

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- उ०प्र० भू-सम्पदा विनियामक प्राधिकरण (उ०प्र० रेरा) में परियोजना RGs PLEIADDES Phase-4
जनपद Gautam Buddha Nagar आवेदन आई०डी० नं० ID1254770 के, पंजीयन के संबंध में।

महोदय,

उपरोक्त विषयक आवेदन के क्रम में अपने पत्र संख्या
2510242/यू०पी०-रेरा/परि०पंजी०/2024-25 दिनांकित-25.10.2024 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 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-3)
4. 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-4)

प्रमोटर कम्पनी द्वारा बैंक की सही Branch E Mail Id को माननीय विनियामक प्राधिकरण के पोर्टल पर Update कर दिया गया है।

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)

प्रमोटर कम्पनी द्वारा Lawyer का Experience Certificate/Registration Certificate, माननीय विनियामक प्राधिकरण के पोर्टल पर Non encumbrance Certificate के साथ अपलोड कर दिया गया है एवं इस पत्र के साथ भी आपके सुलभ संदर्भ हेतु प्रेषित किया जा रहा है। (संलग्नक-6)

प्रमोटर कम्पनी द्वारा विषयक आवेदन के साथ संलग्नित CA. Certificate में माननीय विनियामक प्राधिकरण द्वारा इंगित कमी को दूर करते हुए, उक्त CA. Certificate को 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-7)

अतः आपसे निवेदन 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: 2024.08.18 16:22:24 +05'30'

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

HIMAN SHU GARG
Digitally signed by HIMANSHU GARG
Date: 2024.07.27 10:13:14 +05'30'

VISHAL SHARMA
Digitally signed by VISHAL SHARMA
Date: 2024.07.28 16:29:15 +05'30'

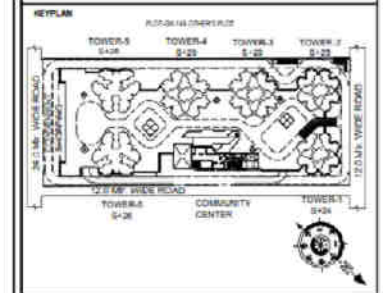
Amit Varma
Digitally signed by Amit Varma
Date: 2024.07.30 08:00:11 +05'30'

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	PROJECT INCH.	CHECKED BY
18-07-24	BALRAJ SINGH	BALRAJ SINGH
SCALE	DEALT BY	APPROVED BY
1:100	DHEERAJ CHAND	VISHAL SHARMA

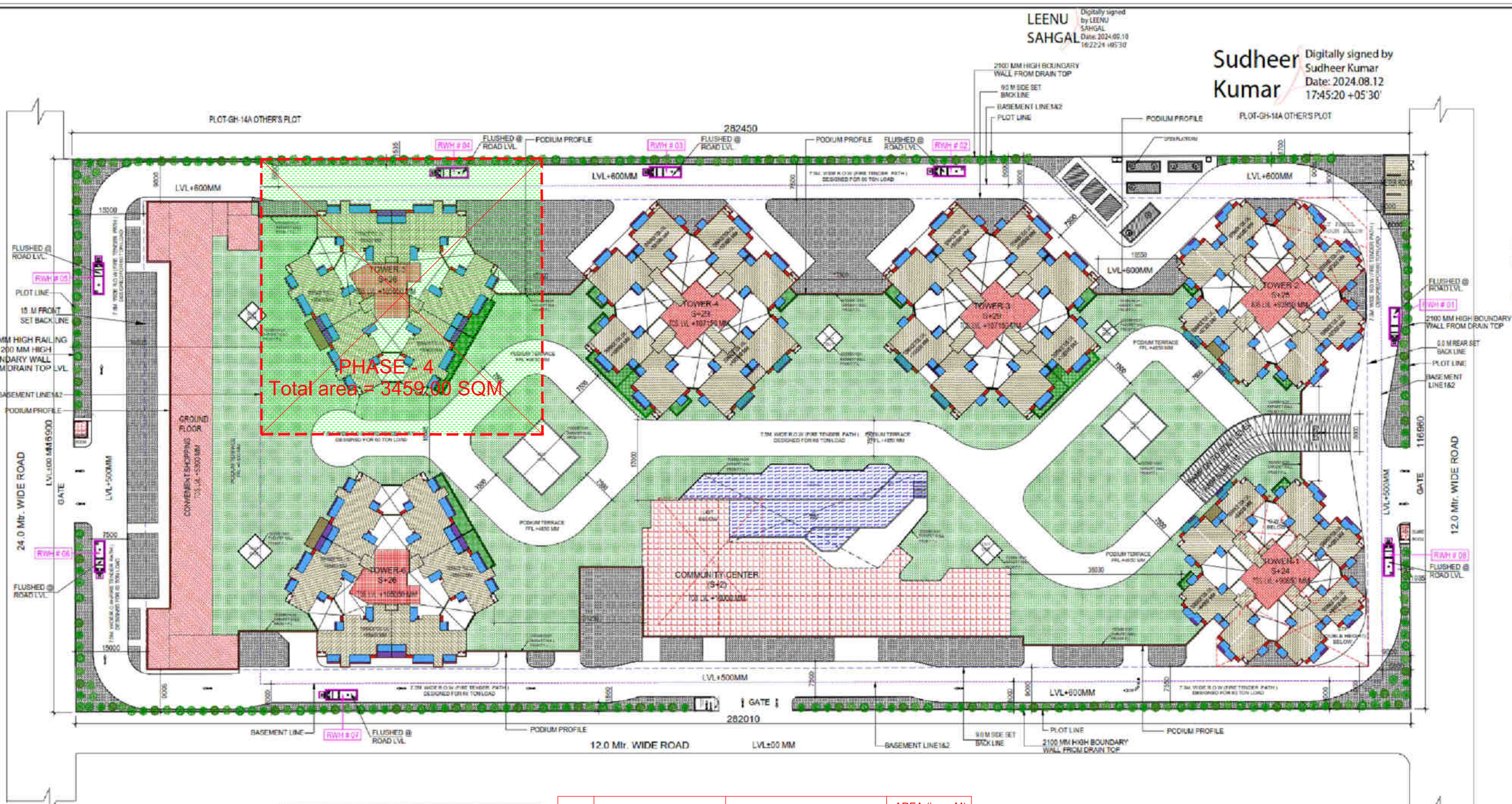
DRAWING TITLE
TERRACE LVL. SITE PLAN

SITE PLAN

ARCHITECTS
Confluence
NEW DELHI, INDIA

F-1, FIRST FLOOR, URA COMPOSITE BUREAU,
GANDHI MARG, NEW DELHI 110002

DRAWING NO. S-02 REVISION



PHASE - 4
Total area = 3459.00 SQM

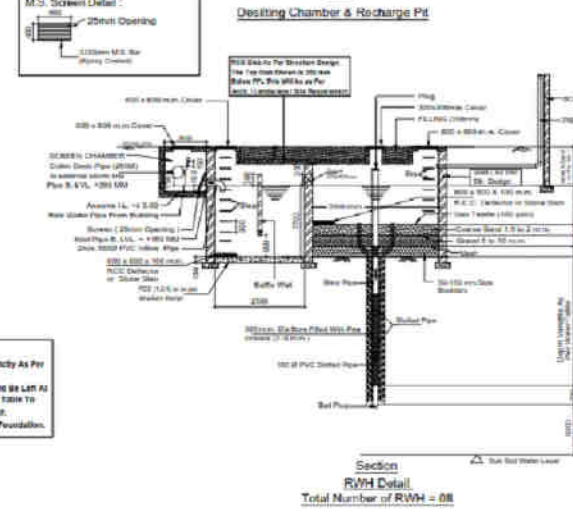
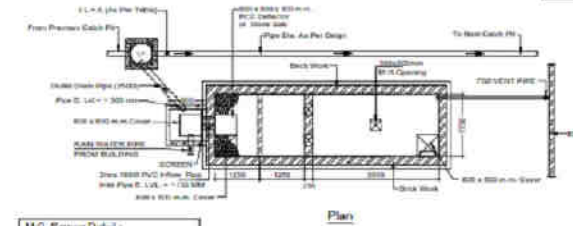
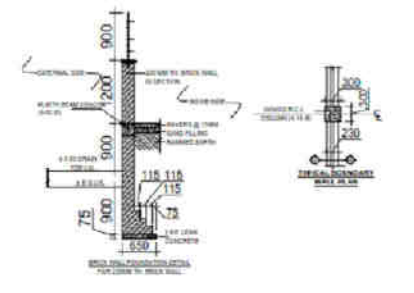
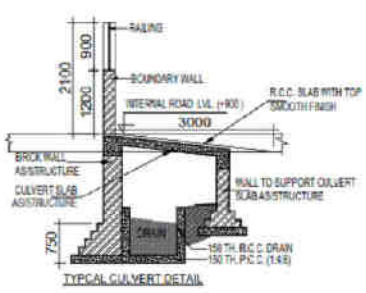
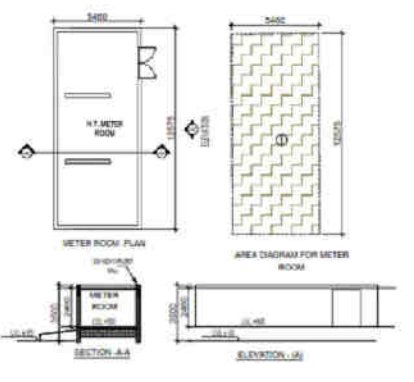
S.NO	PARTICULARS	AREA (SQM)
1	14.85 x 125.75	1858
TOTAL F.A.R. AREA		1858

S.NO	PARTICULARS	AREA (SQM)
1	22.55 x 33.00 x 2	2150
2	54.30 x 2.20	740
TOTAL CORRIDOR AREA CALCULATION FORWARDS 15% ADDITIONAL F.A.R. AREA		2890

S. NO.	NAME OF THE PROJECT	UP RERA REGISTRATION NO.	AREA (in sq.M)
1	PHASE - 4	Applied for Registration	3459.00 SQM



SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	DESCRIPTION
	DERRIS VIREGATA	MOHAR	10	DECIDUOUS TREE
	TRISTEMA PERUVIANA	MAHAI	3	EVERGREEN TREE
	CALLISTEMON	BOTTLE BRUSH	3	EVERGREEN TREE
	ALPHEGIA MONTANA	COMPOUSP	3	EVERGREEN TREE
	PLUMERIA ALBA	CHAMP	3	EVERGREEN TREE
TOTAL TREE			26	



Deslting Chamber Size
L x B = 2300 mm
W = 1700 mm
Depth (D) = 700 mm

Recharge Pit Size
L x B = 2000 mm
W = 1700 mm
Depth (D) = 800 mm

NOTE:
1. All Wall / Slab / Base of RW/1 Shall be Strictly As Per Foundation Code/Specifications Design & Detail.
2. The Side and Top Edge of Recharge Pit Shall be Left At Least 2m Above the Known Highest Water Table To Avoid Any Possible Pollution To The Aquifer.
3. The Slab Shall Be Below The Level of Foundation.

R/W Detail
Total Number of RW/1 = 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: 2024.07.26 18:29:15 +05'30

TOWN PLANNER SIGN: Alankrita Shrivastava
Date: 2024.07.26 18:29:15 +05'30

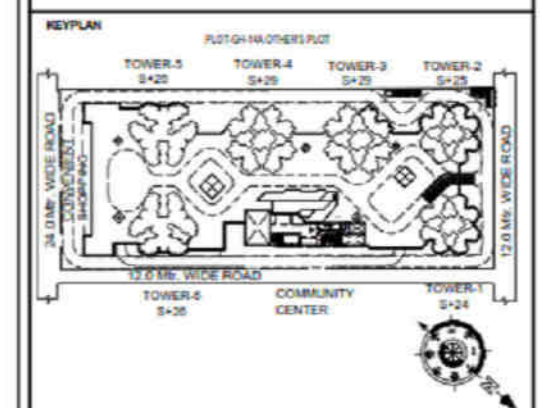
Amit Varma
Digitally signed by Amit Varma
Date: 2024.07.30 08:00:11 +05'30

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 STILL
 - 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

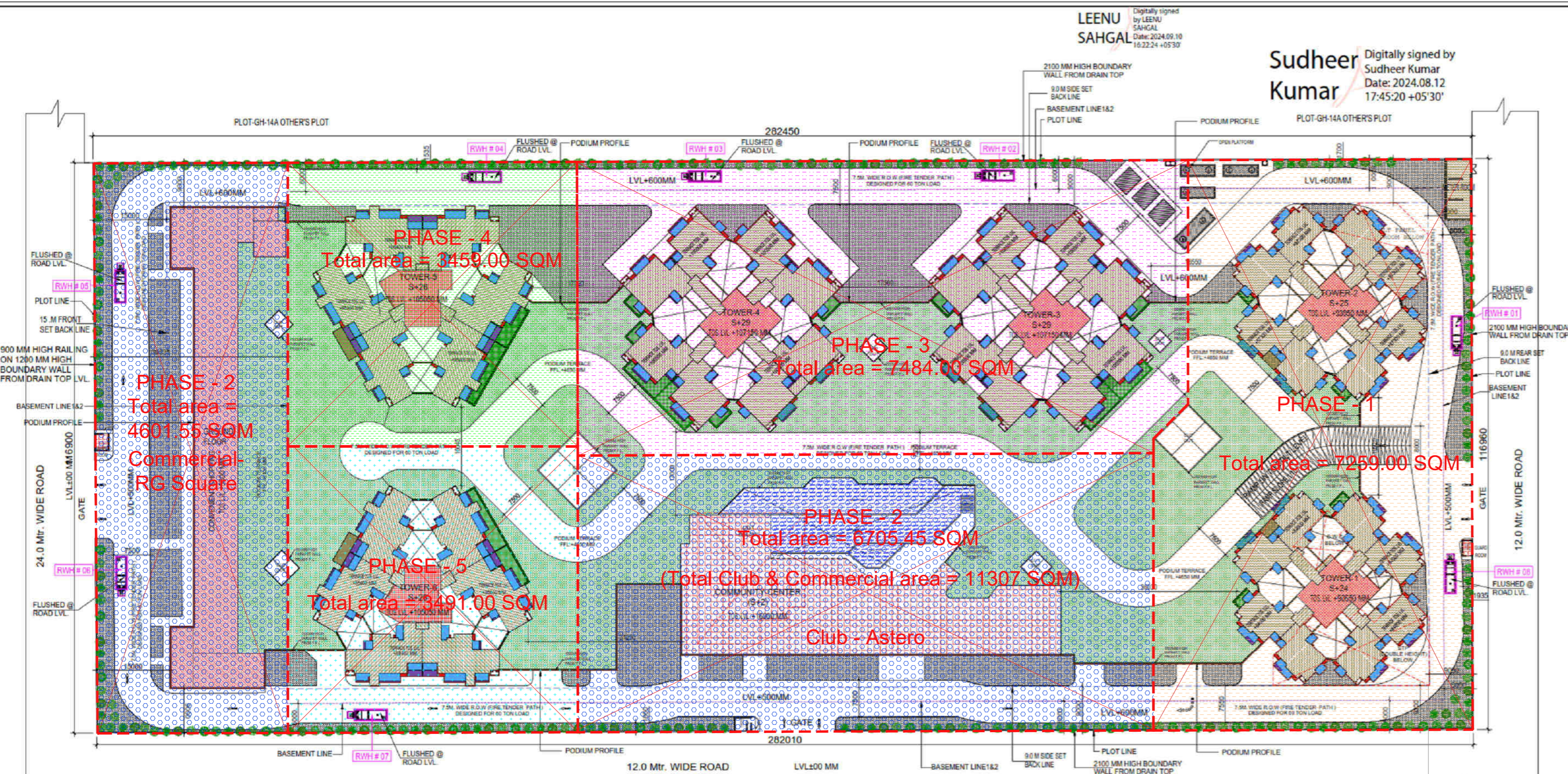
DRAWING TITLE: TERRACE LVL. SITE PLAN

SITE PLAN

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

Ph: +91-11-26228868 | www.confluence.com | Member of IGC: 650 - 6501-2000

DRAWING NO. S-02 | REVISION



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

F.A.R. AREA CALCULATION FOR METER ROOM

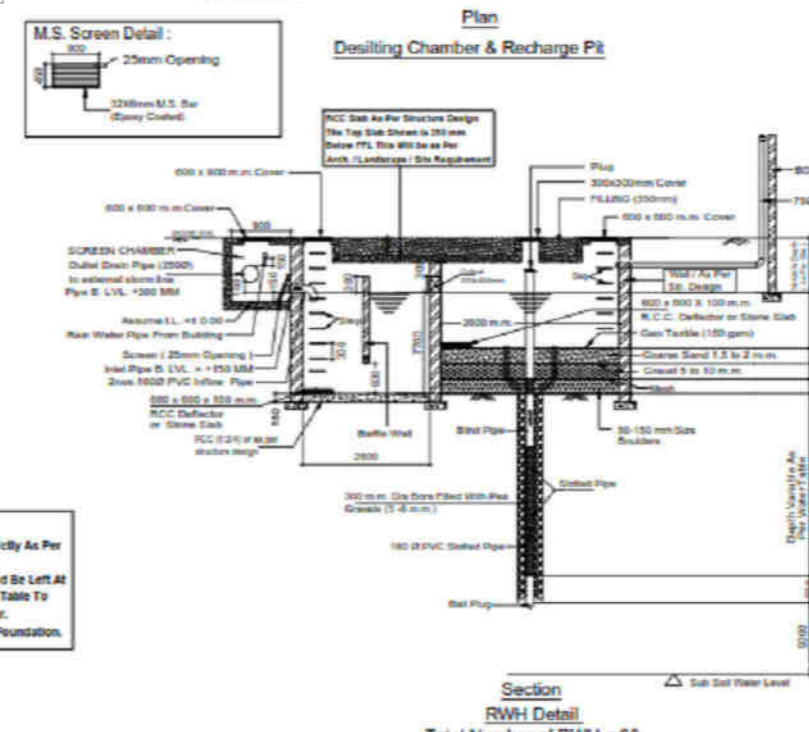
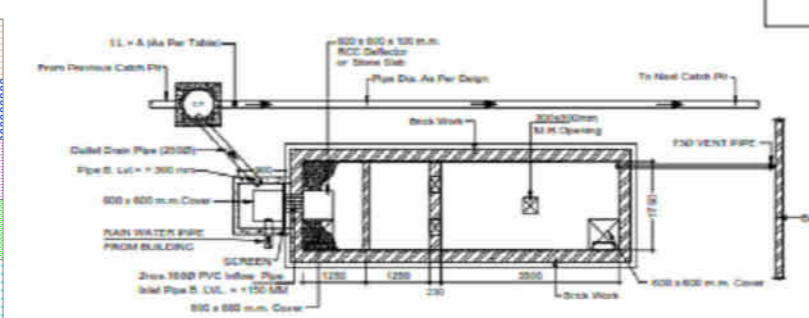
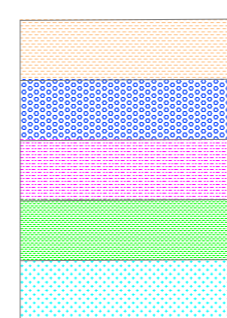
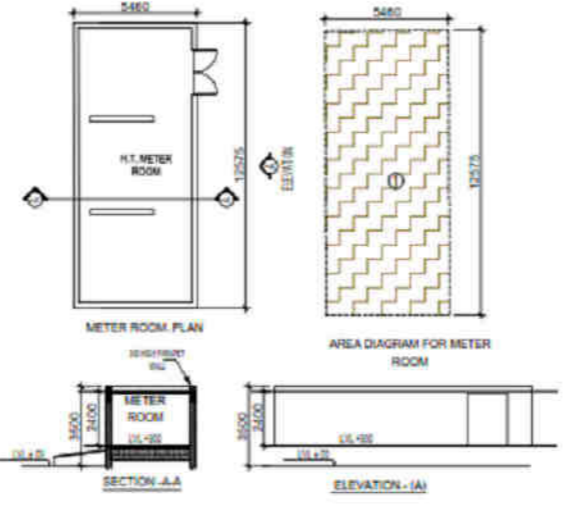
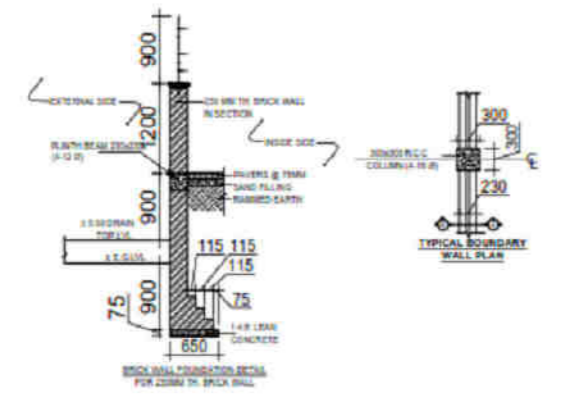
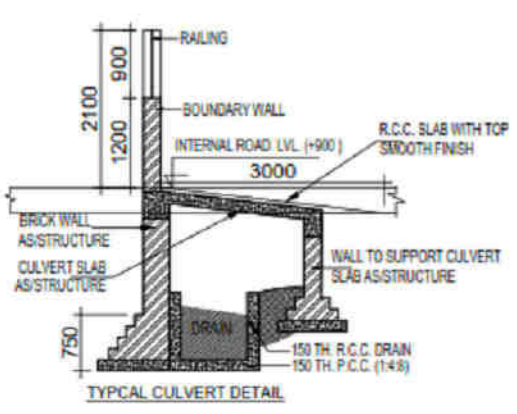
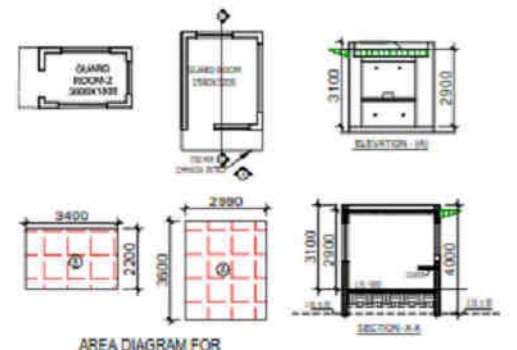
S.NO	PARTICULARS	AREA (SQMT)
1	54.00 X 12.875	69.80
TOTAL F.A.R AREA		69.80

GUARD ROOM AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R

S.NO	PARTICULARS	AREA (SQMT)
1	2.90 X 3.60 X 2	21.528
2	3.40 X 2.20	7.480
TOTAL CORRIDOR AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R (A)		29.008

TREE SCHEDULE

SYMBOL KEY	BOTANICAL NAME	COMMON NAME	QUANTITIES	DESCRIPTION
(Symbol)	BISHMIA VAREGATA	KACHIR	100	DECIDUOUS TREE
(Symbol)	THEVETA PERUVANA	KANER	30	EVERGREEN TREE
(Symbol)	CALLISTEMON	BOTTLEBRUSH	30	EVERGREEN TREE
(Symbol)	BUTTON HOOD MANGROVE	CONOCORPUS	30	EVERGREEN TREE
(Symbol)	PLUMERIA ALBA	CHAMPA	30	EVERGREEN TREE
TOTAL TREE			300	



Desilting Tank Size: (L) = 2200 mm, (W) = 1750 mm, Depth (D) = 1700 mm

Recharge Pit Size: (L) = 3500 mm, (W) = 1750 mm, Depth (D) = 800 mm

Note: 1) All Wall / Slab / Base of RWH shall be Strictly As Per Structure Consultants Design & Detail. 2) The Base Wall 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

HIMANSHU GARG Digitally signed by HIMANSHU GARG Date: 2024.07.27 10:11:53 +05'30'

TOWN PLANNER SIGN Digitally signed by VISHAL SHARMA Date: 2024.07.26 18:28:31 +05'30'

Digitally signed by Amit Varma Date: 2024.07.30 07:56:11 +05'30'

Digitally signed by LAL SINGH Date: 2024.08.09 16:41:51 +05'30'

Digitally signed by Sudheer Kumar Date: 2024.08.12 17:40:42 +05'30'

Digitally signed by LEENU SAHGAL Date: 2024.09.10 16:21:41 +05'30'

PROJECT PROPOSED GROUP HOUSING PRG PLEIADIES AT PLOT NO - GH-14B, SECTOR-01, GREATER NOIDA, (U.P.) FOR KVR TOWERS PVT. LTD.

DATE PROJECT INCH. CHECKED BY 19-07-24 BALRAJ SINGH BALRAJ SINGH

SCALE DEALT BY APPROVED BY 1:100 DHEERAJ CHAND VISHAL SHARMA

DRAWING TITLE AREA STATEMENT

ARCHITECTS Confluence NEW DELHI, INDIA

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

Pl. - 01-11-2023/584 csa@nccofl.com Number of IGCB Ph. - 01-11-40564768 www.nccofl.com ISO - 9001 : 2000 architecture urban design hospitality interiors

DRAWING NO. S-01 REVISION

Main project data table with columns for TOWER-1 to TOWER-6, METEER ROOM, GUARD ROOM, COMMUNITY CENTER, CONVENIENT SHOPPING, STILT AREA, PODIUM, TOTAL GROUND COVERAGE, TOTAL F.A.R., TOTAL 15% SERVICES F.A.R., TOTAL NON F.A.R., GRAND TOTAL, NO. OF UNIT.

AREA STATEMENT (F.A.R. 3.5 + 0.175 = 3.675) Table with columns for PLOT AREA, PERMISSIBLE F.A.R., GREEN BUILDING FAR, TOTAL PERMISSIBLE F.A.R. AREA, F.A.R. PROPOSED FOR RESIDENTIAL, F.A.R. PROPOSED FOR COMMERCIAL, BALANCE F.A.R. AREA, PERMISSIBLE 15% SERVICES AREA, PROPOSED 15% SERVICES AREA, BALANCE 15% SERVICES AREA, PERMISSIBLE GROUND COVERAGE, PROPOSED GROUND COVERAGE, BALANCE GROUND COVERAGE AREA, OPEN AREA, PERMISSIBLE DENSITY, PERMISSIBLE DU, TOTAL NO. OF UNITS, POPULATION, PROPOSED DENSITY, BALANCE DENSITY, PERMISSIBLE CONVENIENT SHOPPING AREA, PROPOSED CONVENIENT SHOPPING AREA, NO. OF PARKING REQUIRED FOR RESIDENTIAL, NO. OF PARKING REQUIRED FOR CONVENIENT SHOPPING AREA, TOTAL PARKING REQUIRED, PROPOSED NO. OF PARKING, LANDSCAPE AREA REQUIRED, PROPOSED LANDSCAPE AREA, NOS. OF TREES REQUIRED, NOS. OF TREES PROVIDED, PROPOSED BASEMENT-1 AREA, PROPOSED BASEMENT-2 AREA, PROPOSED STILT AREA, PODIUM AREA.

TOTAL F.A.R. AREA, 15% SERVICES AREA, STILT AREA, GROUND COVERAGE & NON F.A.R. AREA DETAILS Table with columns for TOWERS, F.A.R. AREA, 15% SERVICES AREA, NON F.A.R. STILT AREA, NON F.A.R. AREA PODIUM, BASEMENT NON F.A.R., NON F.A.R. AREA ARCHITECTURAL ELEMENTS, GROUND COVERAGE, NO. OF FLOOR, NO. OF UNITS, GRAND TOTAL.

BUILTUP AREA STATEMENT (FOR FEE CALCULATION) Table with columns for PROPOSED F.A.R. AREA, 15% SERVICES F.A.R. AREA, BASEMENT -1 AREA, BASEMENT -2 AREA, PODIUM AREA, STILT AREA (NON - F.A.R. AREA), NON F.A.R. AREA ARCHITECTURAL ELEMENTS, TOTAL BUILT-UP AREA FOR FEE CALCULATION.

PARKING AREA CALCULATION Table with columns for No. OF PARKING REQUIRED, RESIDENTIAL REQUIRED PARKING, CONVENIENT SHOPPING REQUIRED PARKING, TOTAL PARKING REQUIRED (X+Y), REQUIRED 5% VISITOR PARKING, REQUIRED 5% E.V. PARKING, PROPOSED PARKING, PROPOSED PARKING IN STILT, PROPOSED PARKING IN PODIUM, PROPOSED PARKING IN BASEMENT-1, PROPOSED PARKING IN BASEMENT-2, TOTAL PARKING PROPOSED.

LANDSCAPE AREA CALCULATION Table with columns for PLOT AREA, PROPOSED GROUND COVERAGE, OPEN AREA, MINIMUM LANDSCAPE AREA REQUIRED, PROPOSED LANDSCAPE AREA, NOS. OF TREES REQUIRED, NOS. OF TREES PROVIDED.

AREA STATEMENT FOR 15% FAR AREA Table with columns for PLOT AREA, PERMISSIBLE F.A.R., PERMISSIBLE 15% F.A.R. AREA, PROPOSED 15% F.A.R. AREA, BALANCE 15% SERVICES F.A.R. AREA.

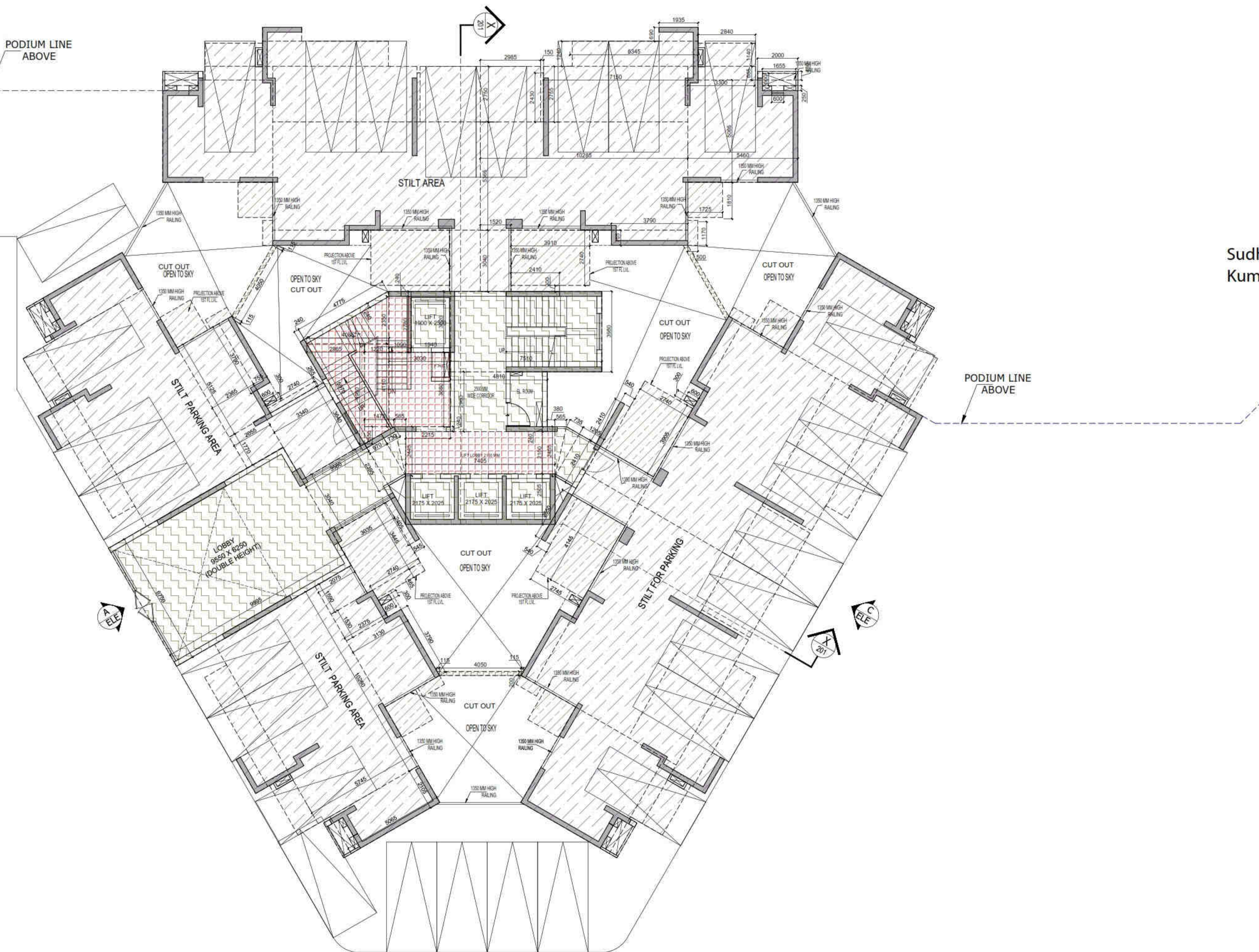
NON F.A.R. BALCONY AREA Table with columns for TOWER-1 to TOWER-6, NON F.A.R. BALCONY, TOTAL NON F.A.R. (SQMT).

KEY PLAN showing plot layout with towers 1-6, community center, and roads.

PROJECT INFORMATION: PROJECT INCH. BALRAJ SINGH, CHECKED BY BALRAJ SINGH, DEALT BY DHEERAJ CHAND, APPROVED BY VISHAL SHARMA.

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

DRAWING NO. S-01 REVISION



OWNER SIGN
HIMANSHU GARG
 Digitally signed by HIMANSHU GARG
 Date: 2024.07.27 11:28:19 +05'30'

ARCHITECT SIGN
VISHAL SHARMA
 Digitally signed by VISHAL SHARMA
 Date: 2024.07.26 19:07:02 +05'30'

Amit Varma
 Digitally signed by Amit Varma
 Date: 2024.07.30 14:18:03 +05'30'

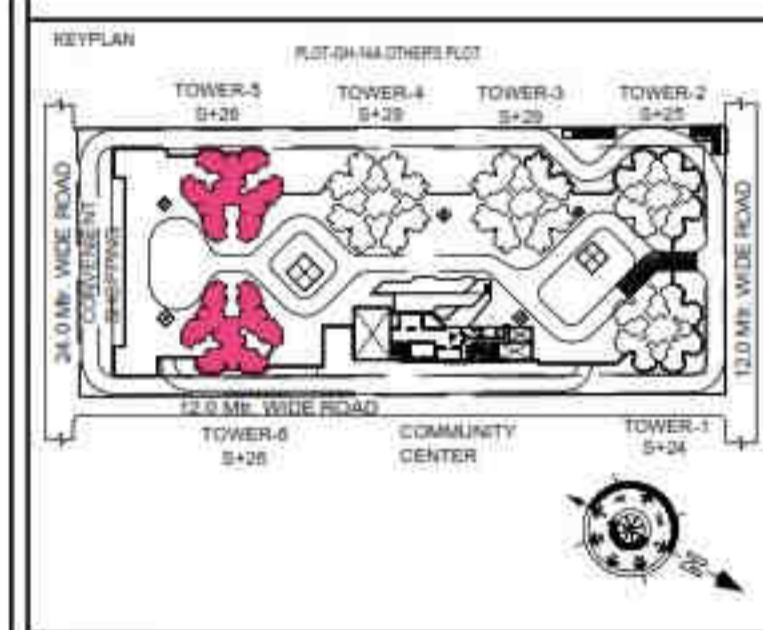
LAL SINGH
 Digitally signed by LAL SINGH
 Date: 2024.08.10 12:53:10 +05'30'

Sudheer Kumar
 Digitally signed by Sudheer Kumar
 Date: 2024.08.12 18:29:26 +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

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
GROUND FLOOR / STILT LVL. PLAN

**TOWER-5 & 6
 (S+26)**

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

Ph: +91-11-26025884 con@confluence.com Member of IASCI
 Ph: +91-11-40564768 www.confluence.com ISO - 9001 : 2000
 architecture urban design hospitality interior

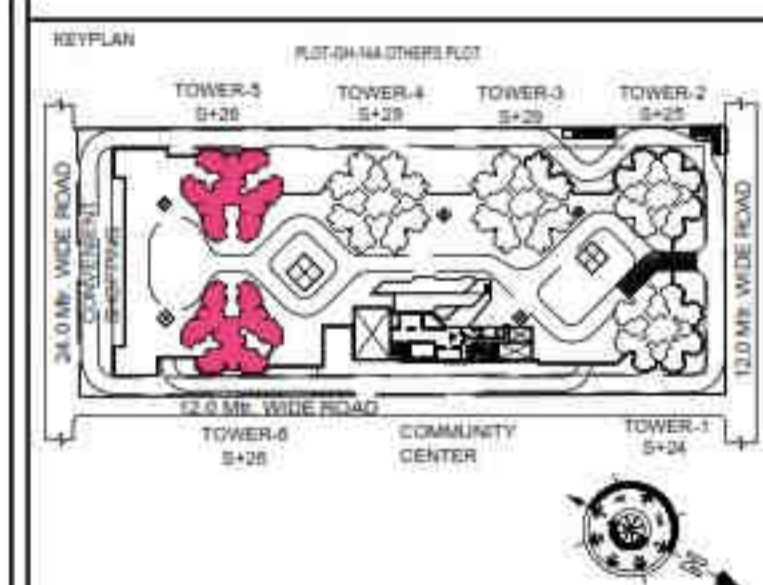
DRAWING NO. **S-42** REVISION

LEGENDS

- F.A.R. AREA
- 15% SERVICES AREA
- NON F.A.R. AREA
- COUNTED IN 1/4 F.A.R. AREA
- LAWN (GREEN AREA)

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.**

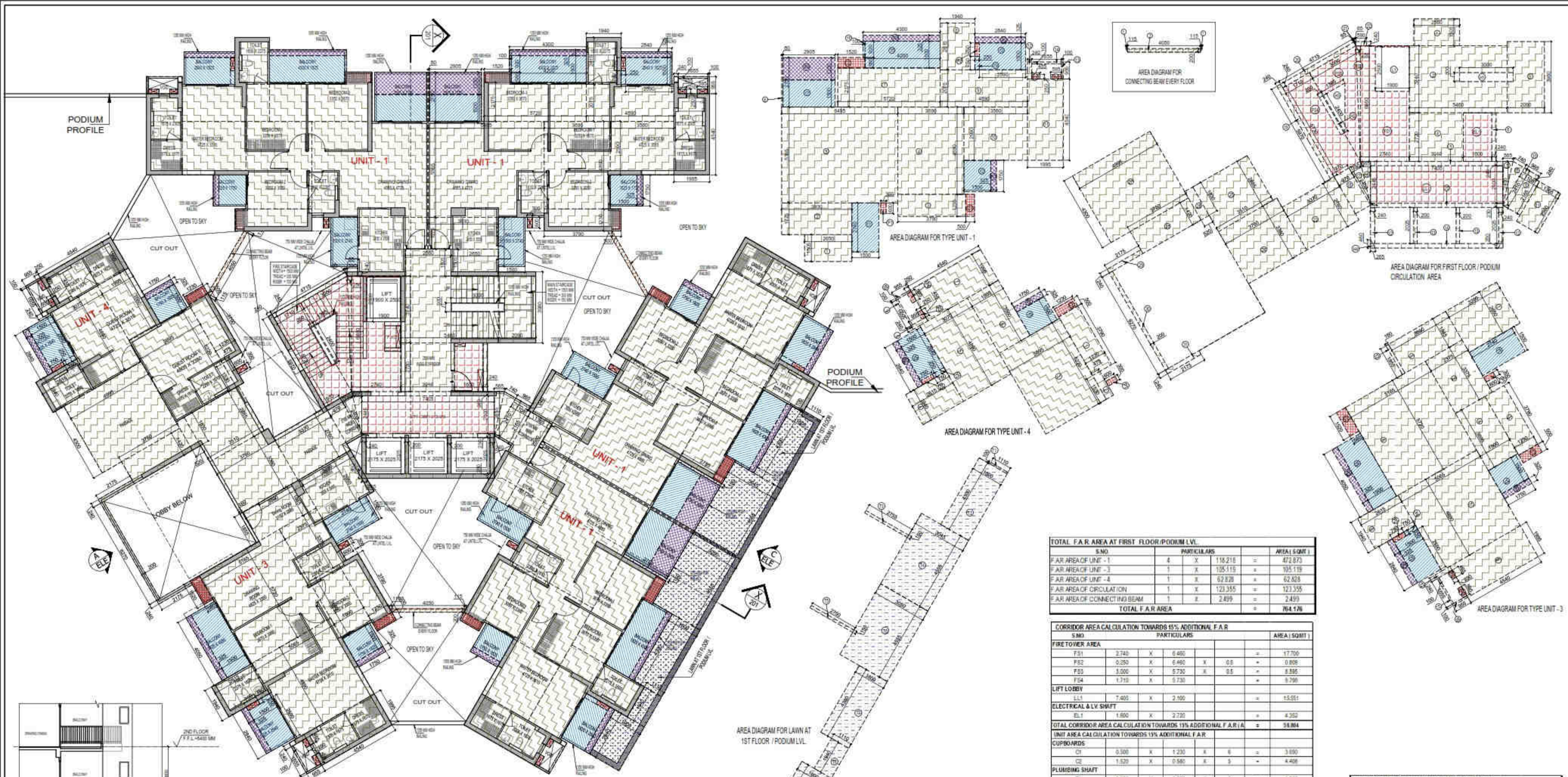
DATE: 19-07-24	PROJECT INCH: BALRAJ SINGH	CHECKED BY: BALRAJ SINGH
SCALE: 1:100	DEALT BY: DHEERAJ CHAND	APPROVED BY: VISHAL SHARMA

DRAWING TITLE: FIRST FLOOR / PODIUM LVL. PLAN

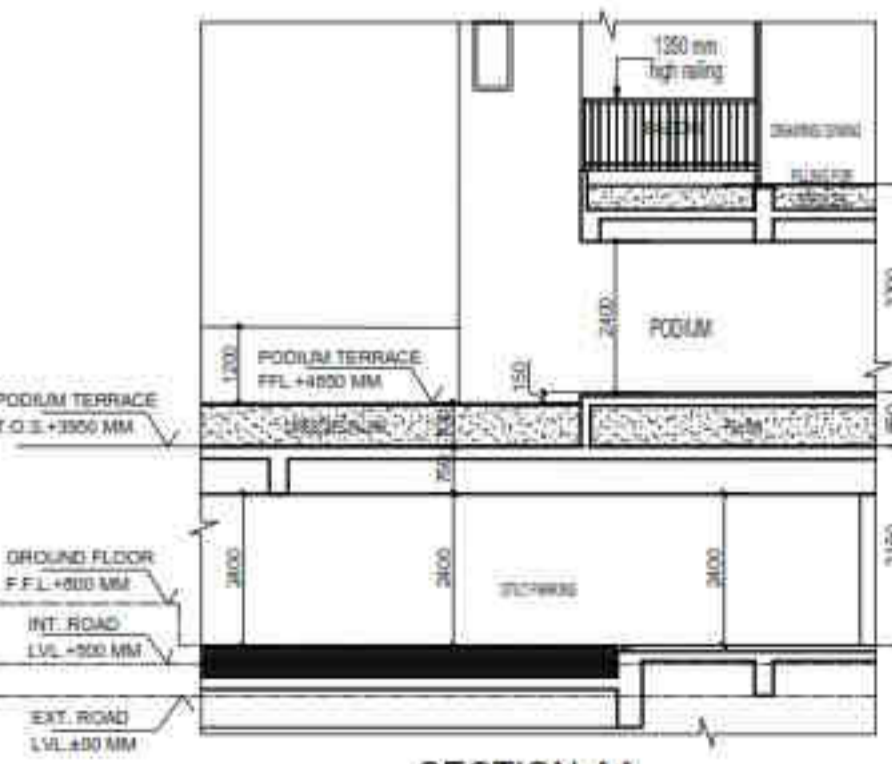
TOWER-5 & 6 (S+26)

ARCHITECTS: **Confluence**
NEW DELHI, INDIA

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



FIRST FLOOR / PODIUM LVL. PLAN



SECTION-AA

S.NO.	PARTICULARS	AREA (SQMT)	
UNIT-1	26447	4	105.790
UNIT-3	18388	1	18.989
UNIT-4	7.880	1	7.840
TOTAL NON F.A.R. AREA		132.617	

S.NO.	PARTICULARS	AREA (SQMT)	
1	0.119	0.0	0.061
2	4.020	0.250	2.430
TOTAL F.A.R. AREA		2.491	

S.NO.	PARTICULARS	AREA (SQMT)	
T1	0.100	1.110	0.111
T2	4.300	1.800	7.740
T3	2.715	0.150	0.413
T4	3.045	4.455	13.870
T5	2.750	0.150	0.413
T6	3.000	4.320	12.740
T7	1.800	1.540	2.780
T8	1.110	1.540	2.153
T9	1.900	3.040	5.596
TOTAL LAWN AT FIRST FLOOR / PODIUM LVL. AREA		51.728	

S.NO.	PARTICULARS	AREA (SQMT)	
COVERED AREA			
1	3.790	1.230	4.662
2	0.478	1.830	0.727
3	5.220	3.630	20.232
4	3.915	1.740	6.074
5	4.860	3.075	10.612
6	3.580	1.995	7.102
7	1.880	4.540	8.057
8	0.240	0.935	0.223
9	0.100	0.930	0.098
10	1.855	0.100	0.185
TOTAL AREA - (A)		62.493	
1/4 F.A.R. AREA OF BALCONY			
R1	0.325	1.730	0.560
R2	2.440	0.335	0.813
TOTAL AREA		1.373	
1/8 BALCONY F.A.R. AREA (B)			
TOTAL BALCONY AREA C = (A + B)		63.873	

S.NO.	PARTICULARS	AREA (SQMT)	
Y1	1.035	0.440	0.455
Y2	1.500	2.440	3.660
Y3	1.300	1.730	2.263
TOTAL BALCONY AREA = (F)		7.378	

S.NO.	PARTICULARS	AREA (SQMT)	
C1	0.300	1.230	0.363
C2	0.300	1.230	0.363
C3	0.300	1.230	0.363
C4	0.300	1.230	0.363
C5	0.300	1.230	0.363
C6	0.300	1.230	0.363
C7	0.300	1.230	0.363
C8	0.300	1.230	0.363
C9	0.300	1.230	0.363
C10	0.300	1.230	0.363
C11	0.300	1.230	0.363
C12	0.300	1.230	0.363
C13	0.300	1.230	0.363
C14	0.300	1.230	0.363
C15	0.300	1.230	0.363
C16	0.300	1.230	0.363
C17	0.300	1.230	0.363
C18	0.300	1.230	0.363
C19	0.300	1.230	0.363
C20	0.300	1.230	0.363
C21	0.300	1.230	0.363
C22	0.300	1.230	0.363
C23	0.300	1.230	0.363
C24	0.300	1.230	0.363
C25	0.300	1.230	0.363
C26	0.300	1.230	0.363
C27	0.300	1.230	0.363
C28	0.300	1.230	0.363
C29	0.300	1.230	0.363
C30	0.300	1.230	0.363
C31	0.300	1.230	0.363
C32	0.300	1.230	0.363
C33	0.300	1.230	0.363
C34	0.300	1.230	0.363
C35	0.300	1.230	0.363
C36	0.300	1.230	0.363
C37	0.300	1.230	0.363
C38	0.300	1.230	0.363
C39	0.300	1.230	0.363
C40	0.300	1.230	0.363
C41	0.300	1.230	0.363
C42	0.300	1.230	0.363
C43	0.300	1.230	0.363
C44	0.300	1.230	0.363
C45	0.300	1.230	0.363
C46	0.300	1.230	0.363
C47	0.300	1.230	0.363
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C63	0.300	1.230	0.363
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C66	0.300	1.230	0.363
C67	0.300	1.230	0.363
C68	0.300	1.230	0.363
C69	0.300	1.230	0.363
C70	0.300	1.230	0.363
C71	0.300	1.230	0.363
C72	0.300	1.230	0.363
C73	0.300	1.230	0.363
C74	0.300	1.230	0.363
C75	0.300	1.230	0.363
C76	0.300	1.230	0.363
C77	0.300	1.230	0.363
C78	0.300	1.230	0.363
C79	0.300	1.230	0.363
C80	0.300	1.230	0.363
C81	0.300	1.230	0.363
C82	0.300	1.230	0.363
C83	0.300	1.230	0.363
C84	0.300	1.230	0.363
C85	0.300	1.230	0.363
C86	0.300	1.230	0.363
C87	0.300	1.230	0.363
C88	0.300	1.230	0.363
C89	0.300	1.230	0.363
C90	0.300	1.230	0.363
C91	0.300	1.230	0.363
C92	0.300	1.230	0.363
C93	0.300	1.230	0.363
C94	0.300	1.230	0.363
C95	0.300	1.230	0.363
C96	0.300	1.230	0.363
C97	0.300	1.230	0.363
C98	0.300	1.230	0.363
C99	0.300	1.230	0.363
C100	0.300	1.230	0.363
TOTAL 15% ADDITIONAL F.A.R. AREA OF UNIT 1 PLUMBING SHAFT + CUPBOARDS		7.378	

S.NO.	PARTICULARS	AREA (SQMT)	
COVERED AREA			
1	2.600	1.380	3.592
2	2.375	1.250	2.969
3	3.750	1.250	4.662
4	1.900	3.990	7.591
5	3.880	1.840	7.064
6	5.720	5.195	29.544
7	4.880	5.885	24.718
8	2.615	1.940	5.073
9	1.995	4.540	9.057
10	0.240	0.935	0.223
11	0.100	0.930	0.098
12	1.855	0.100	0.185
13	0.180	1.855	0.287
TOTAL AREA - (A)		104.417	
1/4 F.A.R. AREA OF BALCONY			
R1	0.325	1.730	0.560
R2	2.440	0.335	0.813
TOTAL AREA		1.373	
1/8 BALCONY F.A.R. AREA (B)			
TOTAL BALCONY AREA C = (A + B)		105.790	

S.NO.	PARTICULARS	AREA (SQMT)	
Y1	1.500	2.740	4.110
Y2	1.500	1.750	2.625
Y3	2.500	1.500	3.688
Y4	0.250	0.750	0.188
Y5	4.000	1.500	6.000
Y6	0.500	0.250	0.125
Y7	3.370	2.750	9.301
Y8	3.350	1.750	12.134
Y9	2.885	3.510	10.126
Y10	1.830	0.500	0.962
Y11	4.695	4.300	21.479
Y12	3.750	1.420	5.325
Y13	2.175	0.240	0.522
Y14	6.270	0.200	1.254
Y15	2.175	0.340	0.732
TOTAL AREA (A)		124.977	

S.NO.	PARTICULARS	AREA (SQMT)	
H1	3.000	0.500	1.500
H2	0.255	0.460	0.122
TOTAL (B)		1.622	
TOTAL F.A.R. AREA CORRIDOR C = (A - B)		123.355	

S.NO.	PARTICULARS	AREA (SQMT)
1	F.A.R. AREA OF UNIT - 1	472.873
2	F.A.R. AREA OF UNIT - 3	992.119
3	F.A.R. AREA OF UNIT - 4	62.620
4	F.A.R. AREA OF CIRCULATION	123.355
5	F.A.R. AREA OF CONNECTING BEAM	2.491
TOTAL F.A.R. AREA		1654.458

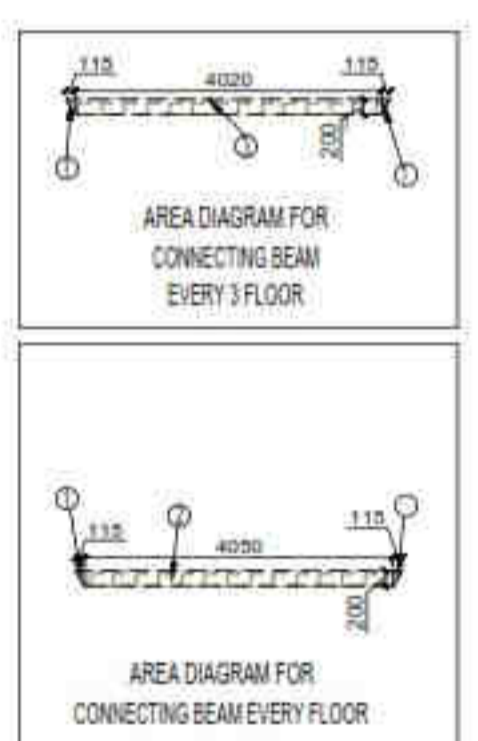
S.NO.	PARTICULARS	AREA (SQMT)	
FIRE TOWER AREA			
F01	2.740	0.690	1.770
F02	0.250	0.490	0.125
F03	1.500	0.730	1.100
F04	1.710	0.730	1.250
LIFT LOBBY			
L1	7.400	2.100	15.511
ELECTRICAL & LV SHAFT			
EL1	1.800	2.720	4.920
TOTAL CORRIDOR AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R. (A)		38.884	

S.NO.	PARTICULARS	AREA (SQMT)	
CUPBOARDS			
C1	0.300	1.230	0.363
C2	1.520	0.540	0.820
PLUMBING SHAFT			
P1	0.300	0.690	1.080
P2	0.250	0.750	1.125
P3	0.455	0.250	0.115
P4	0.590	0.250	0.145
TOTAL UNIT AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R. (B)		11.878	
TOTAL 15% ADDITIONAL F.A.R. AREA (CORRIDOR AREA + UNIT AREA C = (A + B))		50.762	

S.NO.	PARTICULARS	AREA (SQMT)	
1	2.500	1.500	3.803
2	5.400	3.740	25.425
3	2.600	3.990	6.313
4	3.010	2.720	8.187



SECOND FLOOR PLAN

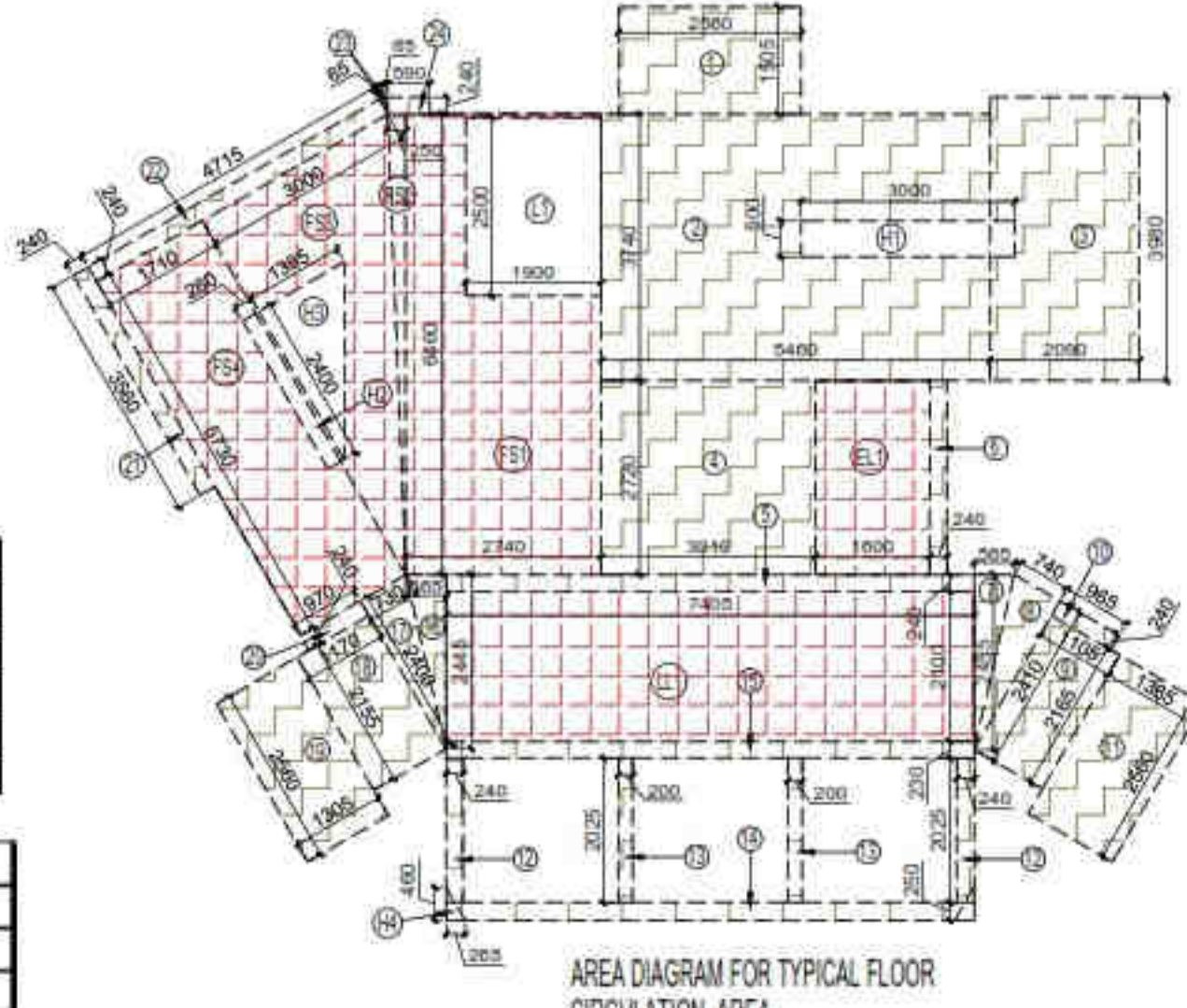


F.A.R. AREA AT CONNECTING BEAM (EVERY 3 FLOOR)				
S.NO.	WIDTH	LENGTH	NO.	AREA (SQMT)
1	3.115	4.020	88	1108.22
2	4.020	0.230	3	2.838
TOTAL F.A.R. AREA				1111.06

F.A.R. AREA AT CONNECTING BEAM (EVERY FLOOR)				
S.NO.	WIDTH	LENGTH	NO.	AREA (SQMT)
1	3.115	4.020	12	153.48
2	4.020	0.230	3	2.838
3	4.020	0.230	3	2.838
TOTAL F.A.R. AREA				158.15

TOTAL F.A.R. AREA AT SECOND FLOOR				
S.NO.	PARTICULARS	AREA (SQMT)		
1	F.A.R. AREA OF UNIT - 1	4	X	118.218
2	F.A.R. AREA OF UNIT - 5	2	X	118.198
3	F.A.R. AREA OF CIRCULATION	1	X	64.429
4	F.A.R. AREA OF CONNECTING BEAM			2.459
TOTAL F.A.R. AREA				776.197

TOTAL NON F.A.R. AREA AT SECOND FLOOR				
UNIT	NO.	AREA (SQMT)		
UNIT - 1	26.447	X	5	132.237
UNIT - 5	26.069	X	1	26.069
TOTAL BALCONY AREA				158.306



AREA DIAGRAM FOR TYPICAL FLOOR CIRCULATION AREA

F.A.R. COVERED AREA CALCULATION FOR UNIT - 5			
S.NO.	PARTICULARS		AREA (SQMT)
1	1.505	X	2.650
2	1.775	X	3.930
3	1.230	X	3.790
4	4.850	X	3.690
5	5.365	X	6.495
6	2.750	X	0.980
7	2.175	X	5.720
8	2.615	X	1.340
9	2.075	X	4.890
10	2.990	X	3.560
11	4.540	X	1.995
12	0.955	X	0.240
13	0.955	X	0.100
14	0.100	X	1.655
TOTAL AREA - (A)			116.588

1/4 F.A.R. AREA OF BALCONY			
R1	R2	R3	R4
1.750	X	0.325	= 0.569
0.325	X	2.840	= 0.923
0.325	X	4.050	= 1.316
1.250	X	2.905	= 3.631
TOTAL AREA			6.439

NON F.A.R. AREA OF BALCONY			
Y1	Y2	Y3	Y4
2.740	X	1.500	= 4.110
1.750	X	1.500	= 2.625
1.500	X	2.590	= 3.885
0.750	X	0.250	= 0.188
1.500	X	4.090	= 6.075
1.500	X	2.905	= 4.358
TOTAL BALCONY AREA = (F)			26.069

15% ADDITIONAL F.A.R. AREA OF UNIT (PLUMBING SHAFT + CUPBOARDS)			
C1	C2	P1	P2
1.230	X	0.500	= 0.615
0.580	X	1.520	= 0.882
0.600	X	0.300	= 0.180
0.750	X	0.250	= 0.188
0.350	X	0.455	= 0.158
0.250	X	0.595	= 0.149
TOTAL 15% AREA OF UNIT (G)			2.127

COVERAGE AREA FOR UNIT = E + F + G			
S.NO.	DESCRIPTION	AREA (SQMT)	
1	TOTAL UNIT F.A.R. AREA (E)	118.198	
2	NON F.A.R. AREA OF UNIT (F)	26.069	
3	15% AREA OF UNIT (G)	2.127	
TOTAL UNIT COVERAGE AREA			146.394

F.A.R. COVERED AREA CALCULATION FOR UNIT - 1			
S.NO.	PARTICULARS		AREA (SQMT)
1	2.050	X	1.505
2	3.930	X	1.775
3	3.790	X	1.230
4	3.690	X	4.850
5	6.495	X	5.365
6	0.980	X	2.750
7	5.720	X	2.175
8	1.940	X	2.615
9	4.890	X	2.075
10	3.560	X	2.990
11	1.995	X	4.540
12	0.240	X	0.955
13	0.100	X	0.955
14	1.655	X	0.100
TOTAL AREA - (A)			116.588

1/4 BALCONY F.A.R. AREA (B)			
R1	R2	R3	R4
0.325	X	1.750	= 0.569
2.840	X	0.325	= 0.923
4.050	X	0.325	= 1.316
2.905	X	1.250	= 3.631
TOTAL AREA			6.521

NON F.A.R. AREA OF BALCONY			
V1	V2	V3	V4
1.500	X	2.740	= 4.110
1.500	X	1.750	= 2.625
2.590	X	1.500	= 3.885
0.250	X	0.750	= 0.188
4.090	X	1.500	= 6.075
0.100	X	0.920	= 0.092
2.905	X	1.500	= 4.358
TOTAL BALCONY AREA = (F)			26.447

15% ADDITIONAL F.A.R. AREA OF UNIT (PLUMBING SHAFT + CUPBOARDS)			
C1	C2	P1	P2
0.500	X	1.230	= 0.615
1.520	X	0.580	= 0.882
0.300	X	0.600	= 0.180
0.250	X	0.750	= 0.188
0.455	X	0.250	= 0.114
0.595	X	0.250	= 0.149
TOTAL 15% AREA OF UNIT (G)			2.127

COVERAGE AREA FOR UNIT = E + F + G			
S.NO.	DESCRIPTION	AREA (SQMT)	
1	TOTAL UNIT F.A.R. AREA (E)	118.218	
2	NON F.A.R. AREA OF UNIT (F)	26.447	
3	15% AREA OF UNIT (G)	2.127	
TOTAL UNIT COVERAGE AREA			146.792

CORRIDOR AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R.			
S.NO.	PARTICULARS		AREA (SQMT)
FIRE TOWER AREA			
F31	3.740	X	6.460
F32	0.250	X	6.460
F33	3.090	X	6.730
F34	1.710	X	6.730
LIFT LOBBY			15.551
LL1	7.400	X	2.100
ELECTRICAL & LV SHAFT			4.392
EL1	1.830	X	2.720
TOTAL CORRIDOR AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R. (A)			98.884
UNIT AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R.			
C1	0.500	X	1.230
C2	1.320	X	0.580
PLUMBING SHAFT			3.990
P1	0.300	X	0.600
P2	0.250	X	0.750
P3	0.455	X	0.250
P4	0.595	X	0.250
TOTAL UNIT AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R. (B)			12.768
TOTAL 15% ADDITIONAL F.A.R. AREA (CORRIDOR AREA + UNIT AREA) (C = A + B)			111.652
AREA SUBTRACTION			
H2	0.240	X	2.400
H3	1.340	X	2.400
L1	1.800	X	2.400
TOTAL AREA (D)			7.036
TOTAL 15% ADDITIONAL F.A.R. AREA (E = C - D)			123.327

F.A.R. COVERED AREA CALCULATION FOR CIRCULATION AREA			
S.NO.	PARTICULARS		AREA (SQMT)
1	2.360	X	13.05
2	3.400	X	37.40
3	3.090	X	39.90
4	3.010	X	27.20
5	7.400	X	6.240
6	0.240	X	27.20
7	0.985	X	24.95
8	0.740	X	24.10
9	1.105	X	21.65
10	0.965	X	0.240
11	1.360	X	2.600
12	0.240	X	30.25
13	0.200	X	30.25
14	7.400	X	0.230
15	7.400	X	0.230
16	0.985	X	24.40
17	0.730	X	24.40
18	1.070	X	21.50
19	1.305	X	2.500
20	0.970	X	0.240
21	0.240	X	33.60
22	4.715	X	0.240
23	0.985	X	0.200
24	0.290	X	0.240
TOTAL AREA (A)			66.691
AREA SUBTRACTION			
H1	3.000	X	4.800
H4	0.260	X	0.400
TOTAL (B)			5.200
TOTAL F.A.R. AREA CORRIDOR (C = A - B)			61.491

OWNER SIGN: HIMANSHU GARG, Digitally signed by HIMANSHU GARG, Date: 2024.07.27 11:33:57 +05'30'

ARCHITECT SIGN: VISHAL SHARMA, Digitally signed by VISHAL SHARMA, Date: 2024.07.26 19:09:08 +05'30'

Amit Varma, Digitally signed by Amit Varma, Date: 2024.08.26 14:31:06 +05'30'

LAL SINGH, Digitally signed by LAL SINGH, Date: 2024.08.10 13:06:43 +05'30'

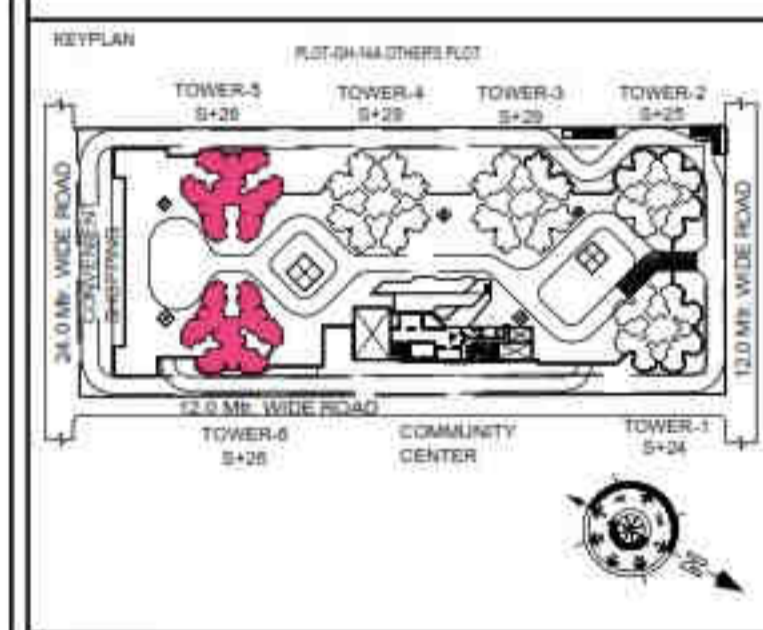
Sudheer Kumar, Digitally signed by Sudheer Kumar, Date: 2024.08.12 18:31:33 +05'30'

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

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 TOWER, APPROVED BY: VISHAL SHARMA

DRAWING TITLE: SECOND FLOOR PLAN

TOWER-5 & 6 (S+26)

ARCHITECTS: Confluence NEW DELHI, INDIA

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

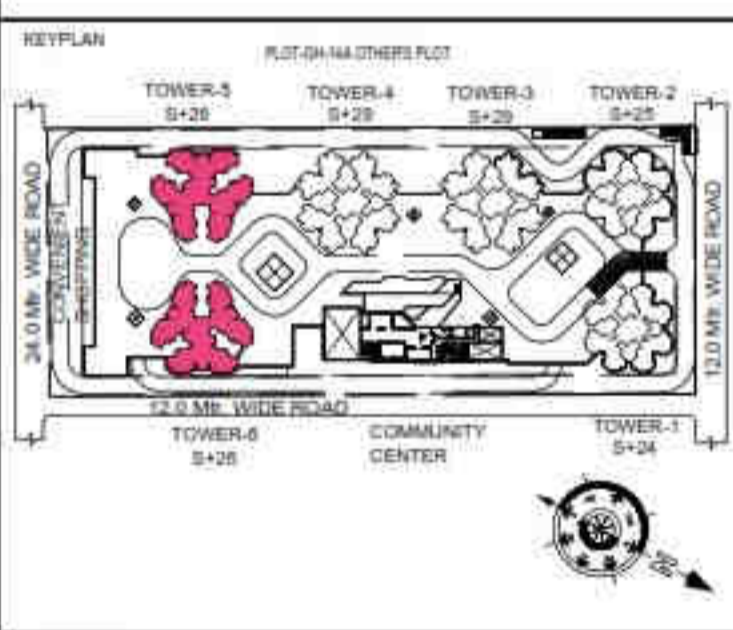
Ph: +91-11-26025884, Email: info@confluence.com, Website: www.confluence.com

DRAWING NO: S-45, REVISION

- 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 STLT
 - AREA FOR GROUND COVERAGE USE ONLY

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.

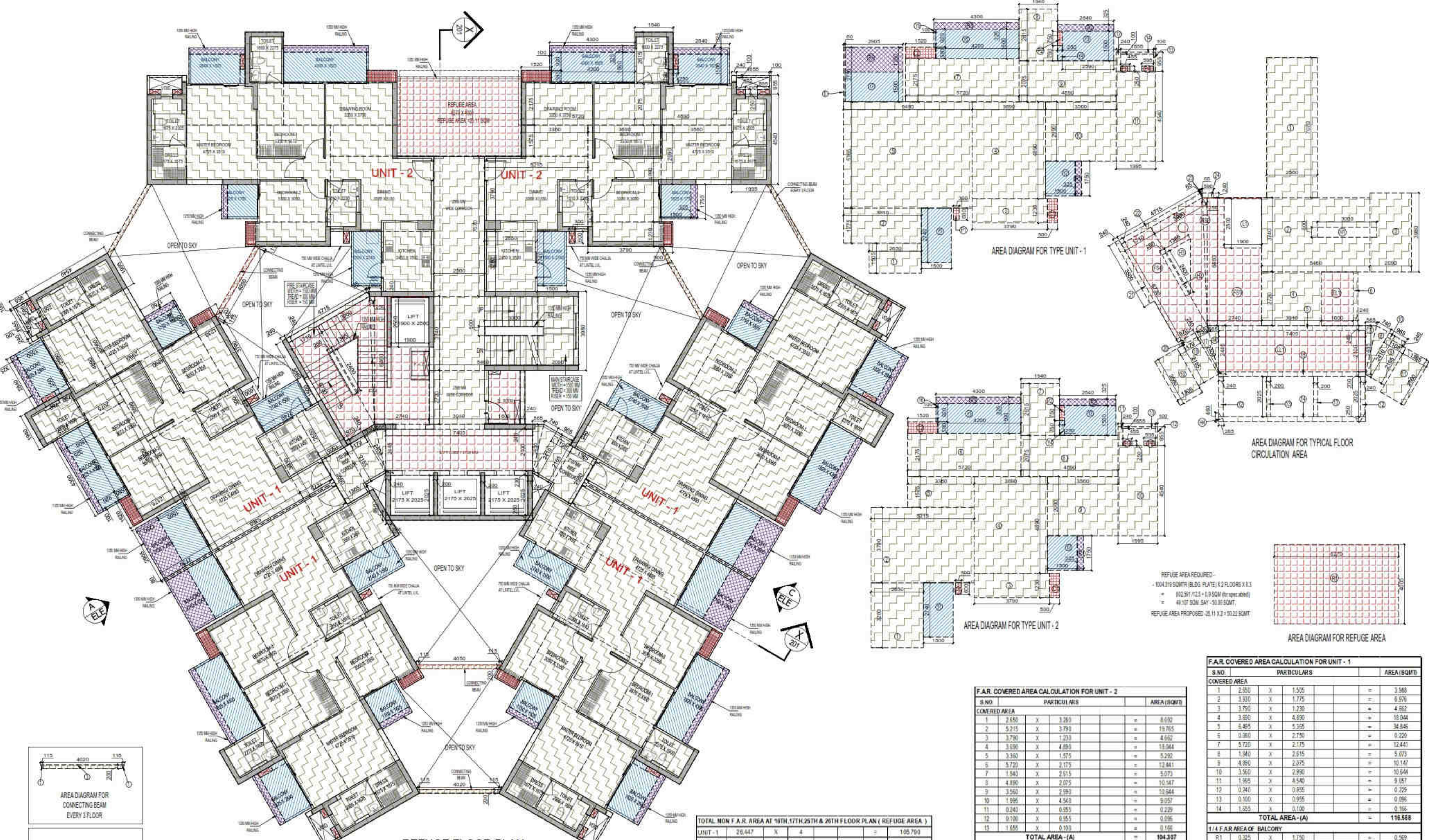
DATE: 19-07-24	PROJECT INCH: BALRAJ SINGH	CHECKED BY: BALRAJ SINGH
SCALE: 1:100	DEALT BY: DHEERAJ CHAND	APPROVED BY: VISHAL SHARMA

DRAWING TITLE: 16TH, 17TH, 25TH & 26TH FLOOR LVL (REFUGE FLOOR)

TOWER-5 & 6 (S+26)

ARCHITECTS: Confluence NEW DELHI, INDIA

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



REFUGE FLOOR PLAN (AT 16TH, 17TH, 25TH & 26TH FLOOR LVL)

TOTAL F.A.R. AREA AT 17TH & 26TH FLOOR PLAN (REFUGE LVL)

S.NO.	PARTICULARS	AREA (SQM)
1	F.A.R. AREA OF UNIT - 1	4 X 118.218 = 472.873
2	F.A.R. AREA OF UNIT - 2	2 X 105.030 = 210.059
3	F.A.R. AREA OF CIRCULATION	1 X 78.875 = 78.875
4	F.A.R. AREA OF CONNECTING BEAM	2.499
TOTAL F.A.R. AREA		764.107

TOTAL F.A.R. AREA AT 16TH & 25TH FLOOR PLAN (REFUGE LVL)

S.NO.	PARTICULARS	AREA (SQM)
1	F.A.R. AREA OF UNIT - 1	4 X 118.218 = 472.873
2	F.A.R. AREA OF UNIT - 2	2 X 105.030 = 210.059
3	F.A.R. AREA OF CIRCULATION	1 X 78.875 = 78.875
4	F.A.R. AREA OF CONNECTING BEAM	2.499
TOTAL F.A.R. AREA		764.306

F.A.R. AREA AT CONNECTING BEAM (EVERY FLOOR)

S.NO.	PARTICULARS	AREA (SQM)
1	0.115 X 2.250 X 0.8	0.206
2	4.350 X 0.250 X 3	3.263
TOTAL F.A.R. AREA		3.469

F.A.R. AREA AT CONNECTING BEAM (EVERY FLOOR)

S.NO.	PARTICULARS	AREA (SQM)
1	0.115 X 2.250 X 0.8	0.206
2	4.350 X 0.250 X 3	3.263
3	4.350 X 0.250 X 3	3.263
TOTAL F.A.R. AREA		6.732

CORRIDOR AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R.

S.NO.	PARTICULARS	AREA (SQM)
FIRE TOWER AREA		
F01	2.740 X 5.440	14.924
F02	0.250 X 4.440 X 0.5	0.555
F03	3.800 X 3.730 X 0.5	7.088
F04	1.710 X 5.730	9.798
LIFT LOBBY		
LL1	7.405 X 2.100	15.551
ELECTRICAL & LV SHAFT		
EL1	1.900 X 2.720	5.168
REFUGE AREA		
R1	8.270 X 4.055	33.541
TOTAL CORRIDOR AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R. (A)		
		81.915
UNIT AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R. CUPBOARDS		
C1	0.500 X 1.230 X 0.5	0.313
C2	1.520 X 0.580 X 0.5	0.441
C3	1.520 X 0.580 X 0.5	0.441
C4	1.170 X 0.250 X 0.5	0.146
PLUMBING SHAFT		
PS1	0.300 X 0.600 X 0.5	0.090
PS2	0.250 X 0.750 X 0.5	0.094
PS3	0.420 X 0.750 X 0.5	0.158
PS4	0.595 X 0.250 X 0.5	0.074
PS5	0.475 X 0.250 X 0.5	0.059
PS6	0.665 X 0.250 X 0.5	0.083
PS7	0.475 X 0.250 X 0.5	0.059
PS8	0.475 X 0.250 X 0.5	0.059
PS9	0.475 X 0.250 X 0.5	0.059
PS10	0.475 X 0.250 X 0.5	0.059
PS11	0.475 X 0.250 X 0.5	0.059
PS12	0.475 X 0.250 X 0.5	0.059
PS13	0.475 X 0.250 X 0.5	0.059
PS14	0.475 X 0.250 X 0.5	0.059
PS15	0.475 X 0.250 X 0.5	0.059
PS16	0.475 X 0.250 X 0.5	0.059
PS17	0.475 X 0.250 X 0.5	0.059
PS18	0.475 X 0.250 X 0.5	0.059
PS19	0.475 X 0.250 X 0.5	0.059
PS20	0.475 X 0.250 X 0.5	0.059
PS21	0.475 X 0.250 X 0.5	0.059
PS22	0.475 X 0.250 X 0.5	0.059
PS23	0.475 X 0.250 X 0.5	0.059
PS24	0.475 X 0.250 X 0.5	0.059
PS25	0.475 X 0.250 X 0.5	0.059
PS26	0.475 X 0.250 X 0.5	0.059
PS27	0.475 X 0.250 X 0.5	0.059
PS28	0.475 X 0.250 X 0.5	0.059
PS29	0.475 X 0.250 X 0.5	0.059
PS30	0.475 X 0.250 X 0.5	0.059
PS31	0.475 X 0.250 X 0.5	0.059
PS32	0.475 X 0.250 X 0.5	0.059
PS33	0.475 X 0.250 X 0.5	0.059
PS34	0.475 X 0.250 X 0.5	0.059
PS35	0.475 X 0.250 X 0.5	0.059
PS36	0.475 X 0.250 X 0.5	0.059
PS37	0.475 X 0.250 X 0.5	0.059
PS38	0.475 X 0.250 X 0.5	0.059
PS39	0.475 X 0.250 X 0.5	0.059
PS40	0.475 X 0.250 X 0.5	0.059
PS41	0.475 X 0.250 X 0.5	0.059
PS42	0.475 X 0.250 X 0.5	0.059
PS43	0.475 X 0.250 X 0.5	0.059
PS44	0.475 X 0.250 X 0.5	0.059
PS45	0.475 X 0.250 X 0.5	0.059
PS46	0.475 X 0.250 X 0.5	0.059
PS47	0.475 X 0.250 X 0.5	0.059
PS48	0.475 X 0.250 X 0.5	0.059
PS49	0.475 X 0.250 X 0.5	0.059
PS50	0.475 X 0.250 X 0.5	0.059
PS51	0.475 X 0.250 X 0.5	0.059
PS52	0.475 X 0.250 X 0.5	0.059
PS53	0.475 X 0.250 X 0.5	0.059
PS54	0.475 X 0.250 X 0.5	0.059
PS55	0.475 X 0.250 X 0.5	0.059
PS56	0.475 X 0.250 X 0.5	0.059
PS57	0.475 X 0.250 X 0.5	0.059
PS58	0.475 X 0.250 X 0.5	0.059
PS59	0.475 X 0.250 X 0.5	0.059
PS60	0.475 X 0.250 X 0.5	0.059
PS61	0.475 X 0.250 X 0.5	0.059
PS62	0.475 X 0.250 X 0.5	0.059
PS63	0.475 X 0.250 X 0.5	0.059
PS64	0.475 X 0.250 X 0.5	0.059
PS65	0.475 X 0.250 X 0.5	0.059
PS66	0.475 X 0.250 X 0.5	0.059
PS67	0.475 X 0.250 X 0.5	0.059
PS68	0.475 X 0.250 X 0.5	0.059
PS69	0.475 X 0.250 X 0.5	0.059
PS70	0.475 X 0.250 X 0.5	0.059
PS71	0.475 X 0.250 X 0.5	0.059
PS72	0.475 X 0.250 X 0.5	0.059
PS73	0.475 X 0.250 X 0.5	0.059
PS74	0.475 X 0.250 X 0.5	0.059
PS75	0.475 X 0.250 X 0.5	0.059
PS76	0.475 X 0.250 X 0.5	0.059
PS77	0.475 X 0.250 X 0.5	0.059
PS78	0.475 X 0.250 X 0.5	0.059
PS79	0.475 X 0.250 X 0.5	0.059
PS80	0.475 X 0.250 X 0.5	0.059
PS81	0.475 X 0.250 X 0.5	0.059
PS82	0.475 X 0.250 X 0.5	0.059
PS83	0.475 X 0.250 X 0.5	0.059
PS84	0.475 X 0.250 X 0.5	0.059
PS85	0.475 X 0.250 X 0.5	0.059
PS86	0.475 X 0.250 X 0.5	0.059
PS87	0.475 X 0.250 X 0.5	0.059
PS88	0.475 X 0.250 X 0.5	0.059
PS89	0.475 X 0.250 X 0.5	0.059
PS90	0.475 X 0.250 X 0.5	0.059
PS91	0.475 X 0.250 X 0.5	0.059
PS92	0.475 X 0.250 X 0.5	0.059
PS93	0.475 X 0.250 X 0.5	0.059
PS94	0.475 X 0.250 X 0.5	0.059
PS95	0.475 X 0.250 X 0.5	0.059
PS96	0.475 X 0.250 X 0.5	0.059
PS97	0.475 X 0.250 X 0.5	0.059
PS98	0.475 X 0.250 X 0.5	0.059
PS99	0.475 X 0.250 X 0.5	0.059
PS100	0.475 X 0.250 X 0.5	0.059
TOTAL UNIT AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R. (B)		
		12.788
TOTAL 15% ADDITIONAL F.A.R. AREA (CORRIDOR AREA + UNIT AREA) (A+B)		
		94.673
AREA SUBTRACTION		
S0	0.250 X 2.400	0.600
S1	1.350 X 2.400 X 0.5	1.613
S2	1.800 X 2.400 X 0.5	2.160
S3	1.350 X 2.400 X 0.5	1.613
TOTAL AREA (D)		7.986
TOTAL 15% ADDITIONAL F.A.R. AREA E = (C-D)		
		87.629

TOTAL NON F.A.R. AREA AT 16TH, 17TH, 25TH & 26TH FLOOR PLAN (REFUGE AREA)

UNIT - 1	26.447	X	4	=	105.790
UNIT - 2	19.365	X	2	=	38.733
TOTAL BALCONY AREA		144.522			

F.A.R. COVERED AREA CALCULATION FOR CIRCULATION AREA

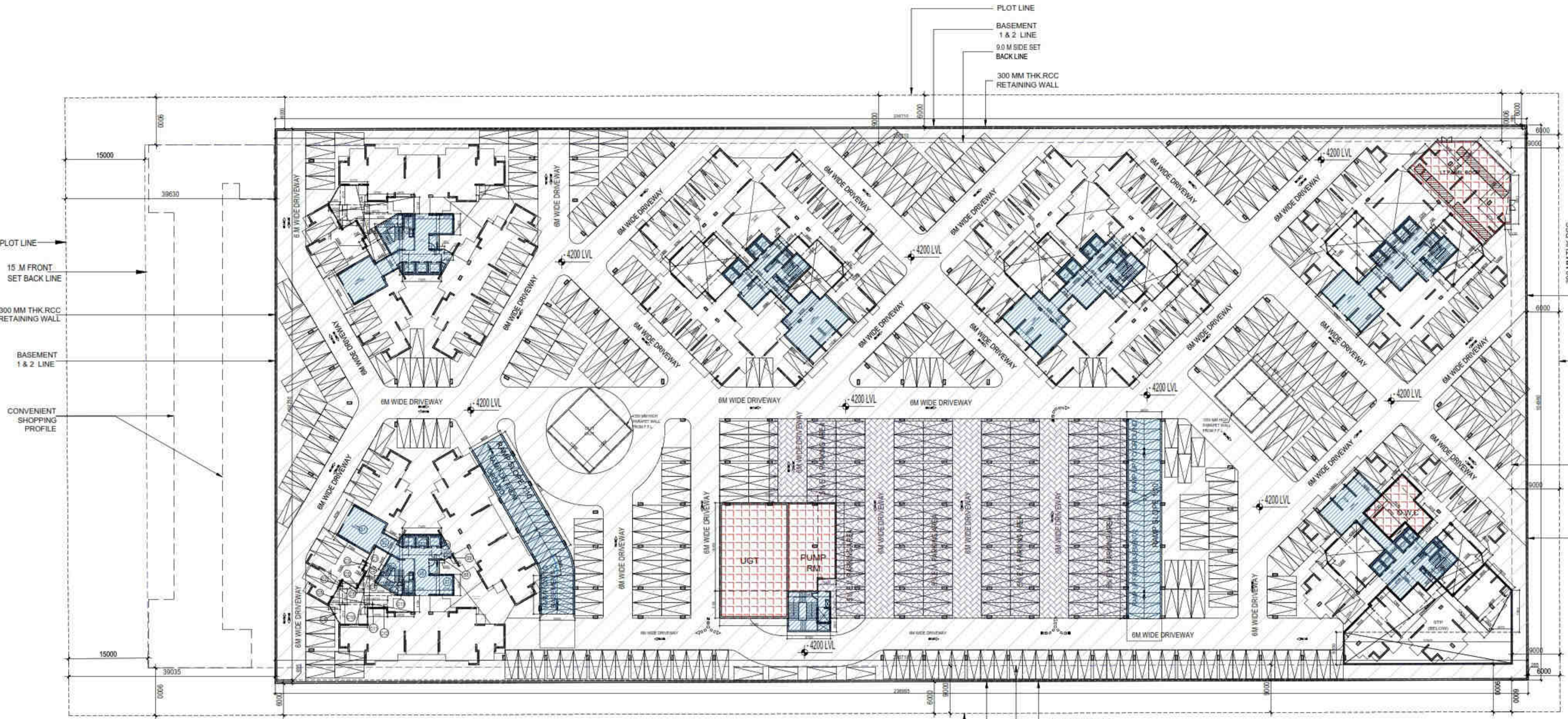
S.NO.	PARTICULARS	AREA (SQM)
1	2.560 X 7.070	18.096
2	3.940 X 3.740	14.736
3	3.260 X 1.840	5.998
4	3.010 X 2.720	8.187
5	7.405 X 0.240	1.777
6	0.240 X 2.720	0.653
7	0.560 X 2.415 X 0.5	0.675
8	0.740 X 2.415 X 0.5	0.892
9	1.165 X 2.165	2.518
10	0.965 X 0.240	0.232
11	1.365 X 2.530	3.454
12	0.240 X 20.25 X 2	0.972
13	0.200 X 50.25 X 2	2.010
14	7.405 X 0.240	1.777
15	7.405 X 0.240	1.777
16	8.365 X 2.445	20.451
17	0.730 X 24.90 X 0.5	9.078
18	1.170 X 2.155	2.521
19	1.505 X 2.640	3.974
20	0.670 X 0.240	0.161
21	0.355 X 24.90 X 0.5	4.441
22	0.240 X 3.560	0.854
23	4.715 X 0.240	1.132
24	0.065 X 0.200 X 0.5	0.016
25	0.090 X 0.240	0.022
TOTAL AREA (A)		88.297
AREA SUBTRACTION		
H1	2.500 X 0.900	2.250
H4	0.265 X 0.460 X 2	0.242
TOTAL (B)		1.822
TOTAL F.A.R. AREA CORRIDOR C = (A-B)		86.475

F.A.R. COVERED AREA CALCULATION FOR UNIT - 2

S.NO.	PARTICULARS	AREA (SQM)
1	2.650 X 3.260	8.630
2	5.215 X 3.790	19.765
3	3.790 X 1.230	4.662
4	3.590 X 4.890	17.544
5	3.360 X 1.575	5.292
6	5.720 X 2.175	12.441
7	1.940 X 2.515	4.879
8	4.890 X 2.075	10.147
9	3.560 X 2.990	10.644
10	1.995 X 4.540	9.057
11	0.240 X 0.955	0.229
12	0.100 X 0.955	0.096
13	1.655 X 0.100	0.166
TOTAL AREA - (A)		104.307
1/4 F.A.R. AREA OF BALCONY		
R1	0.325 X 1.750	0.569
R2	2.840 X 0.325	0.923
R3	4.300 X 0.325	1.398
R4	2.365 X 1.230	2.909
TOTAL AREA		5.269
1/4 BALCONY F.A.R. AREA (B)		0.732
TOTAL UNIT FAR AREA C = (A+B)		105.030

NON F.A.R. AREA OF BALCONY

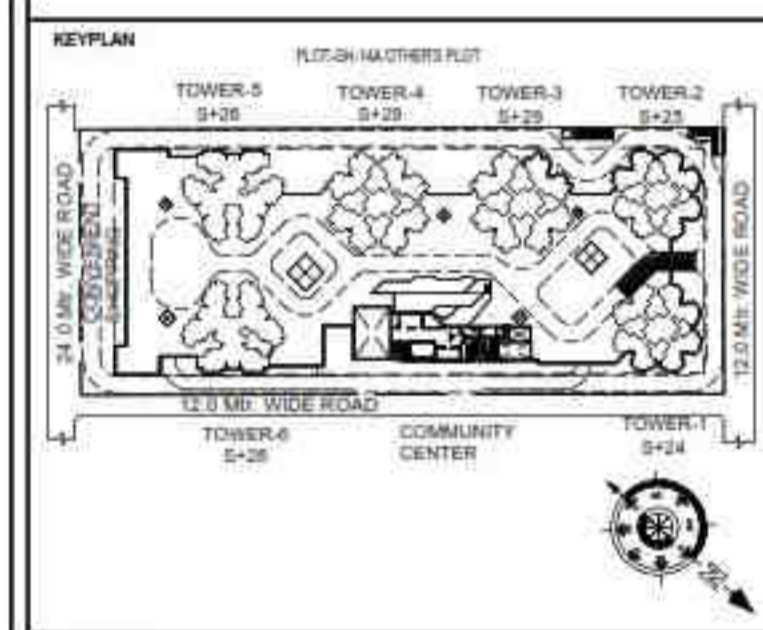
S.NO.	PARTICULARS	AREA (SQM)
Y1	1.500 X 2.740	4.110
Y2	1.500 X 1.750	2.625
Y3	2.590 X 1.530	3.963
Y4	0.250 X 0.750	0.188
Y5	4.290 X 1.530	6.564
Y6	0.100 X 0.920	0.092
Y7	2.905 X 1.530	4.445
3/4 AREA OF BALCONY (2.888/4.722)		2.107
TOTAL BALCONY AREA = (F)		19.366
15% ADDITIONAL F.A.R. AREA OF UNIT (PLUMBING SHAFT + CUPBOARDS)		
C1	0.500 X 1.230	0.615
C2	1.520 X 0.580	0.882
P1	0.300 X 0.600	0.180
P2	0.250 X 0.750	0.188
P3	0.455 X 0.250	0.114
P4	0.595 X 0.250	0.149
TOTAL 15% AREA OF UNIT (G)		2.127
COVERED AREA FOR UNIT = E + F + G		
1	TOTAL UNIT F.A.R. AREA (E)	105.030
2	NON F.A.R. AREA OF UNIT (F)</	



BASEMENT - 1 PLAN

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
BASEMENT-1 PLAN

ARCHITECTS
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(1) TOTAL PROPOSED BASEMENT -1 AREA (A) = 24854.214 SQMT
 (2) TOTAL PROPOSED 15% SERVICES AREA FOR BASEMENT -1 (C) = 745.426 SQMT
 (3) PARKING AREA CALCULATION IN BASEMENT -1

PARKING AREA IN BASEMENT - 1 = TOTAL BASEMENT AREA (A) - (NON F.A.R AREA (B) + 15% SERVICES AREA (C) + AREA OF RAMP (D) + CUTOUT AREA (E))
 = 24854.214 - (1312.649 + 745.426 + 486.387 + 1483.450)
 = 24854.214 - 4027.913 = 20826.302 SQMT
 PROPOSED CAR PARKING = 20826.301 / 30 SQMT = 694.210 = 694 (SAY) ECS
 TOTAL PROPOSED BASEMENT - 1 & 2 CAR PARKING = 694+730 = 1424 (SAY) ECS

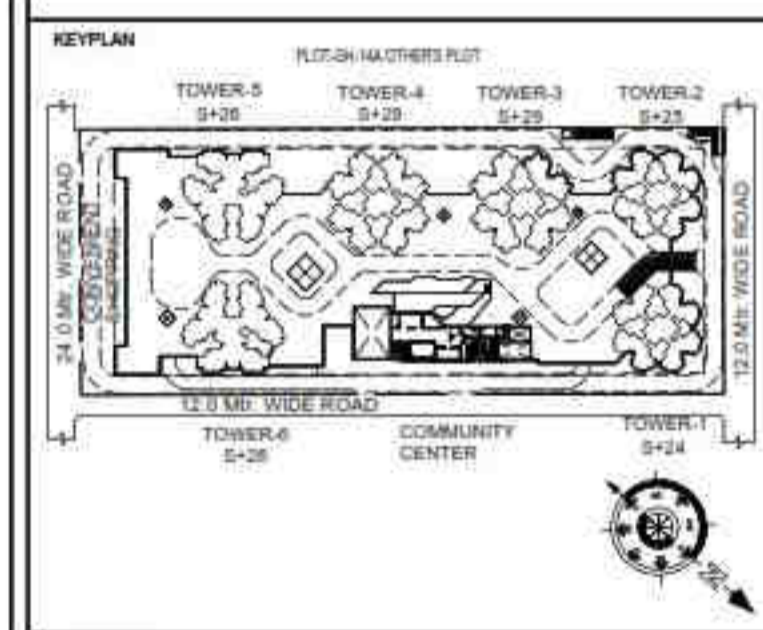
E.V. PARKING AREA CALCULATION BASEMENT-1
 TOTAL REQUIRED PARKING = 1525 ECS
 5% E.V. PARKING = 1525 / 100 X 5 = 76.25 = (SAY) 76 ECS.
 PROPOSED E.V. PARKING = 2288.23 / 30 = 76.25 = (SAY) 76 ECS

LEGEND :-

- BASEMENT AREA
- NON. FAR. AREA, LOBBY & RAMP AREA
- 15% SERVICES AREA
- CUTOUT AREA
- AREA FOR 5% E.V. PARKING

SUBMISSION DRAWING

OWNER
KVIR TOWERS PVT. LTD.



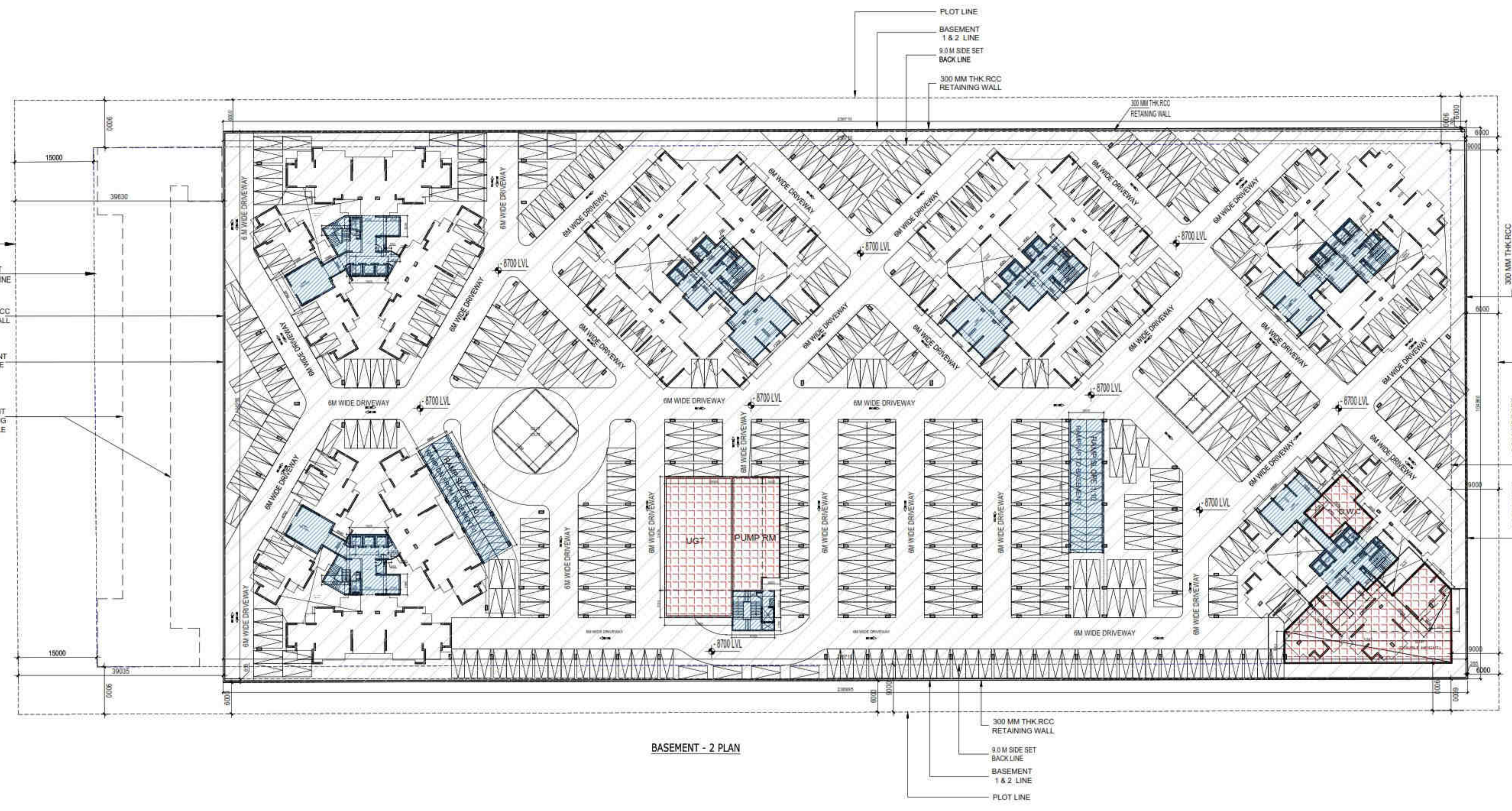
PROJECT
**PROPOSED GROUP HOUSING
RG PLEIADES AT PLOT NO: - GH-14B,
SECTOR-01, GREATER NOIDA, (U.P.)
FOR Kvir TOWERS PVT. LTD.**

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
BASEMENT-2 PLAN

ARCHITECTS
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DRAWING NO. **S-10** REVISION



BASEMENT - 2 PLAN

LEGEND :-

- BASEMENT AREA
- NON. FAR. AREA LOBBY & RAMP AREA
- 15% SERVICES AREA
- CUTOUT AREA

(1) TOTAL PROPOSED BASEMENT -2 AREA (A) = 24854.214 SQMT
 (2) TOTAL PROPOSED 15% SERVICES AREA FOR BASEMENT-2 (C) = 953.502 SQMT
 (3) PARKING AREA CALCULATION IN BASEMENT - 2
 PARKING AREA IN BASEMENT - 2 = TOTAL BASEMENT AREA (A) - (NON F.A.R AREA (B) + 15% SERVICES AREA (C) + AREA OF RAMP (D) + CUTOUT AREA (E))
 = 24854.214 - (1312.649 + 1063.409 + 330.759 + 217.792)
 = 24854.214 - 2924.609 = 21929.605 SQMT
 PROPOSED CAR PARKING = 21929.605 / 30 SQMT. = 730.986 = 730 (SAY) ECS
 TOTAL PROPOSED BASEMENT - 1 & 2 CAR PARKING = 694+730 = 1424 (SAY) ECS

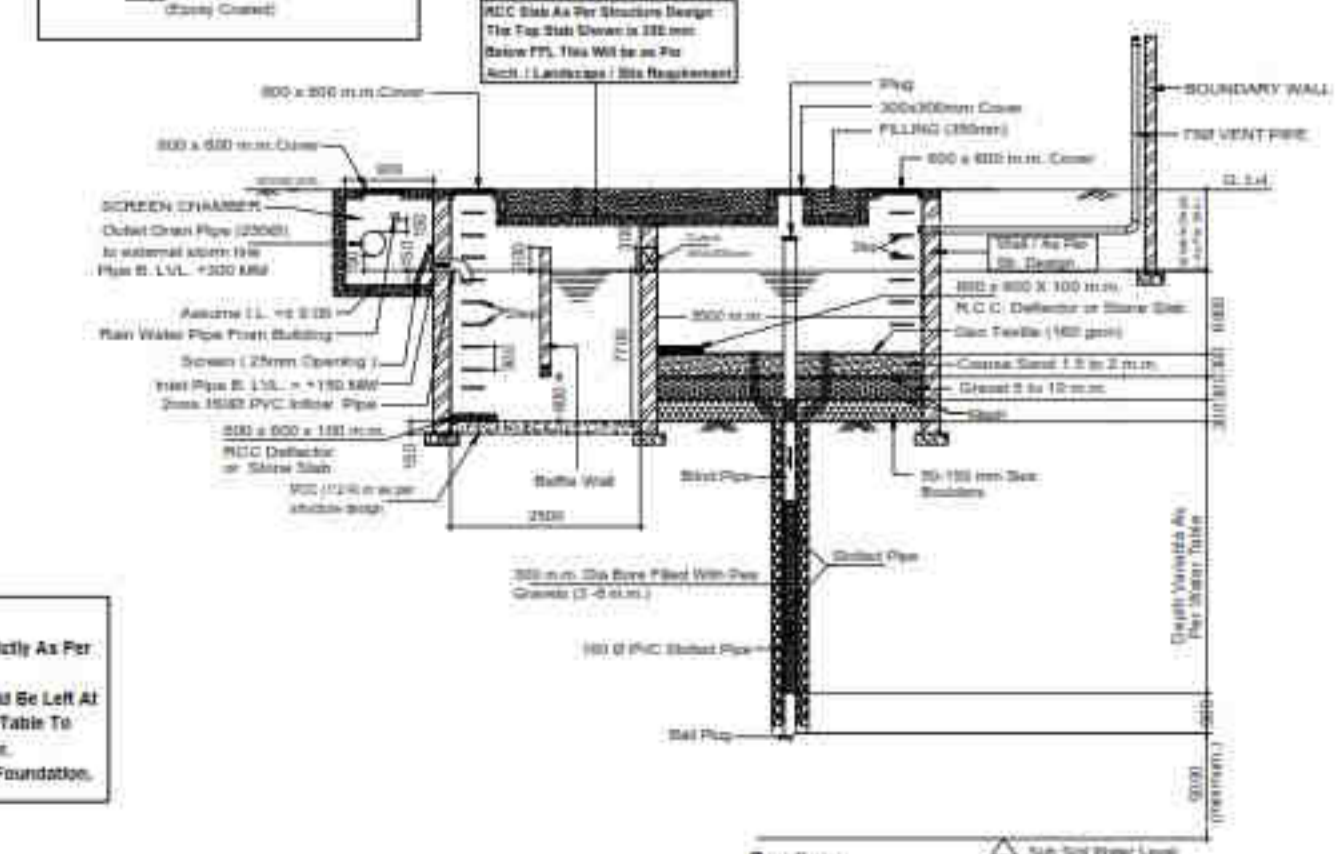
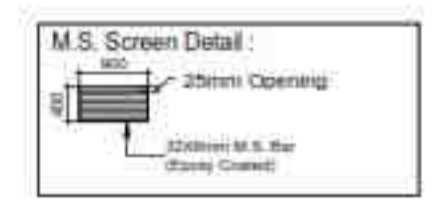
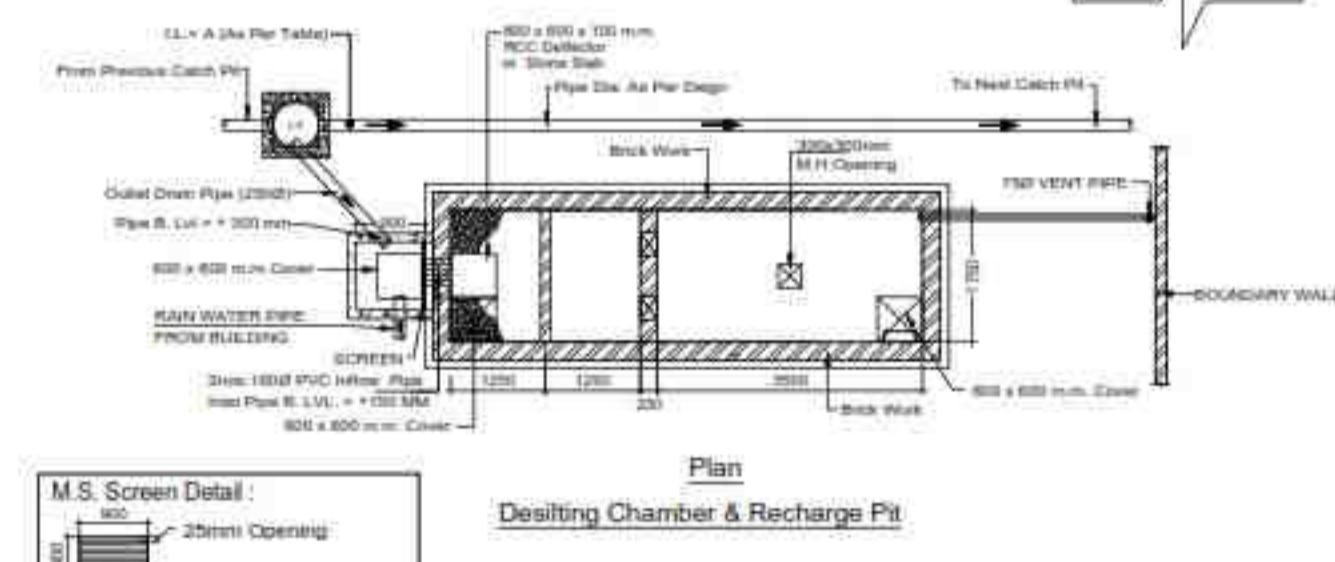
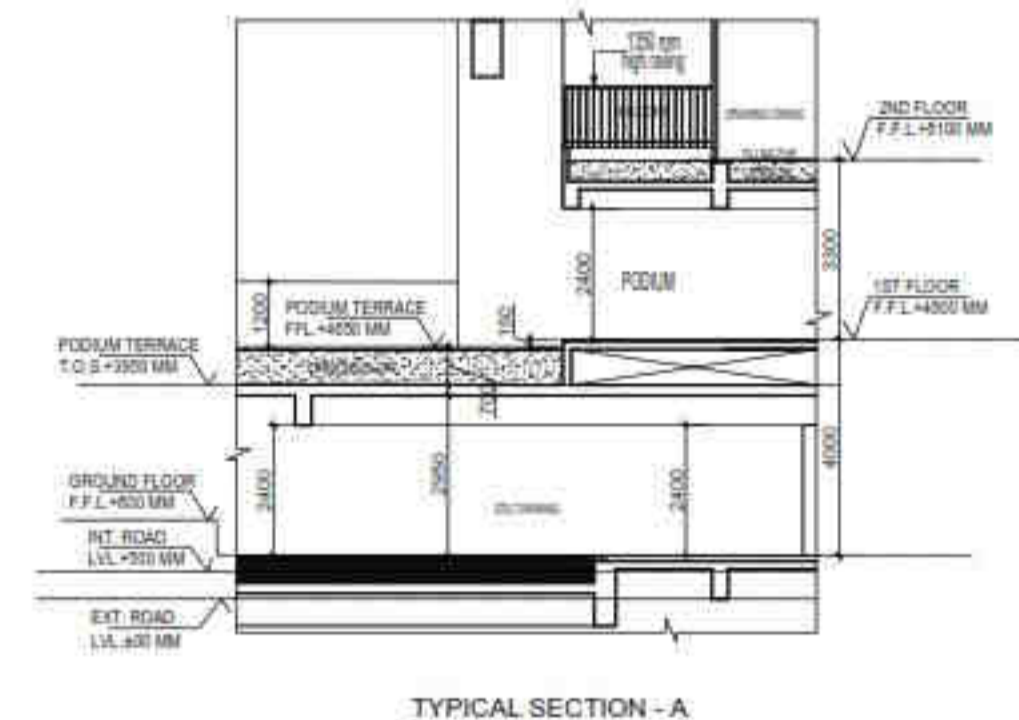
- LEGENDS
- F.A.R AREA
 - 15% SERVICES AREA
 - NON F.A.R AREA
 - COUNTED IN 1/4 F.A.R AREA
 - NON F.A.R AREA STILT
 - AREA FOR GROUND COVERAGE USE ONLY
 - AREA FOR ARCHITECTURAL ELEMENTS
 - LAWN COUNTED ONLY FOR GROUND COVERAGE



S.NO.	PARTICULARS	AREA (SQMT)
F	5460 X 12875	69880
TOTAL F.A.R AREA		69880

S.NO.	PARTICULARS	AREA (SQMT)
A	2300 X 3.600 X 2	21.520
B	3400 X 2.200	7.480
TOTAL CORRIDOR AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R (A)		29.000

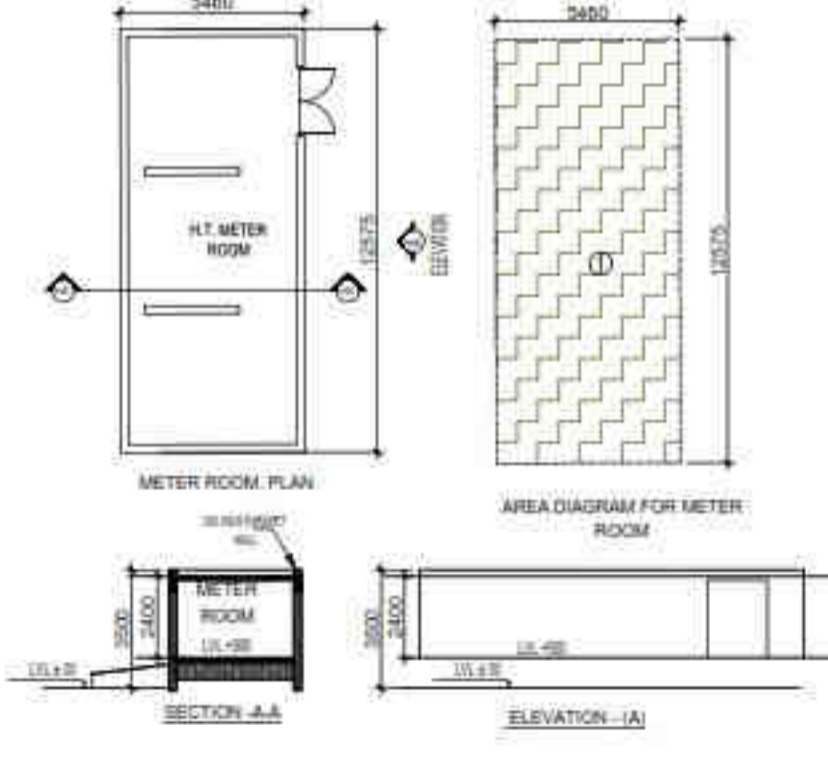
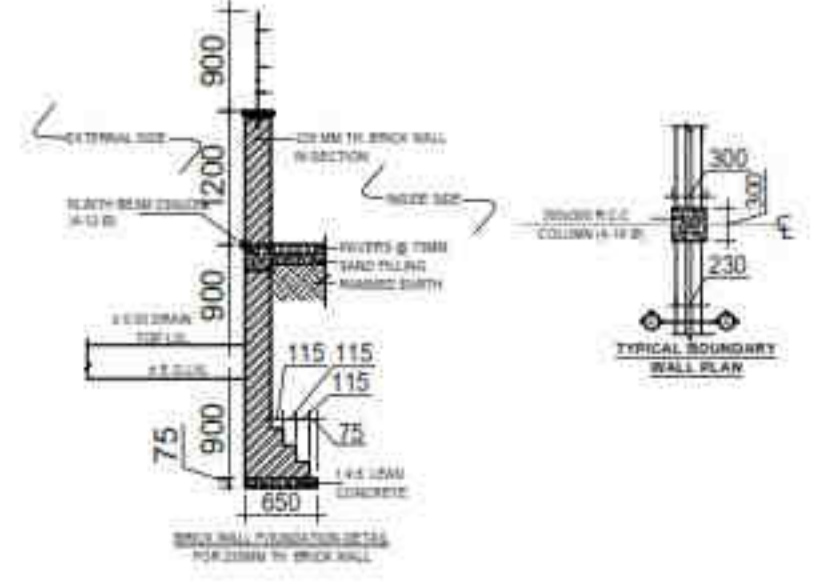
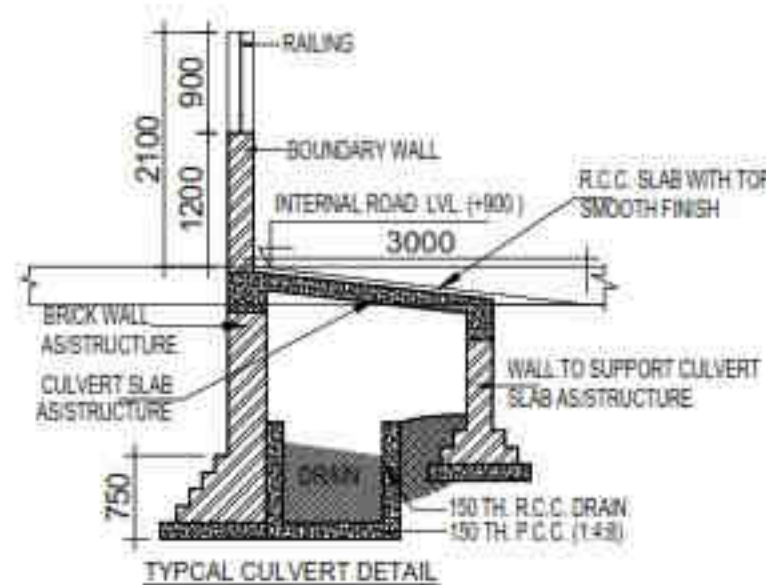
SYMBOL KEY	BOTANICAL NAME	COMMON NAME	QUANTITIES	DESCRIPTION
	BALUWA VAREGATA	KACHAR	120	DECIDUOUS TREE
	TREETA PERUVANA	KANER	30	EVERGREEN TREE
	CALUSTEMON	BOTTLE BRUSH	30	EVERGREEN TREE
	BUTON WOOD MANGROVA	CONOCORPUS	30	EVERGREEN TREE
	PLUMERIA ALBA	CHAMPA	30	EVERGREEN TREE
TOTAL TREE			240	



Desilting Tank Size
 (L) = 2500 mm
 (W) = 1750 mm
 Depth (D) = 1750 mm

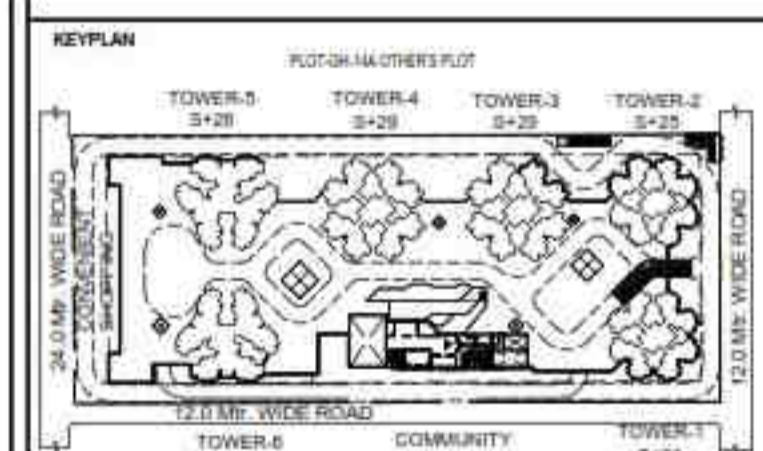
Recharge Pit Size
 (L) = 5000 mm
 (W) = 1750 mm
 Depth (D) = 6000 mm

Note:
 1) All Wall / Slab / Base of RWH Tank Be Strictly As Per Structure Consultants Design & Detail.
 2) The Bore Well Pipe of Recharge Pit Should Be Left At Least 3 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.



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.

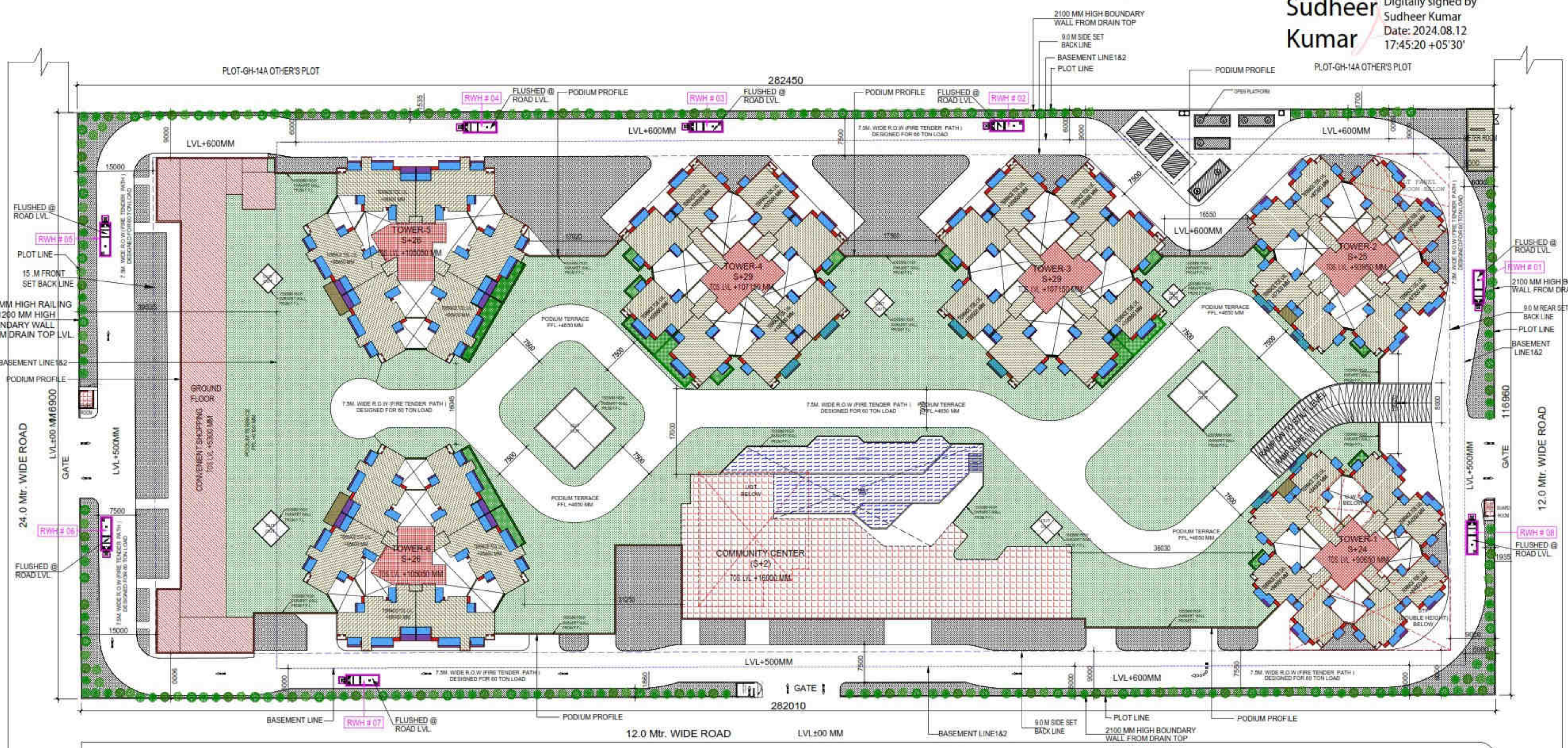
DATE: 19-07-24	PROJECT INCH: BALRAJ SINGH	CHECKED BY: BALRAJ SINGH
SCALE: 1:100	DEALT BY: DHEERAJ CHAND	APPROVED BY: VISHAL SHARMA

DRAWING TITLE: PODIUM LVL. SITE PLAN

SITE PLAN

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

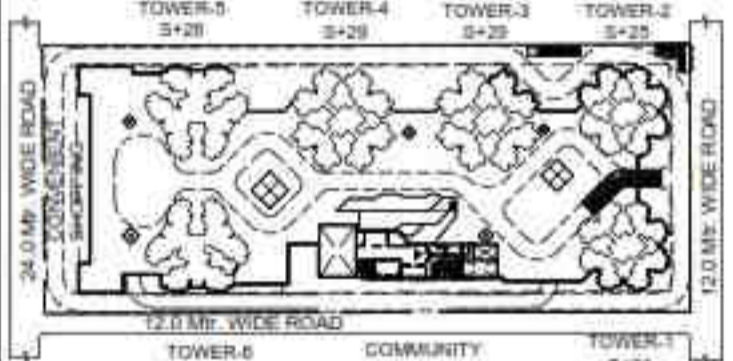
- LEGENDS
- F.A.R AREA
 - 15% SERVICES AREA
 - NON F.A.R AREA
 - COUNTED IN 1/4 F.A.R AREA
 - NON F.A.R AREA STILL
 - AREA FOR GROUND COVERAGE USE ONLY
 - AREA FOR ARCHITECTURAL ELEMENTS
 - LAWN COUNTED ONLY FOR GROUND COVERAGE



SUBMISSION DRAWING

OWNER: KVIR TOWERS PVT. LTD.

KEY PLAN



F.A.R. AREA CALCULATION FOR METER ROOM

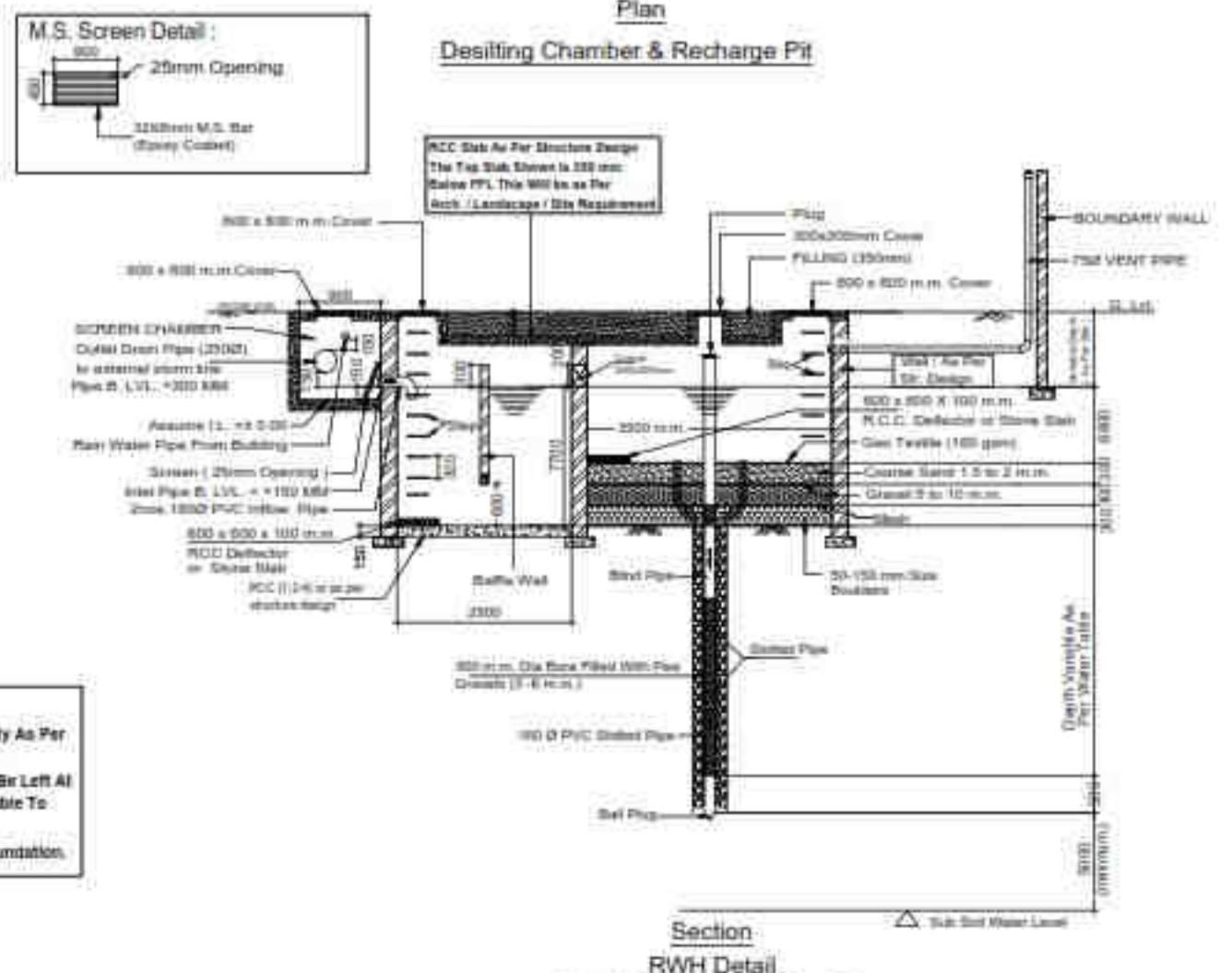
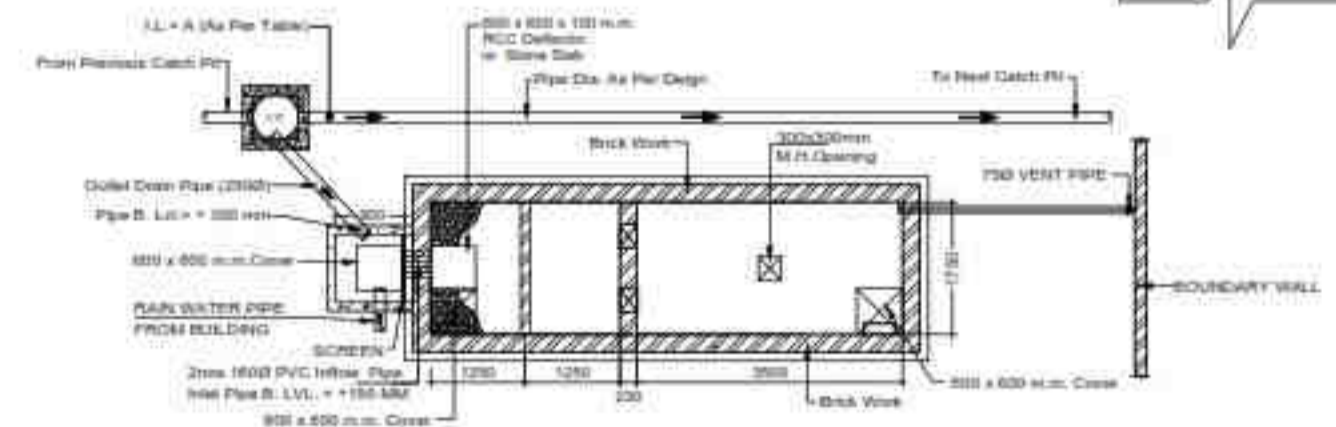
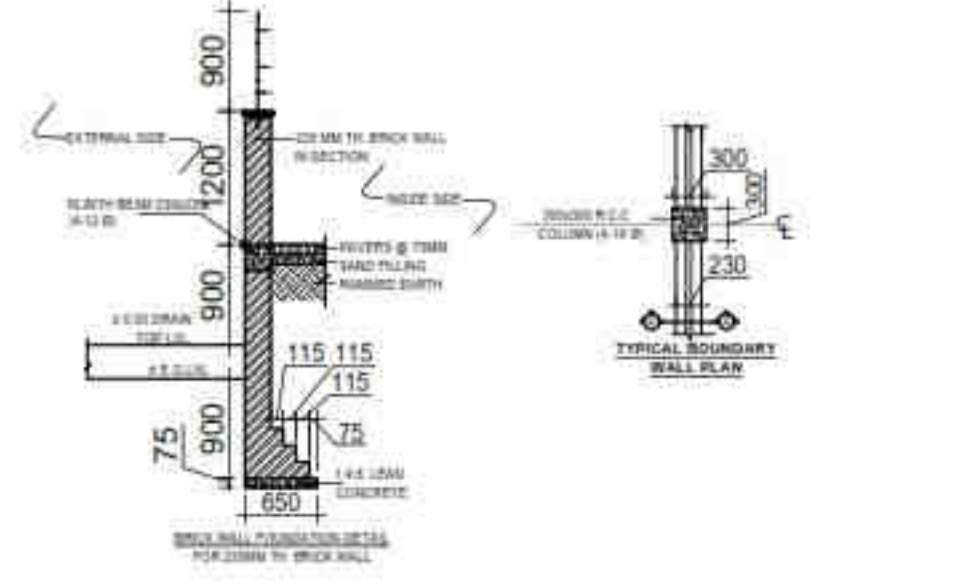
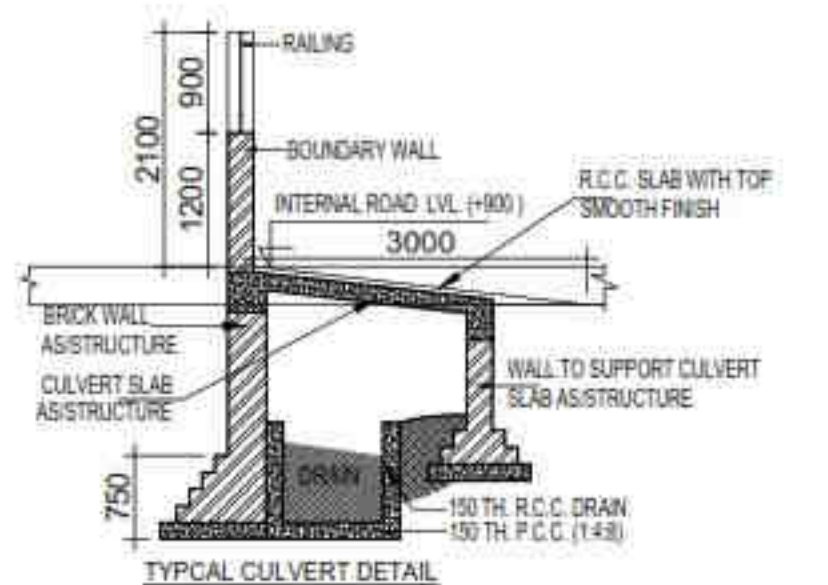
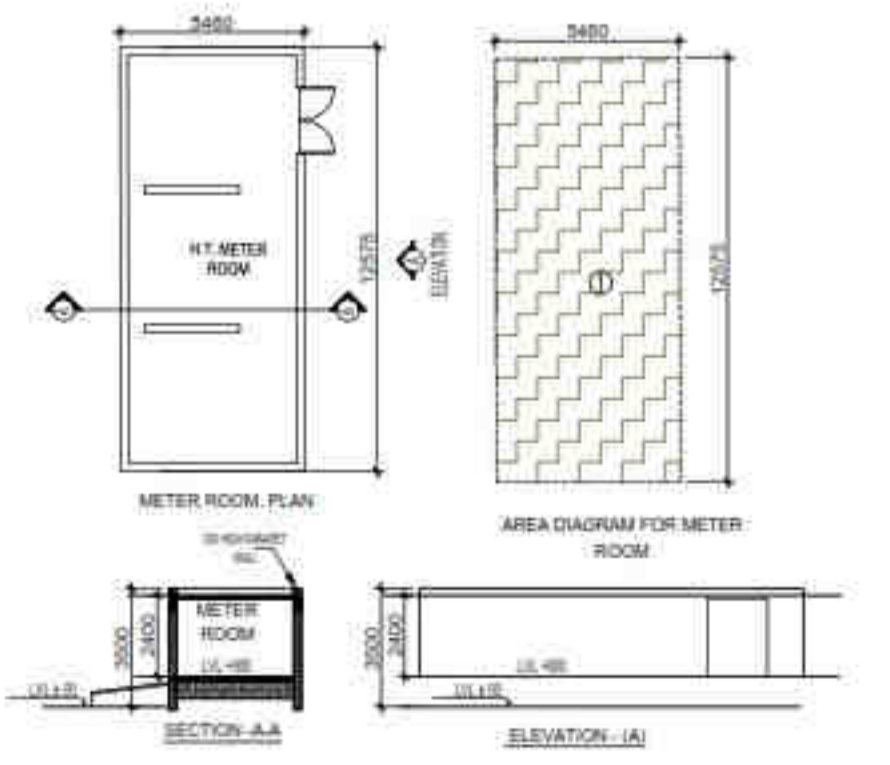
S.NO	PARTICULARS	AREA (SQMT)
1	5490 X 12575	68888
TOTAL F.A.R. AREA		68888

GUARD ROOM AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R.

S.NO	PARTICULARS	AREA (SQMT)
A	2390 X 3100	7409
B	3450 X 2200	7590
TOTAL CORRIDOR AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R. (A+B)		15000

TREE SCHEDULE

SYMBOL KEY	BOTANICAL NAME	COMMON NAME	QUANTITIES	DESCRIPTION
	BALANIA VAREGATA	KACHAR	120	DECIDUOUS TREE
	TRISTIA PERUVIANA	KAVAR	30	EVERGREEN TREE
	CALISTEMON	BOTTLE BRUSH	30	EVERGREEN TREE
	BUTYLA WOOD MANGROVA	COCONUTS	30	EVERGREEN TREE
	PLUMERIA ALBA	CHAMPA	30	EVERGREEN TREE
TOTAL TREE			240	



Grating Tank Size

(L) = 2500 mm
(W) = 1750 mm
Depth (D) = 750 mm

Recharge Pit Size

(L) = 3500 mm
(W) = 1700 mm
Depth (D) = 800 mm

Note:
1) All Wall / Slab / Base of RWH shall be strictly As Per Structure Consultants Design & Detail.
2) The Base Well Pipe of Recharge Pit Should Be Left At Least 5 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.

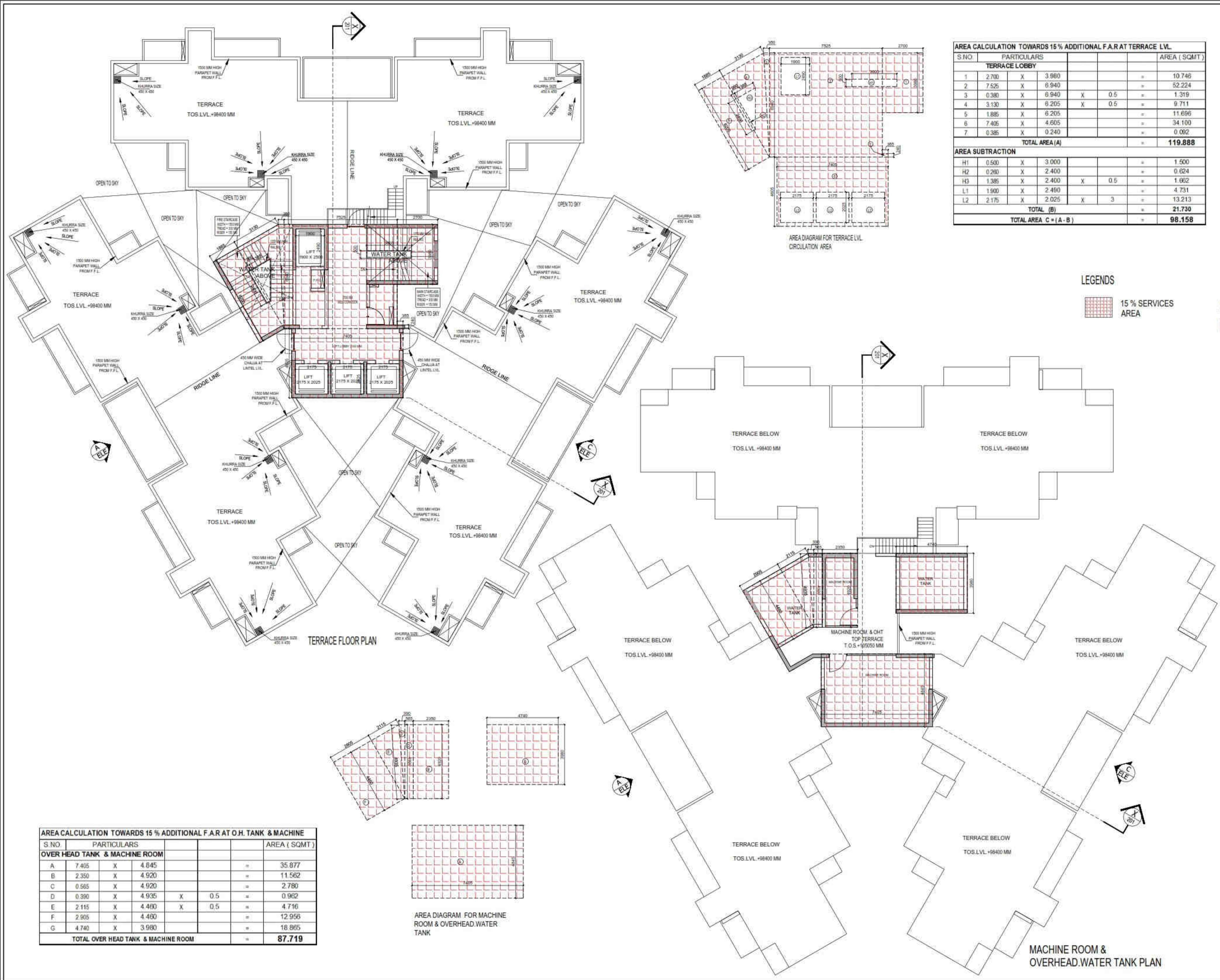
PROJECT: PROPOSED GROUP HOUSING RG PLEIADES AT PLOT NO - GH-14B, SECTOR-01, GREATER NOIDA, (U.P.) FOR KVIR TOWERS PVT. LTD.

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



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

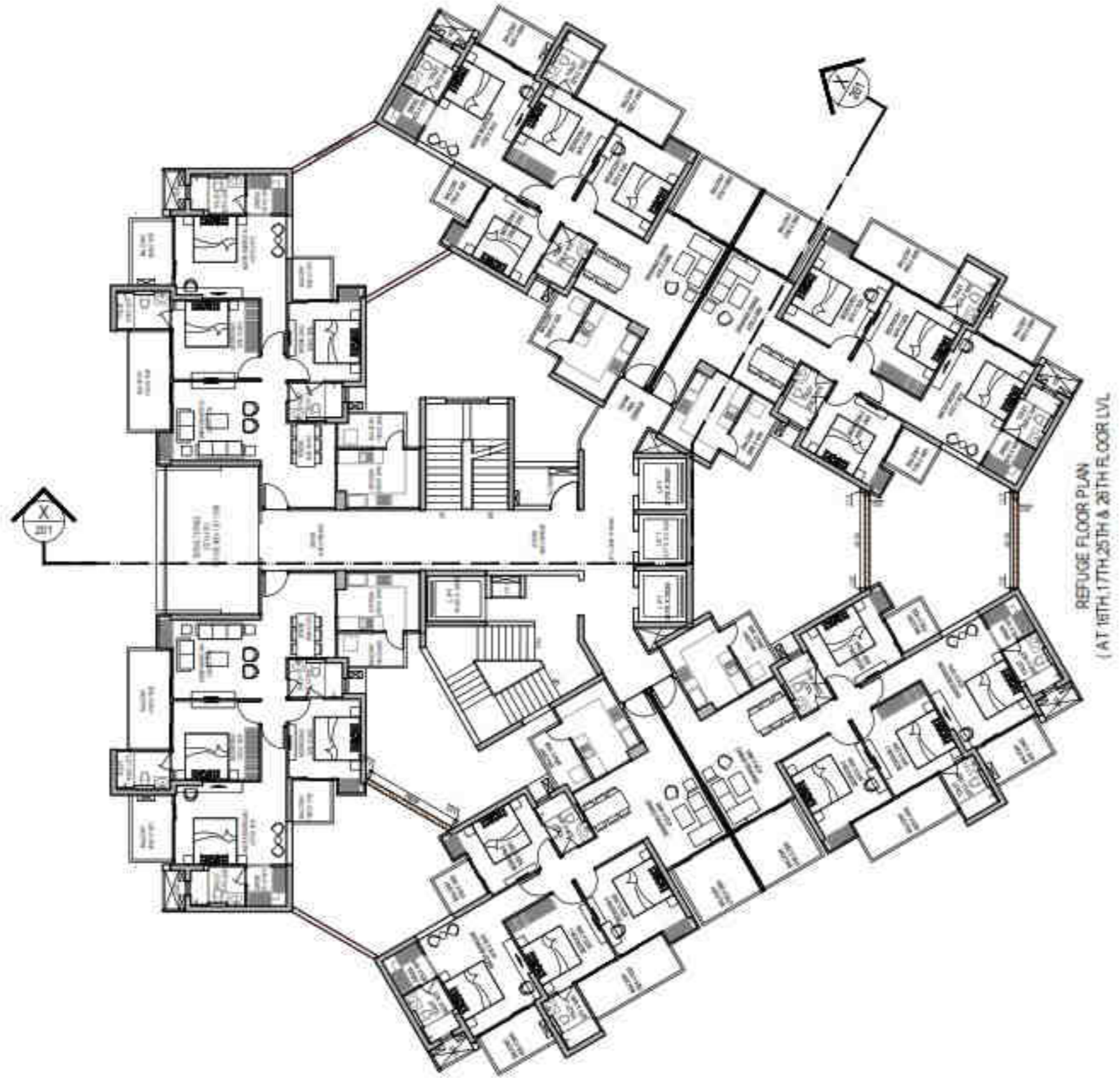
S.NO	PARTICULARS				AREA (SQMT)
TERRACE LOBBY					
1	2.700	X	3.980	=	10.746
2	7.525	X	6.940	=	52.224
3	0.380	X	6.940	X 0.5	1.319
4	3.130	X	6.205	X 0.5	9.711
5	1.885	X	6.205	=	11.696
6	7.405	X	4.605	=	34.100
7	0.385	X	0.240	=	0.092
TOTAL AREA (A)					119.888
AREA SUBTRACTION					
H1	0.500	X	3.000	=	1.500
H2	0.200	X	2.400	=	0.624
H3	1.385	X	2.400	X 0.5	1.662
L1	1.900	X	2.490	=	4.731
L2	2.175	X	2.025	X 3	13.213
TOTAL (B)					21.730
TOTAL AREA C = (A - B)					98.158

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

S.NO	PARTICULARS				AREA (SQMT)
OVER HEAD TANK & MACHINE ROOM					
A	7.405	X	4.845	=	35.877
B	2.350	X	4.920	=	11.562
C	0.565	X	4.920	=	2.780
D	0.390	X	4.935	X 0.5	0.962
E	2.115	X	4.480	X 0.5	4.716
F	2.905	X	4.480	=	12.956
G	4.740	X	3.980	=	18.865
TOTAL OVER HEAD TANK & MACHINE ROOM					87.719

LEGENDS
 15% SERVICES AREA

OWNER SIGN HIMA NSHU GARG Digitally signed by HIMA NSHU GARG Date: 2024.07.27 11:40:02 +05'30'	ARCHITECT SIGN VISHAL SHARMA A Digitally signed by VISHAL SHARMA Date: 2024.07.26 19:11:13 +05'30'	
Amit Varma Digitally signed by Amit Varma Date: 2024.07.30 14:44:39 +05'30'		
LAL SINGH Digitally signed by LAL SINGH Date: 2024.08.10 13:20:37 +05'30'		
Sudheer Kumar Digitally signed by Sudheer Kumar Date: 2024.08.12 18:33:51 +05'30'		
SUBMISSION DRAWING		
OWNER KVIR TOWERS PVT. LTD.		
KEYPLAN 		
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 MACHINE ROOM & OHT. LVL. PLAN		
TOWER-5 & 6 (S+26)		
ARCHITECTS Confluence NEW DELHI, INDIA. F-1, FIRST FLOOR, MIRA CORPORATE SUITES, ISHWAR NAGAR, NEW DELHI 110085		
Ph: +91-11-26025884 Email: info@confluence.com Member of IASCI Ph: +91-11-40564768 www.confluence.com ISO - 9001 : 2000 architecture urban design hospitality interior		
DRAWING NO. S-48	REVISION	



OWNER SIGN
HIMANSHU GARG
 Digitally signed by HIMANSHU GARG
 Date: 2024.07.27 11:44:03 +05'30'

ARCHITECT SIGN
VISHAL SHARMA
 Digitally signed by VISHAL SHARMA
 Date: 2024.07.26 19:12:41 +05'30'

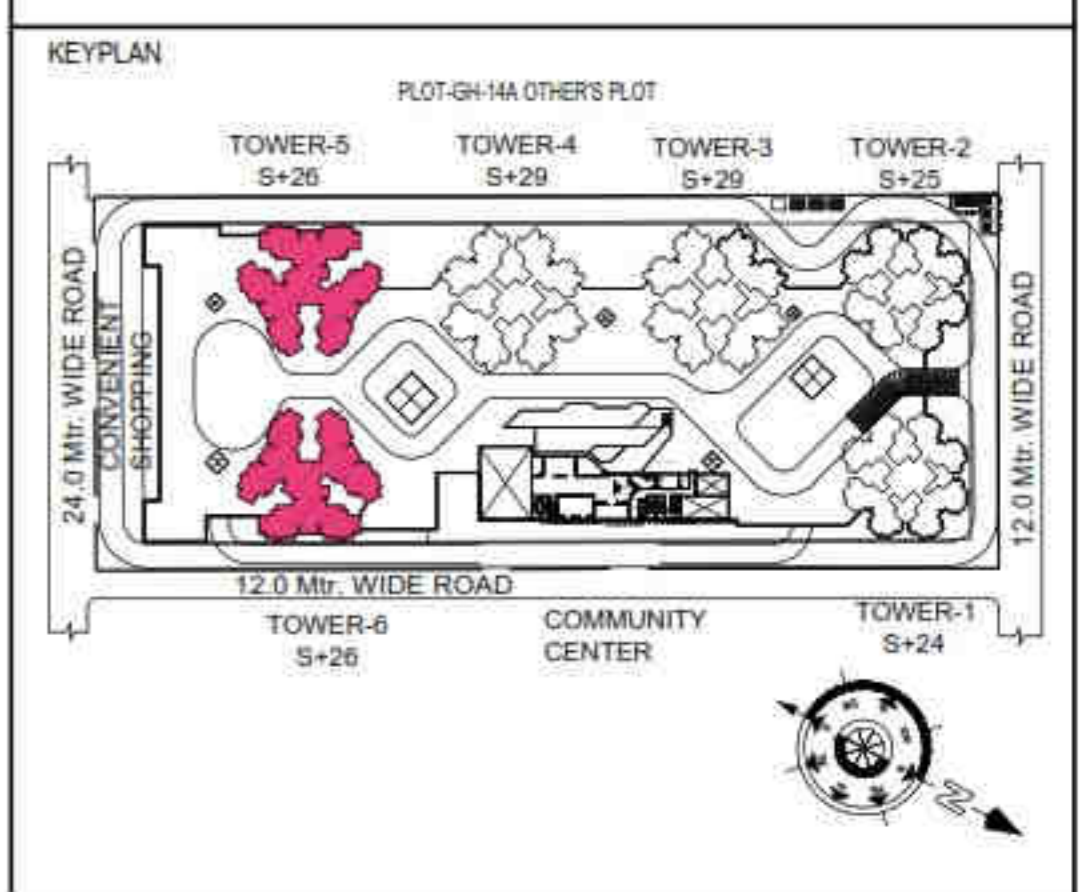
Amit Varma
 Digitally signed by Amit Varma
 Date: 2024.07.30 14:53:25 +05'30'

LAL SINGH
 Digitally signed by LAL SINGH
 Date: 2024.08.10 13:29:31 +05'30'

Sudheer Kumar
 Digitally signed by Sudheer Kumar
 Date: 2024.08.12 18:35:28 +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

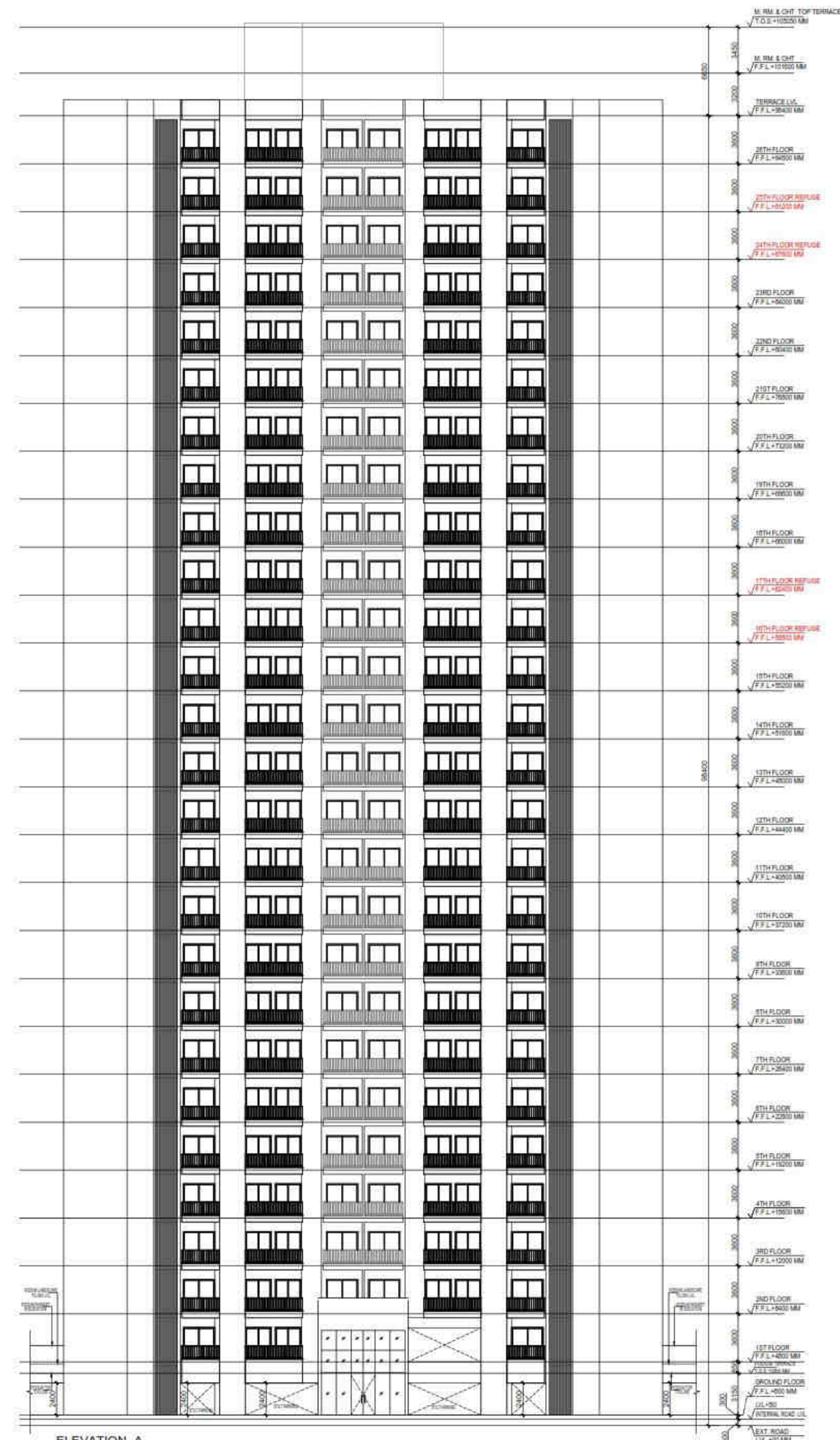
**TOWER- 5 & 6
 (S-26)**

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-50** REVISION



ELEVATION -C



ELEVATION -A



OWNER SIGN
HIMANSHU GARG
 Digitally signed by HIMANSHU GARG
 Date: 2024.07.27 11:41:58 +05'30'

ARCHITECT SIGN
VISHAL SHARMA
 Digitally signed by VISHAL SHARMA
 Date: 2024.07.26 19:11:57 +05'30'

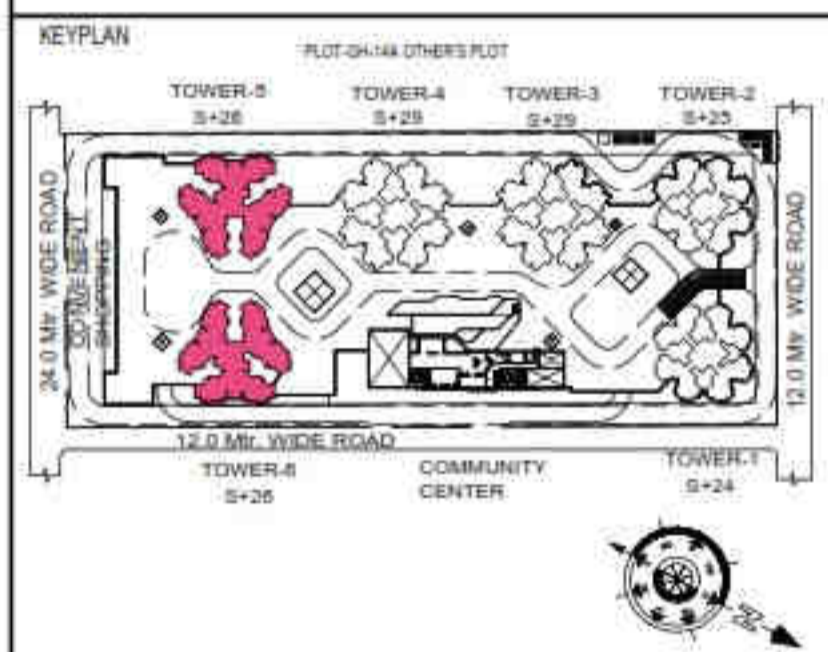
Amit Varma
 Digitally signed by Amit Varma
 Date: 2024.07.30 14:48:52 +05'30'

LAL SINGH
 Digitally signed by LAL SINGH
 Date: 2024.08.10 13:25:06 +05'30'

Sudheer Kumar
 Digitally signed by Sudheer Kumar
 Date: 2024.08.12 18:34:39 +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 1:150	DEALT BY DEVENDER SINGH	APPROVED BY VISHAL SHARMA

DRAWING TITLE
ELEVATIONS

**TOWER- 5 & 6
 (S+26)**

ARCHITECTS
Confluence
 NEW DELHI, INDIA
 F-1, FIRST FLOOR, MIRA CORPORATE SUITES,
 ISHWAR NAGAR, NEW DELHI 110085
 Ph: +91-11-26925684 ccc@confluence.com Member of IGBC
 Ph: +91-11-40954708 www.confluence.com ISO - 9001 : 2000
 architecture urban design hospitality interiors

ग्रैटर नोएडा ओद्यौगिक विकास प्राधिकरण
प्लॉट नं0 01, सैक्टर नॉलेज पार्क-4,
ग्रैटर नोएडा

पत्रांक : ग्रैनो/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

Shab
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 करायी 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 कंसिल 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 आर्थोरिटी 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)