed by **Amit Varma**
 Date: 2024.07.30 16:27:46 +05'30'

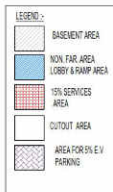
Digitally signed by **LAL SINGH**
 Date: 2024.08.09 17:07:53 +05'30'

Digitally signed by **Sudheer Kumar**
 Date: 2024.08.12 18:11:41 +05'30'

Digitally signed by **LEENU SAHGA**
 Date: 2024.08.10 16:51:54 +05'30'



BASEMENT - 1 PLAN



(1) TOTAL PROPOSED BASEMENT -1 AREA (A) = 24854.214 SQMT
 (2) TOTAL PROPOSED 15% SERVICES AREA FOR BASEMENT -1 (C) = 749.426 SQMT
 (3) PARKING AREA CALCULATION IN BASEMENT -1
 PARKING AREA IN BASEMENT -1 = TOTAL BASEMENT AREA (A) - NON FAR AREA (B) + 15% SERVICES AREA (C) + AREA OF RAMP (D) + CUTOUT AREA (E)
 = 24854.214 - 1192.588 + 164.426 + 486.307 + 1483.450
 = 24854.214 - 4027.913 + 2029.822 SQMT
 PROPOSED CAR PARKING = 2029.822 SQMT = 594.210 EAS (54%) E.CS
 TOTAL PROPOSED BASEMENT -1 & 2 CAR PARKING = 684.720 + 1024 (54%) E.CS

E.V. PARKING AREA CALCULATION BASEMENT-1
 TOTAL REQUIRED PARKING = 1525 E.CS
 3% E.V. PARKING = 1525 / 100 x 3 = 76.25% (54%) 76 E.CS
 PROPOSED E.V. PARKING = 2208.23 / 30 = 75.28% (54%) 76 E.CS

SUBMISSION DRAWING

OWNER: **KVIR TOWERS PVT. LTD.**

PROJECT: **PROPOSED GROUP HOUSING RG PLEACHES AT PLOT NO - 04-14B, SECTOR-01, GREATER NOIDA, (U.P.) FOR KVIR TOWERS PVT. LTD.**

DATE: 18-07-24	PROJECT RCHA: BALRAJ SINGH	CHECKED BY: BALRAJ SINGH
SCALE: 1:500	SEAL E.V. BY: SHEERAJ CHAUD	APPROVED BY: VISHAL SHARMA

DRAWING TITLE: **BASEMENT-1 PLAN**

ARCHITECTS: **Confluence**
 NEW DELHI, INDIA

1/FIRST FLOOR NEW CORPORATE DATE: SHARMA ARCHITECTS NEW DELHI 11006
 P: +91-11-26244781 | C: +91-11-26244782 | W: WWW.CONFLUENCEARCHITECTS.COM
 2/FIRST FLOOR NEW CORPORATE DATE: SHARMA ARCHITECTS NEW DELHI 11006
 P: +91-11-26244781 | C: +91-11-26244782 | W: WWW.CONFLUENCEARCHITECTS.COM

DRAWING NO: **S-08** | REVISION



BASEMENT - 2 PLAN

LEGEND -

[Pattern]	BASEMENT AREA
[Pattern]	NON FAR AREA LOBBY & RAMP AREA
[Pattern]	15% SERVICES AREA
[Pattern]	CUTOUT AREA

(1) TOTAL PROPOSED BASEMENT - 2 AREA (A) = 2454.214 SQMT
 (2) TOTAL PROPOSED 15% SERVICES AREA FOR BASEMENT - 2 (C) = 903.762 SQMT
 (3) PARKING AREA CALCULATION IN BASEMENT - 2
 PARKING AREA IN BASEMENT - 2 = TOTAL BASEMENT AREA (A) - INDV FAR AREA (B) + 15% SERVICES AREA (C) - AREA OF RAMP (D) + CUTOUT AREA (E)
 = 2454.214 - (1152.568 + 1163.405 + 331.793 + 217.792)
 = 2454.214 - 2665.563 = -211.349 SQMT
 PROPOSED CAR PARKING = 21929.655 / 30 SQMT = 730.988 + 730 (SAY) ECS
 TOTAL PROPOSED BASEMENT - 1 & 2 CAR PARKING = 694+730 = 1424 (SAY) ECS

OWNER SIGN	ARCHITECT SIGN	
HIMA NSHU GARG Digitally signed by HIMA NSHU GARG Date: 2024.07.30 08:43:27 +05'30'	VISHAL SHARM A Digitally signed by VISHAL SHARM A Date: 2024.07.30 08:43:27 +05'30'	
Amit Varma Digitally signed by Amit Varma Date: 2024.07.30 17:14:11 +05'30'	LAL SINGH Digitally signed by LAL SINGH Date: 2024.08.09 16:12:17 +05'30'	
Sudheer Kumar Digitally signed by Sudheer Kumar Date: 2024.08.12 16:12:17 +05'30'	LEENU SAHGAL Digitally signed by LEENU SAHGAL Date: 2024.08.12 16:12:17 +05'30'	
SUBMISSION DRAWING		
OWNER: KVIR TOWERS PVT. LTD.		
PROJECT: PROPOSED GROUP HOUSING RG PLEADES AT PLOT NO - 04-14B, SECTOR- 01, GREATER NOIDA, (U.P.) FOR KVIR TOWERS PVT. LTD.		
DATE: 16-07-24	PROJECT INCH: BALRAJ SINGH	CHECKED BY: BALRAJ SINGH
SCALE: 1:500	SEAL BY: SHEERAJ CHAND	APPROVED BY: VISHAL SHARMA
DRAWING TITLE: BASEMENT-2 PLAN		
ARCHITECTS: Confluence NEW DELHI, INDIA		
1.1 FLOOR AREA CORPORATE OFFICE SHARMA GROUP, NEW DELHI 110028 PH: +91-11-26264761 www.confluencearch.com WWW.CONFLUENCEARCH.COM INDIA		
DRAWING NO:	S-10	REVISION:

LEENU SAHGAL Digitally signed by LEENU SAHGAL Date: 2024.08.12 16:23:41 +05'30'

Sudheer Kumar Digitally signed by Sudheer Kumar Date: 2024.08.12 17:54:48 +05'30'

OWNER SIGN
HIMA NSHU GARG Digitally signed by HIMA NSHU GARG Date: 2024.07.27 09:19:44 +05'30'

ARCHITECT SIGN
VISHAL SHARMA Digitally signed by VISHAL SHARMA Date: 2024.07.26 18:30:18 +05'30'

TOWN PLANNER SIGN

LAL SINGH Digitally signed by LAL SINGH Date: 2024.08.09 16:55:12 +05'30'

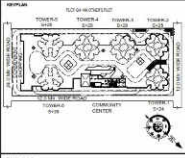
Digitally signed by **Amit Varm** a Date: 2024.07.30 08:07:18 +05'30'

Digitally signed by **LAL SINGH** Date: 2024.08.09 16:55:12 +05'30'

- LEGENDS**
-  F.A.R. AREA
 -  S.V. SERVICES AREA
 -  NON F.A.R. AREA
 -  COUNTED BY 1/4 F.A.R. AREA
 -  NON F.A.R. AREA STILT
 -  AREA FOR GROUND COVERAGE USE ONLY
 -  AREA FOR ARCHITECTURAL ELEMENTS
 -  LAWN COUNTED ONLY FOR GROUND COVERAGE
 -  AREA FOR STILT VISITORS PARKING

SUBMISSION DRAWING

OWNER: **KVIR TOWERS PVT. LTD.**



PROJECT: **PROPOSED GROUP HOUSING RG PLOTTAGES AT PLOT NO - 04-14B, SECTOR- 01, GREATER NOIDA, (U.P.) FOR KVIR TOWERS PVT. LTD.**

DATE: 19-07-24 PROJECT RICH: BALRAJ SINGH CHECKED BY: BALRAJ SINGH
 SCALE: SEAL 1 BY SHEERAJ CHAUD APPROVED BY: VISHAL BHARRIA

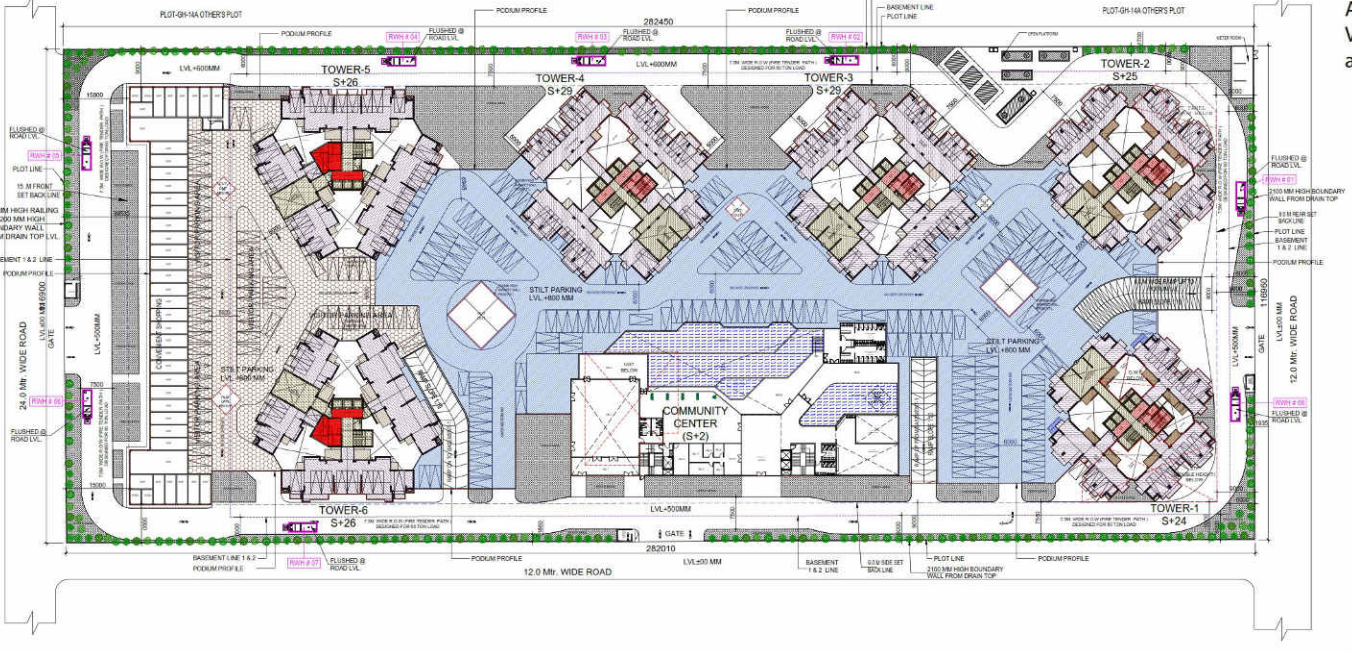
DRAWING TITLE: **STILT LVL. SITE PLAN**

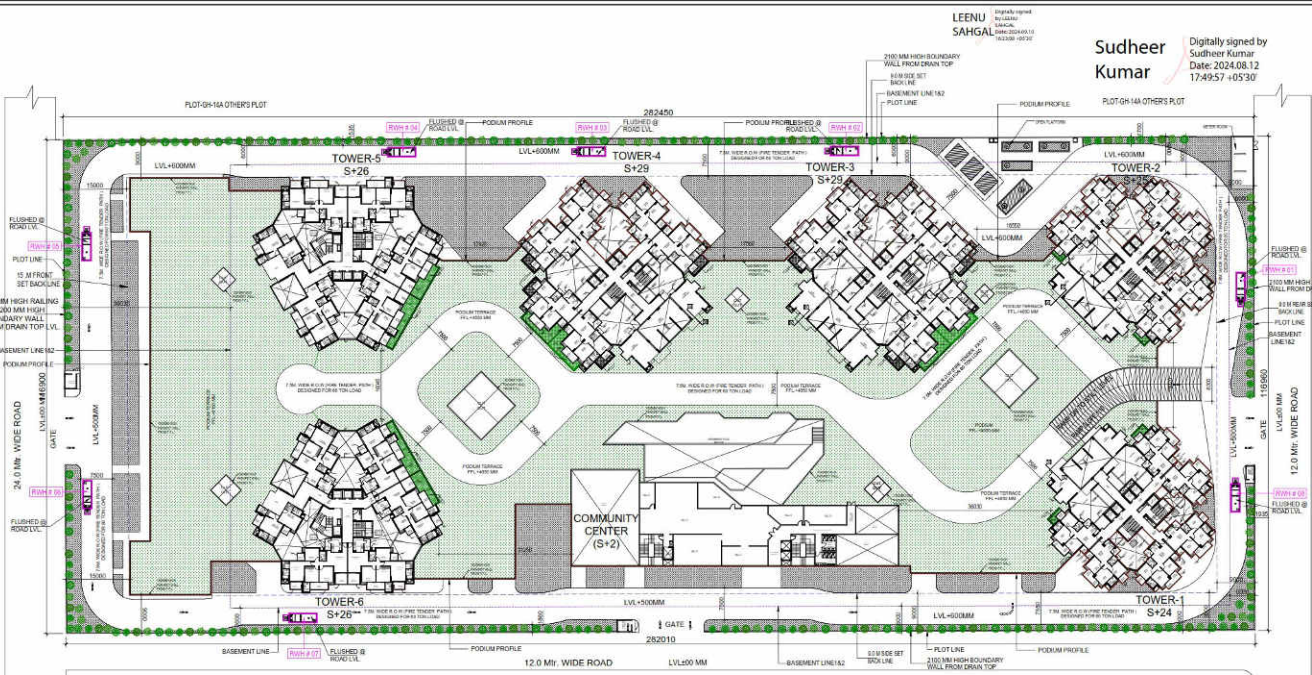
SITE PLAN

ARCHITECTS: **Confluence**
 NEW DELHI, INDIA

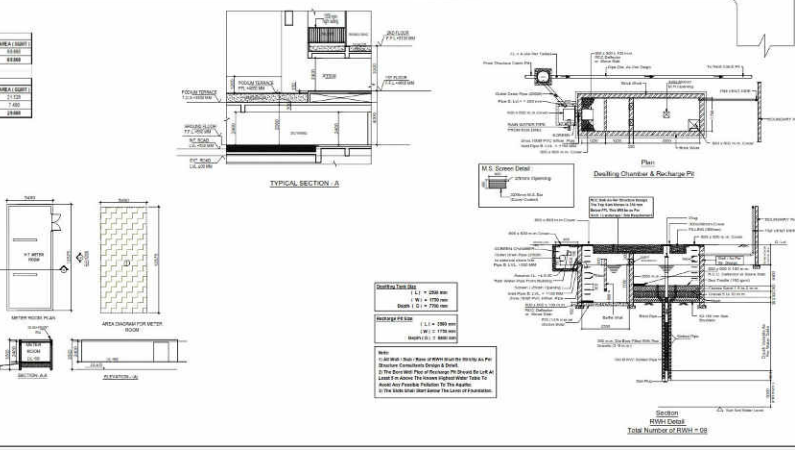
1.1 FIRST FLOOR NEW CORPORATE OFFICE
 SHARAD KAPUR, NEW DELHI 110016
 P: +91-11-26248781 | www.confluencearch.com | WWW.PLOT.GOV
 2019-2021 ARCHITECTS ASSOCIATION OF INDIA MEMBER

DRAWING NO: **S-04** REVISION





NO.	DESCRIPTION	UNIT	QUANTITY	REMARKS
1	PLANTING	SQ. M	1500	
2	PAVING	SQ. M	2000	
3	WATER TANK	LITERS	10000	
4	SEWER TANK	LITERS	5000	
5	WATER SUPPLY	LITERS	20000	
6	SEWER SUPPLY	LITERS	10000	
7	WATER SUPPLY	LITERS	15000	
8	SEWER SUPPLY	LITERS	7500	
9	WATER SUPPLY	LITERS	30000	
10	SEWER SUPPLY	LITERS	15000	
11	WATER SUPPLY	LITERS	45000	
12	SEWER SUPPLY	LITERS	22500	
13	WATER SUPPLY	LITERS	60000	
14	SEWER SUPPLY	LITERS	30000	
15	WATER SUPPLY	LITERS	90000	
16	SEWER SUPPLY	LITERS	45000	
17	WATER SUPPLY	LITERS	120000	
18	SEWER SUPPLY	LITERS	60000	
19	WATER SUPPLY	LITERS	180000	
20	SEWER SUPPLY	LITERS	90000	
21	WATER SUPPLY	LITERS	270000	
22	SEWER SUPPLY	LITERS	135000	
23	WATER SUPPLY	LITERS	360000	
24	SEWER SUPPLY	LITERS	180000	
25	WATER SUPPLY	LITERS	540000	
26	SEWER SUPPLY	LITERS	270000	
27	WATER SUPPLY	LITERS	1080000	
28	SEWER SUPPLY	LITERS	540000	
29	WATER SUPPLY	LITERS	2700000	
30	SEWER SUPPLY	LITERS	1350000	
31	WATER SUPPLY	LITERS	5400000	
32	SEWER SUPPLY	LITERS	2700000	
33	WATER SUPPLY	LITERS	10800000	
34	SEWER SUPPLY	LITERS	5400000	
35	WATER SUPPLY	LITERS	27000000	
36	SEWER SUPPLY	LITERS	13500000	
37	WATER SUPPLY	LITERS	54000000	
38	SEWER SUPPLY	LITERS	27000000	
39	WATER SUPPLY	LITERS	108000000	
40	SEWER SUPPLY	LITERS	54000000	
41	WATER SUPPLY	LITERS	270000000	
42	SEWER SUPPLY	LITERS	135000000	
43	WATER SUPPLY	LITERS	540000000	
44	SEWER SUPPLY	LITERS	270000000	
45	WATER SUPPLY	LITERS	1080000000	
46	SEWER SUPPLY	LITERS	540000000	
47	WATER SUPPLY	LITERS	2700000000	
48	SEWER SUPPLY	LITERS	1350000000	
49	WATER SUPPLY	LITERS	5400000000	
50	SEWER SUPPLY	LITERS	2700000000	



OWNER'S DATA

HIMAN SHU GARG Digitally signed by Himan Shu Garg Date: 2024.07.27 19:42:27 +05:30

ARCHITECT'S SIGN

VISHAL SHARMA Digitally signed by Vishal Sharma Date: 2024.08.12 17:49:57 +05:30

PROJECT

PROPOSED GROUP HOUSING RG PLOTTAGES AT PLOT NO. - 04-14B, SECTOR-01, GREATER NOIDA, (U.P.) FOR KVR TOWERS PVT. LTD.

DATE 15-07-24

PROJECT INCH BALRAJ SINGH

CHECKED BY BALRAJ SINGH

SCALE 1:500

APPROVED BY SHEERAJ CHAUD

APPROVED BY VISHAL BHARMA

DRAWING TITLE PODIUM LVL SITE PLAN

SITE PLAN

ARCHITECTS Confluence NEW DELHI, INDIA

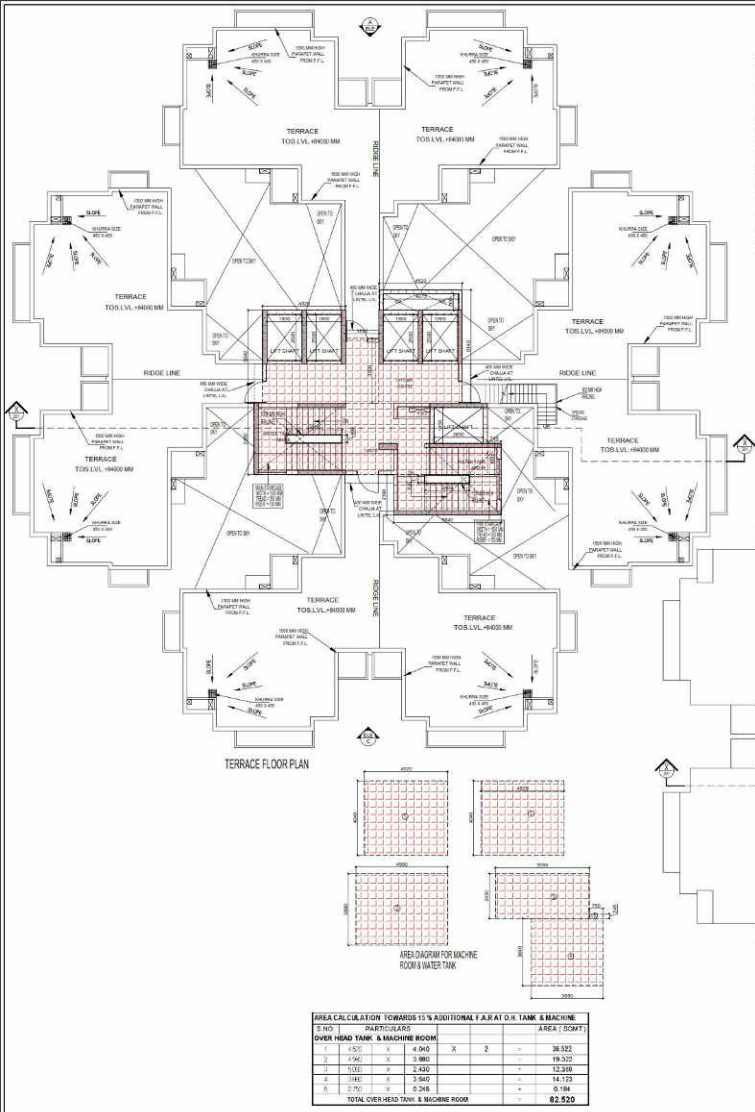
1-1, FIRST FLOOR, NEW CONCEPTS BLDG., SHARDA PARK, NEW DELHI-110028

PH: +91-11-26464100 | WWW.CONFLUENCEARCHITECTS.COM | WWW.CONFLUENCEARCHITECTS.COM

REGISTRATION NO. A/110/2015 | URBAN PLANNING | ARCHITECTURE | REG. NO. 1001

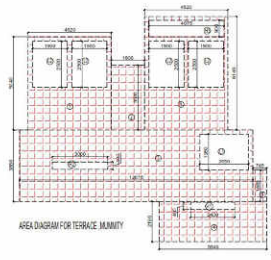
DRAWING NO. S-03

REVISION

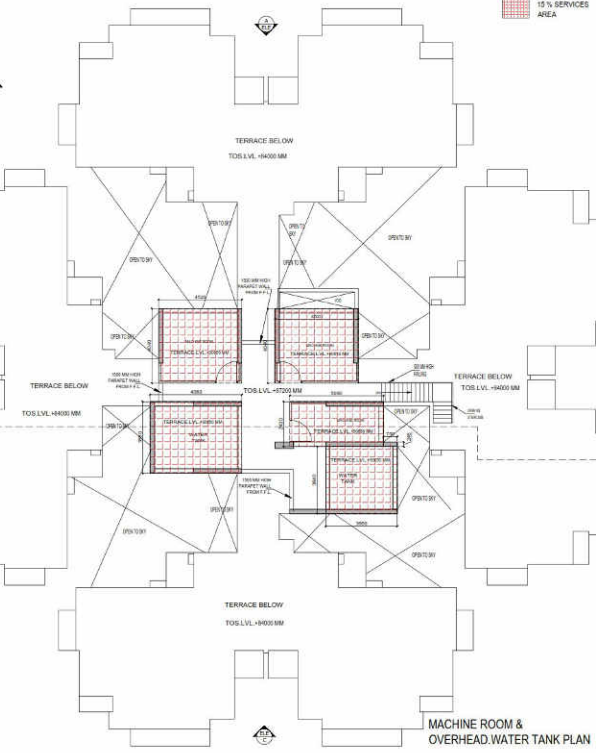


AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R AT TERRACE LVL.

S.NO.	PARTICULARS	AREA (SQMT)
TERRACE LOBBY		
1	11.020 X 3.040	= 33.701
2	1.950 X 3.000	= 5.850
3	11.010 X 3.000	= 33.030
4	1.950 X 2.190	= 4.270
5	2.140 X 1.885	= 4.035
6	4.550 X 5.460	= 24.855
	TOTAL AREA (A)	= 120.056
AREA SUBTRACTION		
L2	11.900 X 2.500 X 4	= 119.000
L2	3.900 X 2.400	= 9.360
L1	2.650 X 1.550	= 4.108
H1	2.400 X 2.400	= 5.760
H2	4.010 X 2.500	= 10.025
	TOTAL (B)	= 148.243
	TOTAL AREA C = (A - B)	= 71.813



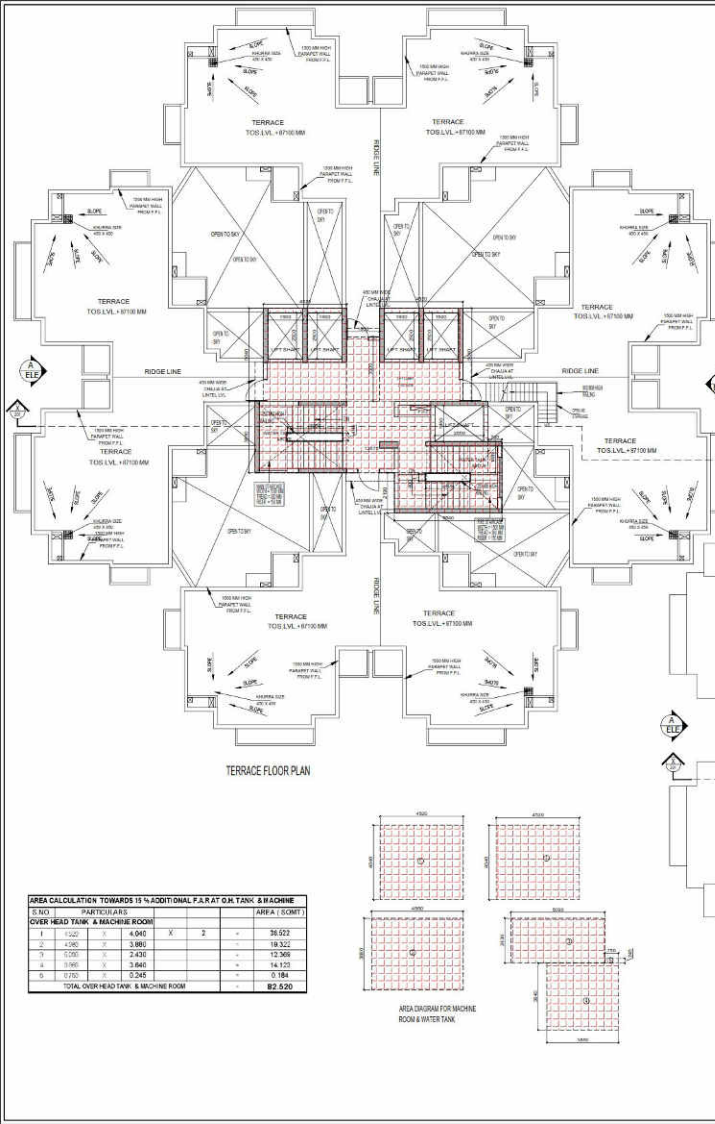
LEGENDS
 15% SERVICES AREA



AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R AT O.H. TANK & MACHINE

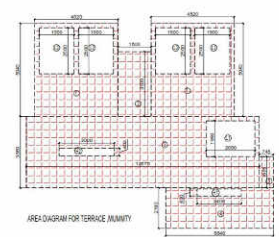
S.NO.	PARTICULARS	AREA (SQMT)
1	4.520 X 4.040 X 2	= 36.928
2	2.940 X 3.900	= 11.566
3	3.000 X 2.430	= 7.290
4	3.180 X 3.940	= 12.529
5	1.270 X 1.240	= 1.575
	TOTAL OVER HEAD TANK & MACHINE ROOM	= 69.928

OWNER DESK HIMA NSHU GARG	ARCHITECT DESK VISHAL SHARMA
Digitally signed by Amit Varma Date: 2024.07.30 09:36:46 +05'30' Digitally signed by Sudheer Kumar Date: 2024.08.12 18:14:47 +05'30' Digitally signed by LAL SINGH Date: 2024.08.09 18:19:32 +05'30'	
SUBMISSION DRAWING	
OWNER KVR TOWERS PVT. LTD.	
PROJECT PROPOSED GROUP HOUSING RG PLEADERS AT PLOT NO - 09-14B, SECTOR-01, GREATER NOIDA, (U.P.) FOR KVR TOWERS PVT. LTD.	
DATE 19-07-24	PROJECT RICH BALRAJ SINGH
SCALE 1:500	APPROVED BY SHEERAJ CHAND
DRAWING TITLE TERRACE MACHINE ROOM & O.H. LVL. PLAN	CHECKED BY BALRAJ SINGH
TOWER-1 (S424)	
ARCHITECTS Confluence NEW DELHI, INDIA	
P1-11-11-2024/25 P1-11-11-2024/25 P1-11-11-2024/25	
DRAWING NO. S-17	REVISION

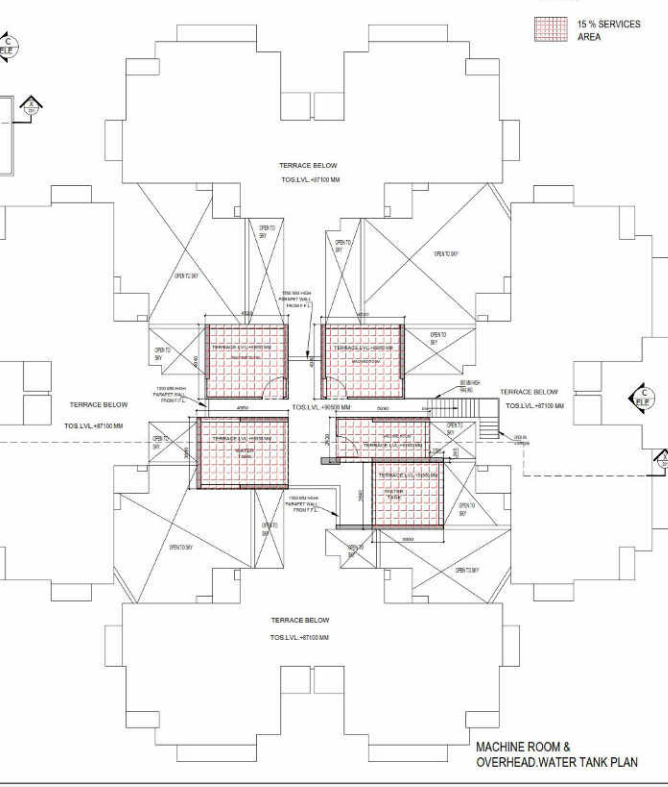


AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R AT TERRACE LVL.

S.NO	PARTICULARS	AREA (SQM)
TERRACE LOBBY		
1	1500 X 3.000	4500
2	1500 X 3.000	4500
3	1500 X 3.000	4500
4	1500 X 3.000	4500
5	1500 X 3.000	4500
6	1500 X 3.000	4500
TOTAL AREA (A)		27000
AREA SUBTRACTION		
L1	1500 X 2.500	3750
M1	1500 X 2.500	3750
TOTAL (B)		7500
TOTAL AREA (C = (A - B))		19500

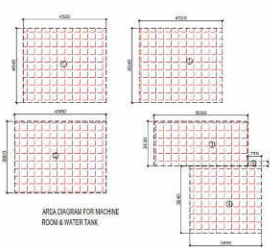


LEGENDS
 15% SERVICES AREA



AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R AT O.H. TANK & MACHINE

S.NO	PARTICULARS	AREA (SQM)
OVER HEAD TANK & MACHINE ROOM		
1	1500 X 4.000	6000
2	1500 X 3.000	4500
3	1500 X 2.430	3645
4	1500 X 3.000	4500
5	1500 X 3.240	4860
TOTAL OVER HEAD TANK & MACHINE ROOM		23505



OWNER SIGN
HIMA NSHU GARG
 Digitally signed by HIMA NSHU GARG
 Date: 2024.07.27 10:55:33 +05'30'

ARCHITECT SIGN
VISHAL SHARM A
 Digitally signed by VISHAL SHARM A
 Date: 2024.08.12 18:58:40 +05'30'

LEENU SAHGAL
 Digitally signed by LEENU SAHGAL
 Date: 2024.07.30 10:48:25 +05'30'

Amit Varma
 Digitally signed by Amit Varma
 Date: 2024.07.30 10:48:25 +05'30'

LAL SINGH
 Digitally signed by LAL SINGH
 Date: 2024.08.09 18:55:05 +05'30'

Sudheer Kumar
 Digitally signed by Sudheer Kumar
 Date: 2024.08.12 18:18:03 +05'30'

SUBMISSION DRAWING

OWNER
 KVIR TOWERS PVT. LTD.

PROJECT
 PROPOSED GROUP HOUSING
 IN 15% RESERVES AT PLOT NO. - 68-14B,
 SECTOR - 01, GREATER NOIDA (U.P.)
 FOR KVIR TOWERS PVT. LTD.

DATE
 15-07-24

PROJECT RICH
 BALRAJ SINGH

CHECKED BY
 BALRAJ SINGH

SCALE
 1:500

SEAL BY
 SHEERAJ CHAND

APPROVED BY
 VISHAL SHARMA

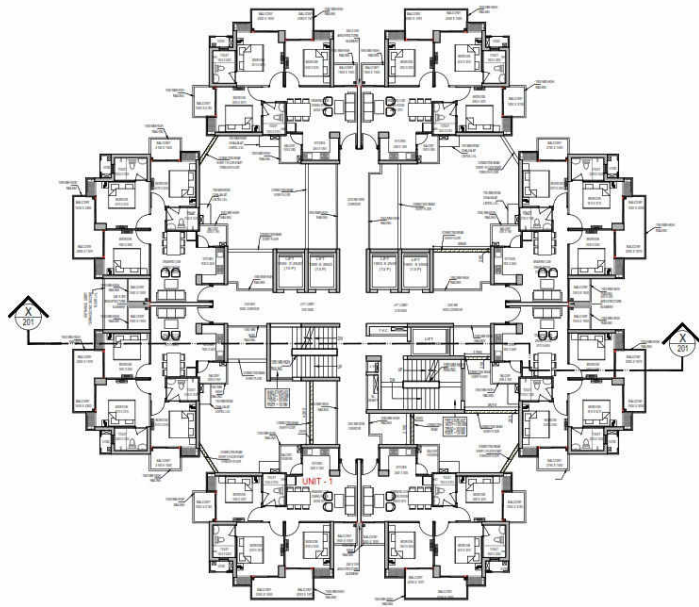
DRAWING TITLE
 TERRACE MACHINE ROOM & O.H. LVL. PLAN

TOWER-2 (S425)

ARCHITECTS
Confluence
 NEW DELHI, INDIA
 11 FIRST FLOOR, NEW CONFLUENCE GATE,
 SHARDA PARK, NEW DELHI 110028
 Ph: +91-11-26244731 | Email: info@confluence.in | Website: www.confluence.in
 Registration No. AEC-1087/2010

DRAWING NO.
 S-05

REVISION



SECTION X-X

OWNER SIGN
HIMA NSHU GARG
 Digitally signed by HIMANSHU GARG
 Date: 2024.07.27 10:40:15 +05'30'

ARCHITECT SIGN
VISHAL SHARMA
 Digitally signed by VISHAL SHARMA
 Date: 2024.07.26 18:45:56 +05'30'

LEENU SAHGAL
 Digitally signed by LEENU SAHGAL
 Date: 2024.09.10 17:09:19 +05'30'

Amit Varma
 Digitally signed by Amit Varma
 Date: 2024.07.30 12:52:22 +05'30'

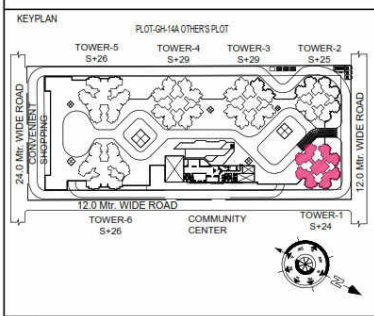
LAL SINGH
 Digitally signed by LAL SINGH
 Date: 2024.08.09 18:27:35 +05'30'

Sudheer Kumar
 Digitally signed by Sudheer Kumar
 Date: 2024.08.12 18:15:29 +05'30'

LEENU SAHGAL
 Digitally signed by LEENU SAHGAL
 Date: 2024.09.10 17:01:10 +05'30'

SUBMISSION DRAWING

OWNER
KVir TOWERS PVT. LTD.



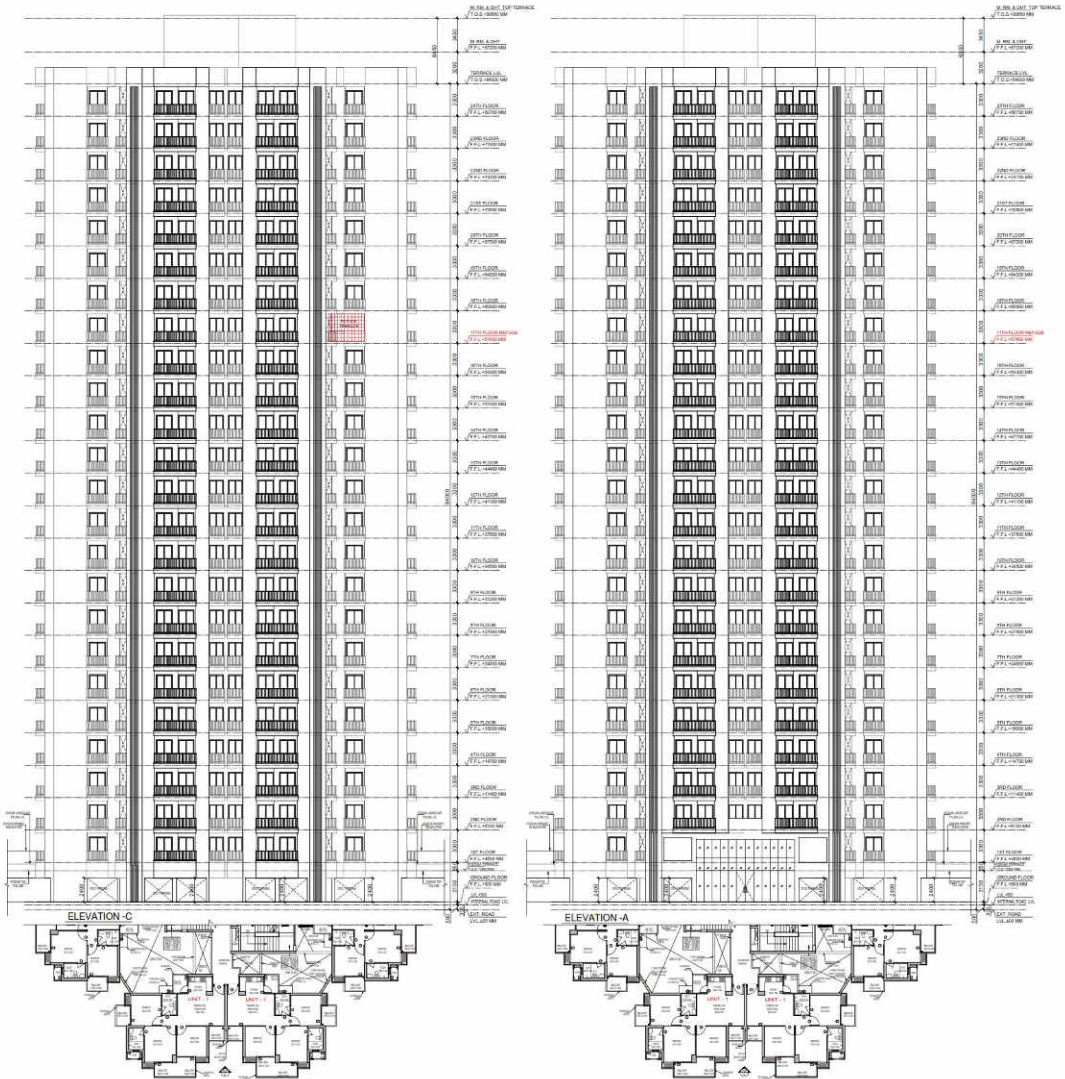
PROJECT
**PROPOSED GROUP HOUSING
 RG PLEIADES AT PLOT NO: - GH-14B,
 SECTOR- 01, GREATER NOIDA, (U.P.)
 FOR KVir TOWERS PVT. LTD.**

DATE 19 - 07 - 24	PROJECT INCH. BALRAJ SINGH	CHECKED BY BALRAJ SINGH
SCALE 1:100	DEALT BY DHEERAJ CHAND	APPROVED BY VISHAL SHARMA

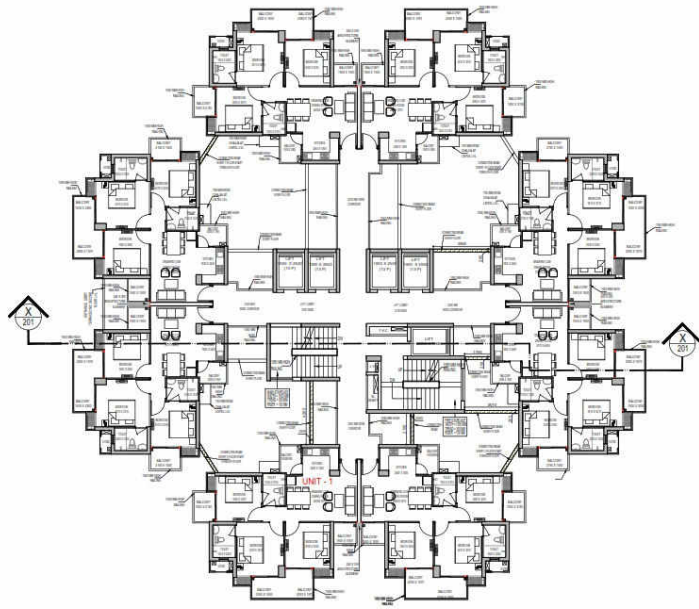
DRAWING TITLE
SECTION- XX

**TOWER- 1
 (S+24)**

ARCHITECTS
Confluence
 NEW DELHI, INDIA
 F-1, FIRST FLOOR, MIRA CORPORATE SUITES,
 ISHWAR NAGAR, NEW DELHI 110065
 Ph. +91-11-26925684 ccs@inconfluence.com Member of IGBC
 Ph. +91-11-40564768 www.inconfluence.com ISO - 9001 : 2000
 architecture urban design hospitality interiors



OWNER SIGN	ARCHITECT SIGN	
HIMA NSHU GARG	Digitally signed by HIMANSHU GARG Date: 2024.07.30 10:18:17 +05:30	
LEENU SAHGAL	Digitally signed by LEENU SAHGAL Date: 2024.07.30 10:18:17 +05:30	
Amit Varma	Digitally signed by Amit Varma Date: 2024.07.30 09:40:02 +05:30	
LAL SINGH	Digitally signed by LAL SINGH Date: 2024.08.09 16:25:19 +05:30	
Sudheer Kumar	Digitally signed by Sudheer Kumar Date: 2024.08.12 18:15:07 +05:30	
SUBMISSION DRAWING		
OWNER KVIR TOWERS PVT. LTD.		
PROJECT PROPOSED GROUP HOUSING RO PLEADES AT PLOT NO - GH-14B, SECTOR-01, GREATER NOIDA, (U.P.) FOR KVIR TOWERS PVT. LTD.		
DATE 19-07-24	PROJECT INCH. BALRAJ SINGH	CHECKED BY BALRAJ SINGH
SCALE 1:150	DRAWN BY DEVENDER SINGH	APPROVED BY VISHAL SHARMA
DRAWING TITLE ELEVATIONS		
TOWER-1 (S+24)		
ARCHITECTS Confluence NEW DELHI, INDIA P-1011 285806 con@confluence.in P-1014287022 www.confluence.in 90-900-728 architecture urban design hospitality interiors		
DRAWING NO. S-18	REVISION	



LEENU SAHGAL
 Digitally signed by LEENU SAHGAL
 Date: 2024.09.10 17:45:13 +05'30'

Amit Varma
 Digitally signed by Amit Varma
 Date: 2024.07.30 10:55:36 +05'30'

HIMANSHU GARG
 Digitally signed by HIMANSHU GARG
 Date: 2024.07.27 10:59:45 +05'30'

VISHAL SHARMA
 Digitally signed by VISHAL SHARMA
 Date: 2024.07.26 18:52:16 +05'30'

LEENU SAHGAL
 Digitally signed by LEENU SAHGAL
 Date: 2024.09.10 17:39:14 +05'30'

LAL SINGH
 Digitally signed by LAL SINGH
 Date: 2024.08.09 19:03:20 +05'30'

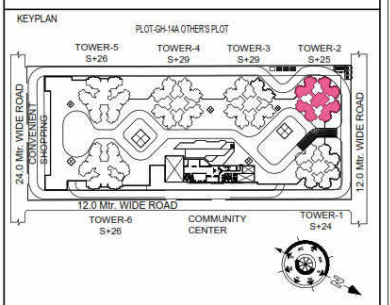
Sudheer Kumar
 Digitally signed by Sudheer Kumar
 Date: 2024.08.12 18:18:57 +05'30'



SECTION X-X

SUBMISSION DRAWING

OWNER
KVir TOWERS PVT. LTD.



PROJECT
**PROPOSED GROUP HOUSING
 RG PLEIADES AT PLOT NO: - GH-14B,
 SECTOR- 01, GREATER NOIDA, (U.P.)
 FOR KVir TOWERS PVT. LTD.**

DATE 19 - 07 - 24	PROJECT INCH. BALRAJ SINGH	CHECKED BY BALRAJ SINGH
SCALE 1:100	DEALT BY DHEERAJ CHAND	APPROVED BY VISHAL SHARMA

DRAWING TITLE
SECTION- XX

**TOWER- 2
 (S+25)**

ARCHITECTS
Confluence
 NEW DELHI, INDIA
 F-1, FIRST FLOOR, MIRA CORPORATE SUITES,
 ISHWAR NAGAR, NEW DELHI 110065

Ph: +91-11-26925684 ccs@inconfluence.com Member of IGBC
 Ph: +91-11-40564768 www.inconfluence.com ISO - 9001 : 2000
 architecture urban design hospitality interiors

DRAWING NO. S-27	REVISION
---------------------	----------



OWNER SIGN	Digitally signed by HIMANSHU GARG Date: 2024.07.27 18:58:04 +05:30	ARCHITECT SIGN	Digitally signed by VISHAL SHARMA Date: 2024.07.26 18:53:28 +05:30
LEENU SAHGAL	Digitally signed by Leenu Sahgal Date: 2024.07.27 18:58:04 +05:30	VISHAL SHARMA	Digitally signed by Vishal Sharma Date: 2024.07.26 18:53:28 +05:30
Amit Varma		Digitally signed by Amit Varma Date: 2024.07.30 10:53:11 +05:30	
LAL SINGH		Digitally signed by Lal Singh Date: 2024.08.09 18:59:18 +05:30	
Sudheer Kumar		Digitally signed by Sudheer Kumar Date: 2024.08.12 18:18:35 +05:30	
SUBMISSION DRAWING			
OWNER KVIR TOWERS PVT. LTD.			
PROJECT PROPOSED GROUP HOUSING RO FLEADES AT PLOT NO - GH-14B, SECTOR-01, GREATER NOIDA, (U.P.) FOR KVIR TOWERS PVT. LTD.			
DATE 19-07-24	PROJECT INCH. BALRAJ SINGH	CHECKED BY BALRAJ SINGH	
SCALE 1:200	DEALT BY DEVENDER SINGH	APPROVED BY VISHAL SHARMA	
DRAWING TITLE ELEVATIONS			
TOWER-2 (S+25)			
ARCHITECTS Confluence NEW DELHI, INDIA FL FIRST FLOOR, 3RD FLOOR, 4TH FLOOR, 5TH FLOOR, 6TH FLOOR, 7TH FLOOR, 8TH FLOOR, 9TH FLOOR, 10TH FLOOR, 11TH FLOOR, 12TH FLOOR, 13TH FLOOR, 14TH FLOOR, 15TH FLOOR, 16TH FLOOR, 17TH FLOOR, 18TH FLOOR, 19TH FLOOR, 20TH FLOOR, 21TH FLOOR, 22TH FLOOR, 23TH FLOOR, 24TH FLOOR, 25TH FLOOR, 26TH FLOOR, 27TH FLOOR, 28TH FLOOR, 29TH FLOOR, 30TH FLOOR, 31TH FLOOR, 32TH FLOOR, 33TH FLOOR, 34TH FLOOR, 35TH FLOOR, 36TH FLOOR, 37TH FLOOR, 38TH FLOOR, 39TH FLOOR, 40TH FLOOR, 41TH FLOOR, 42TH FLOOR, 43TH FLOOR, 44TH FLOOR, 45TH FLOOR, 46TH FLOOR, 47TH FLOOR, 48TH FLOOR, 49TH FLOOR, 50TH FLOOR, 51TH FLOOR, 52TH FLOOR, 53TH FLOOR, 54TH FLOOR, 55TH FLOOR, 56TH FLOOR, 57TH FLOOR, 58TH FLOOR, 59TH FLOOR, 60TH FLOOR, 61TH FLOOR, 62TH FLOOR, 63TH FLOOR, 64TH FLOOR, 65TH FLOOR, 66TH FLOOR, 67TH FLOOR, 68TH FLOOR, 69TH FLOOR, 70TH FLOOR, 71TH FLOOR, 72TH FLOOR, 73TH FLOOR, 74TH FLOOR, 75TH FLOOR, 76TH FLOOR, 77TH FLOOR, 78TH FLOOR, 79TH FLOOR, 80TH FLOOR, 81TH FLOOR, 82TH FLOOR, 83TH FLOOR, 84TH FLOOR, 85TH FLOOR, 86TH FLOOR, 87TH FLOOR, 88TH FLOOR, 89TH FLOOR, 90TH FLOOR, 91TH FLOOR, 92TH FLOOR, 93TH FLOOR, 94TH FLOOR, 95TH FLOOR, 96TH FLOOR, 97TH FLOOR, 98TH FLOOR, 99TH FLOOR, 100TH FLOOR			
DRAWING NO. S-25		REVISION	

M/S. KVIR TOWERS PVT LTD- COLLECTION ACCOUNT FOR R
G's PLEIADDES PHASE 1
G 06 GROUND FLOOR PLOT NO SULSC
BLOCK B RG CITY CENTRE,NORTH WEST
DELHI 110035
DELHI INDIA

JOINT HOLDERS :

Nomination : Not Registered
Statement From: 01/09/24

To: 30/09/24

Account Branch : SKY GARDEN GREATER NOIDA
Address : SHRI RADHA SKY GARDEN, GROUND FLOOR
SHOP NO 17,18,19,20, GH-05,
SECTOR 16B, NOIDA,GAUTAM BUDDHA NGR
City : GREATER NOIDA 201305
State : UTTAR PRADESH
Phone no. : 18002600/18001600
RTGS/NEFT IFSC : HDFC0005129 MICR: 110240534
Email : RGBANKING@RGGROUP.IN
Limit : 0.00 Currency : INR
Cust ID : 295129548 Pr.Code : 1291 Br.Code : 5129
Account No : 57500001553169 OTHER
A/C Open Date : 29/07/2024
Account Status : DR Blocked

02/09/24 BALANCE BROUGHT FORWARD
.00



STATEMENT SUMMARY :-		Debits	Credits
Opening Balance			
Closing Bal	0.00	0.00	0.00
	0.00		
		Dr Count	Cr Count
		0	0

Generation Date : 03-Oct-24 11:39 Generated by : OFF552103 Requesting Branch Code : 4989

State account branch GSTN:09AAACH2702H1ZY
HDFC Bank GSTIN number details are available at:
<https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax>
Registered Office Address: HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai 400013

ग्रेटर नोएडा ओद्योगिक विकास प्राधिकरण
प्लॉट नं0 01, सैक्टर नॉलेज पार्क-4,
ग्रेटर नोएडा

पत्रांक : ग्रेनो / बिल्डर्स / 2024 / 1126
दिनांक : 10 जुलाई, 2024

सेवामें,

M/s KVIR Towers (P) Ltd.,
G-06, Ground floor, Plot No. SU LSC,
B Block R.G. City Centre, Lawrence Road,
DELHI – 110 035

महोदय,

कृपया अपने पत्र दिनांक 02.07.2024 का संदर्भ ग्रहण करने का कष्ट करें, जिसके द्वारा आपने आपके पक्ष में आवंटित बिल्डर्स भूखण्ड संख्या जीएच-14बी, सैक्टर 01 के सापेक्ष अदेयता प्रमाण पत्र जारी करने का अनुरोध किया है।

उपरोक्त सम्बन्ध में अवगत कराना है कि शासनादेश संख्या 7774/77-4-2023-6011/2023 दिनांक 21.12.2023 के माध्यम से लिगेसी स्टॉल्ड रियल एस्टेट प्रोजेक्ट हेतु निर्धारित नीत/पैकेज के अंतर्गत M/s KVIR Towers (P) Ltd. द्वारा अपने बिल्डर्स भूखण्ड संख्या जीएच-14बी, सैक्टर 01 के सापेक्ष नेट ड्यूज 25 प्रतिशत धनराशि जमा करा दी है तथा अवशेष 75 प्रतिशत धनराशि की प्राधिकरण के पत्र दिनांक 29.05.2024 के माध्यम से 04 छमाही किश्तें निर्धारित कर दी गई है, जिसके प्रीमियम के प्रथम किश्त की देय तिथि दिनांक 08.11.2024 तथा वार्षिक लीजरेंट के प्रथम देय किश्त की तिथि 02.11.2024 है। इस प्रकार भूखण्ड के सापेक्ष प्रीमियम एवं वार्षिक लीजरेंट के सापेक्ष वर्तमान तक की देयता जमा है। आवंटन वर्ष 2014-15 को होने के कारण अतिरिक्त प्रतिकर की धनराशि लागू नहीं है।

उपरोक्त अदेयता प्रमाण पत्र सम्परीक्षा के अधीन है। सम्परीक्षा उपरान्त उक्त मदों में यदि कोई देयता निकलती है तो आपको उसे जमा कराया जाना होगा। यह अदेयता प्रमाण पत्र दिनांक 01.11.2024 तक वैध है।

भवदीया

Rab
10/7/24
प्रबन्धक (बिल्डर्स)



ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण

भूखण्ड संख्या -01, सैक्टर-के0पी-4, ग्रेटर नौएडा सिटी, जिला गौतमबुद्धनगर, उत्तर प्रदेश
website : www.greaternoidaauthority.in

पत्रांक-ग्रेनो/बिल्डर्स/2024/1027
दिनांक- 29 मई, 2024

सेवा में,

M/s KVIR Towers (P) Ltd.,
G-06, Ground floor, Plot No. SU LSC,
B Block R.G. City Centre, Lawrence Road,
DELHI - 110 035

विषय- होम बायर्स के हितों को दृष्टिगत रखते हुए उत्तर प्रदेश शासन द्वारा लिगेसी स्टाल्ड रियल एस्टेट प्रोजेक्ट्स की समस्याओं के निदान हेतु निर्धारित नीति/पैकेज (शासनादेश संख्या-7774/77-4-2023- 6011/2023, दिनांक 21 दिसम्बर, 2023) के अंतर्गत अतिदेय धनराशि को रि-शिडयूलमेंट किये जाने के सम्बन्ध में ।

महोदय,

कृपया अवगत कराना है कि ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण के क्षेत्र में लम्बे समय से रूकी गुप हाउसिंग परियोजनाओं को तत्काल पूरा करने तथा फ्लैट बायर को यथाशीघ्र मकान उपलब्ध कराने एवं फ्लैट की रजिस्ट्री करने के उद्देश्य से उत्तर प्रदेश शासन द्वारा शासनादेश संख्या-7774/77-4-2023- 6011/2023, दिनांक 21.12.2023 के माध्यम से नीति/ पैकेज निर्धारित की गई है ।

उपरोक्त सम्बन्ध में अवगत कराना है कि प्राधिकरण के पत्र संख्या-ग्रेनो/बिल्डर्स/2024/ 820 दिनांक 24.02.2024 के माध्यम से आपके भूखण्ड संख्या जीएच-14बी, सैक्टर 01 के सापेक्ष उक्त संदर्भित नीति/पैकेज के अंतर्गत अतिदेय धनराशि की गणना कराते हुए दिनांक 31.12.2023 तक अनुमानित आगणित नेट ड्यूज की निम्नानुसार 25 प्रतिशत धनराशि 60 दिनों के अंदर जमा कराने हेतु आपको सूचित किया गया था:-

S.No.	Items	Net Dues After Covid Benefit (Rs.)	25% Amount (Rs.)
1.	प्रीमियम	130,46,53,065.00	32,61,63,266.00
2.	वार्षिक लीजरेंट	12,80,43,644.00	3,20,10,911
3.	अतिरिक्त प्रतिकर	00	00
	कुल योग	143,26,96,709.00	35,81,74,177

उपरोक्त क्रम में आपके द्वारा उक्त नीति/पैकेज को स्वीकार करते हुए नेट ड्यूज की अनुमानित 25 प्रतिशत धनराशि के सापेक्ष दिनांक 04.04.2024 एवं 08.05.2024 को प्रीमियम के मद में ₹0 31,10,00,000/- एवं वार्षिक लीजरेंट में दिनांक 01/02.05.2024 को ₹0 3,20,10,911/- जमा कराये गये हैं । इसके उपरान्त गणना करने पर अवशेष 75 प्रतिशत धनराशि का भुगतान करने हेतु निम्नानुसार किश्तें निर्धारित की जाती हैं:-

Sib

प्रीमियम की धनराशि (दिनांक 08.05.2024 तक आगणित):

Resch. Installment. No.	Due date	*Rate of interest	Principal	Interest	Installment
1.	08.11.2024	10%	24,86,55,740/-	5,01,39,897/-	29,87,95,637/-
2.	08.05.2025	10%	24,86,55,740/-	3,69,91,799/-	28,56,47,539/-
3.	08.11.2025	10%	24,86,55,740/-	2,50,69,949/-	27,37,25,689/-
4.	08.02.2026	10%	24,86,55,740/-	73,57,485/-	25,60,13,225/-
	TOTAL		99,46,22,958/-	11,95,59,130/-	111,41,82,088/-

*Interest shall be change time to time as per policy of GNIDA

वार्षिक लीजरेंट की धनराशि (दिनांक 02.05.2024 तक आगणित):

Resch. Installment. No.	Due date	*Rate of interest	Principal	Interest	Installment
1.	02.11.2024	10%	2,54,10,524/-	51,23,876/-	3,05,34,400/-
2.	02.05.2025	10%	2,54,10,524/-	37,80,251/-	2,91,90,775/-
3.	02.11.2025	10%	2,54,10,524/-	25,61,938/-	2,79,72,462/-
4.	24.02.2026	10%	2,54,10,524/-	7,93,644/-	2,62,04,168
	TOTAL		10,16,42,097/-	1,22,59,709/-	11,39,01,806/-

*Interest shall be change time to time as per policy of GNIDA

उपरोक्त के अतिरिक्त दिनांक 15.06.2024 तक देय वार्षिक लीजरेंट की किश्त रू. 1,08,08,979 /- का भुगतान भी दिनांक 15.06.2024 तक किया जाना है।

उक्त गणना सम्परीक्षा के अधीन होगी। यदि भविष्य में किसी नीति नियम एवं पारित आदेशों के आलोक में कोई देयता परिलक्षित होगी तो उसका भुगतान करने हेतु आपकी कम्पनी बाध्य होगी।

उपरोक्त सुविधा निम्नलिखित नियम व शर्तों में अधीन अनुमन्य की जा रही है:-

1. उपरोक्तानुसार निर्धारित किश्तों की डिफॉल्ट की स्थिति में प्राधिकरण के नियमानुसार प्रचलित दण्ड ब्याज आरोपित होगा।
2. उक्त गणना में कोविड-19 पैन्डेमिक- कोविड-19 महामारी के दृष्टिगत दिनांक 01.04.2020 से दिनांक 31.03.2022 की अवधि में जीरो पीरियड का लाभ दिया गया है।
3. इस परियोजना में राज्य सरकार के पैकेज/रियायतों का लाभ उठाया गया है, अतः इस परियोजना के सापेक्ष आवास क्रेताओं से कोई जुर्माना/अतिरिक्त ब्याज/अतिरिक्त लागत नहीं ली जाएगी ताकि शासन/प्राधिकरण द्वारा आपको अनुमन्य कराई जा रही सुविधा अन्ततः बायर को मिल सके।
4. यदि आपकी कम्पनी निर्धारित समय सीमा के भीतर परियोजना को पूरा करने में विफल रहती है तो 3 वर्ष की अवधि के बाद ड्यूज की शेष धनराशि पर 20 प्रतिशत जुर्माना लगाया जाएगा।

Sit


5. यदि आपकी कम्पनी द्वारा निर्धारित अवधि में फ्लैट ओनर को फ्लैट का कब्जा देते हुए रजिस्ट्री नहीं कराया जाती है तो प्रस्तावित रिलीफ (कोविड-19 एन0जी0टी0, केस-टू-केस बेसिस) पर दिए जा रहे रिलीफ को निरस्त माना जाएगा और कुल तत्समय अवशेष ड्यूज के ऊपर 20 प्रतिशत अतिरिक्त पैनल्टी लगाते हुए प्रोजेक्ट को आवंटित भूमि एवं लीज डीड कौंसिल की जाएगी तथा उसका कब्जा प्राधिकरण द्वारा प्राप्त कर आवश्यक अग्रिम कार्यवाही की जाएगी। उक्त के अतिरिक्त बिल्डर/डेवलपर को ब्लैकलिस्ट करने की कार्यवाही एवं अगले 05 वर्षों तक नोएडा, ग्रेटर नोएडा व यमुना आथॉरिटी के क्षेत्र में ऐसे डेवलपर को भूखण्ड आवंटन नहीं करने पर प्राधिकरणों द्वारा विचार कर कार्यवाही की जायेगी।
6. उपर्युक्तानुसार कार्यवाही किए जाने में भू-सम्पदा (विनियमन एवं विकास) अधिनियम- 2016, भू-सम्पदा (विनियमन एवं विकास) नियमावली-2016, उत्तर प्रदेश अपार्टमेंट (निर्माण, स्वामित्व और रख-रखाव का संवर्धन) अधिनियम-2010 एवं भारतीय स्टाम्प एक्ट-1899 के प्राविधानों का अनुपालन सुनिश्चित किया जाएगा।

इसके अतिरिक्त उपरोक्त नीति के प्रस्तर 19 में वर्णित प्राविधानों का संदर्भ ग्रहण करने का कष्ट करें, जो निम्नानुसार है:-

“परियोजना की परिस्थितियों को ध्यान में रखकर प्रत्येक बिल्डर द्वारा बायर के फ्लैट के निर्माण को पूर्ण करने तथा प्राधिकरण के ड्यूज के भुगतान की एक समय-सारिणी उपरोक्त प्राविधानों के दृष्टिगत दी जाएगी। प्राधिकरण बोर्ड समय-सारिणी को दिए जाने वाले रिलीफ के साथ लिंक करते हुए प्रोपोजल सम्बन्धित बिल्डर को उपलब्ध कराएगा तथा इसके क्रियान्वयन की मॉनीटरिंग करेगा। यदि कोई माइल स्टोन मिस होता है तो उस अवधि की रियायत राशि का समायोजन नहीं किया जाएगा।”

अतः आपसे अनुरोध है कि उपरोक्तानुसार सूचना/विवरण भी इस कार्यालय को तत्काल उपलब्ध कराने का कष्ट करें साथ ही प्राधिकरण द्वारा अनुमोदित नियम व शर्तों के अनुरूप भूखण्ड के सापेक्ष त्रिपक्षीय एग्रीमेंट पर एस्को एकाउंट खुलवाना सुनिश्चित करें।

भवदीया,


27/5/24
प्रबंधक (बिल्डर्स)